

BALTIMORE METRO AREA MARKET WATCH

FEBRUARY 2024



 **TRANSWESTERN**

OFFICE MARKET INDICATORS

| SUBMARKET | ALL OFFICE BUILDINGS | | | | | CLASS A: BUILDINGS BUILT 1998 – PRESENT | | | UNDER CONSTR. | NET ABSORPTION Q4 2023 | NET ABSORPTION Q4 2023 YOY |
|----------------------------------|----------------------|-------------------|----------------|-----------------|------------------|---|-------------------|----------------|------------------|------------------------|----------------------------|
| | INVENTORY | DIRECT VACANCY SF | DIRECT VACANCY | OVERALL VACANCY | AVERAGE RATE PSF | INVENTORY | DIRECT VACANCY SF | DIRECT VACANCY | | | |
| Baltimore Metro Area | | | | | | | | | | | |
| HARFORD COUNTY | 3,855,382 | 1,239,210 | 32.1% | 32.3% | \$22.85 | 1,646,700 | 1,008,686 | 61.3% | 0 | (7,000) | (21,000) |
| BALTIMORE COUNTY WEST | 13,372,360 | 1,577,938 | 11.8% | 14.1% | \$23.05 | 3,380,115 | 603,277 | 17.8% | 0 | (82,000) | (166,000) |
| BALTIMORE COUNTY NORTH | 16,821,875 | 2,129,230 | 12.7% | 14.8% | \$21.92 | 2,367,542 | 177,566 | 7.5% | 0 | 24,000 | (116,000) |
| BALTIMORE COUNTY EAST | 3,136,752 | 432,889 | 13.8% | 14.9% | \$19.47 | 616,456 | 125,141 | 20.3% | 0 | 8,000 | (45,000) |
| BALTIMORE CBD | 19,731,163 | 2,623,500 | 13.3% | 13.3% | \$22.95 | 9,710,402 | 2,036,373 | 21.0% | 0 | (93,000) | (168,000) |
| BALANCE OF BALTIMORE CITY | 21,891,242 | 2,655,687 | 12.1% | 12.7% | \$23.52 | 6,732,100 | 347,974 | 5.2% | 1,159,715 | (109,000) | (170,000) |
| TOTAL - BALTIMORE NORTH | 78,808,774 | 10,658,455 | 13.5% | 14.6% | \$22.76 | 24,453,315 | 4,299,017 | 17.6% | 1,159,715 | (259,000) | (686,000) |
| COLUMBIA | 16,750,641 | 1,898,843 | 11.3% | 13.2% | \$25.34 | 8,597,750 | 713,976 | 8.3% | 81,586 | (143,000) | (218,000) |
| ROUTE 1 NORTH | 1,245,773 | 223,470 | 17.9% | 17.9% | \$22.46 | 219,722 | 8,898 | 4.0% | 0 | 0 | 37,000 |
| BWI | 11,555,169 | 1,086,060 | 9.4% | 10.0% | \$29.39 | 6,241,099 | 375,209 | 6.0% | 137,985 | (27,000) | (86,000) |
| ANNE ARUNDEL SOUTH | 7,377,248 | 828,264 | 11.2% | 12.2% | \$25.93 | 1,572,002 | 136,094 | 8.7% | 0 | 2,000 | 16,000 |
| TOTAL - BALTIMORE SOUTH | 36,928,831 | 4,036,637 | 10.9% | 12.2% | \$26.62 | 16,630,573 | 1,234,176 | 7.4% | 219,571 | (168,000) | (251,000) |
| TOTAL | 115,737,605 | 14,695,091 | 12.7% | 13.8% | \$23.96 | 41,083,888 | 5,533,193 | 13.5% | 1,379,286 | (427,000) | (937,000) |
| TOTAL - ONE YEAR PRIOR | 115,212,738 | 13,794,209 | 12.0% | 13.0% | \$23.85 | 40,635,305 | 5,201,214 | 12.8% | 1,406,252 | (202,000) | (10,000) |

Note: All data is updated monthly, except for net absorption which is updated quarterly.
Source: CoStar, Transwestern.



OFFICE MARKET INDICATORS

| SUBMARKET | ALL OFFICE BUILDINGS | | | | | CLASS A: BUILDINGS BUILT 1998 - PRESENT | | | UNDER CONSTR. | NET ABSORPTION Q4 2023 | NET ABSORPTION Q4 2023 YOY |
|---------------------------------------|----------------------|-------------------|----------------|-----------------|------------------|---|-------------------|----------------|----------------|------------------------|----------------------------|
| | INVENTORY | DIRECT VACANCY SF | DIRECT VACANCY | OVERALL VACANCY | AVERAGE RATE PSF | INVENTORY | DIRECT VACANCY SF | DIRECT VACANCY | | | |
| Suburban Maryland | | | | | | | | | | | |
| BETHESDA/CHEVY CHASE | 13,170,201 | 2,599,017 | 19.7% | 20.8% | \$40.74 | 4,184,351 | 896,062 | 21.4% | 0 | (66,000) | (303,000) |
| NORTH BETHESDA | 11,173,353 | 1,948,024 | 17.4% | 18.3% | \$31.95 | 1,833,340 | 120,244 | 6.6% | 0 | 155,000 | 161,000 |
| ROCKVILLE | 8,436,869 | 1,674,440 | 19.8% | 21.1% | \$31.07 | 2,978,003 | 441,885 | 14.8% | 0 | (51,000) | (186,000) |
| NORTH ROCKVILLE | 12,720,546 | 1,964,310 | 15.4% | 16.7% | \$31.44 | 5,279,419 | 469,403 | 8.9% | 0 | (76,000) | (92,000) |
| GAITHERSBURG | 6,074,217 | 698,019 | 11.5% | 15.7% | \$25.94 | 2,145,867 | 266,088 | 12.4% | 42,000 | (103,000) | (121,000) |
| GERMANTOWN | 2,803,251 | 737,255 | 26.3% | 29.0% | \$27.41 | 1,175,229 | 258,550 | 22.0% | 0 | 19,000 | (60,000) |
| KENSINGTON/WHEATON | 1,641,234 | 241,825 | 14.7% | 14.7% | \$28.52 | 373,000 | 34,397 | 9.2% | 0 | 0 | (32,000) |
| SILVER SPRING | 6,973,396 | 1,080,655 | 15.5% | 16.0% | \$31.07 | 900,144 | 196,026 | 21.8% | 0 | (30,000) | (129,000) |
| NORTH SILVER SPRING/RT. 29 | 3,661,988 | 354,906 | 9.7% | 10.2% | \$27.23 | 484,538 | 23,554 | 4.9% | 0 | 13,000 | 27,000 |
| TOTAL - MONTGOMERY COUNTY | 66,655,055 | 11,298,451 | 17.0% | 18.3% | \$32.30 | 19,353,891 | 2,706,209 | 14.0% | 42,000 | (139,000) | (735,000) |
| BELTSVILLE/CALV./COLLEGE PARK | 6,082,488 | 1,031,723 | 17.0% | 18.1% | \$25.57 | 955,149 | 24,889 | 2.6% | 0 | (49,000) | (41,000) |
| LAUREL | 2,579,823 | 539,913 | 20.9% | 21.1% | \$23.21 | 185,804 | 91,664 | 49.3% | 60,000 | 8,000 | (39,000) |
| GREENBELT | 3,016,041 | 895,709 | 29.7% | 30.1% | \$23.52 | 234,096 | 51,197 | 21.9% | 0 | (36,000) | 57,000 |
| LANHAM/LANDOVER/LARGO | 5,659,867 | 1,669,382 | 29.5% | 32.6% | \$24.75 | 1,463,783 | 127,500 | 8.7% | 0 | 1,000 | 360,000 |
| BOWIE/MARLBORO/SOUTH P.G. | 5,485,712 | 457,878 | 8.3% | 8.6% | \$27.17 | 1,629,951 | 62,619 | 3.8% | 0 | (8,000) | (27,000) |
| TOTAL - PRINCE GEORGE'S COUNTY | 22,823,931 | 4,594,605 | 20.1% | 21.3% | \$25.21 | 4,468,783 | 357,870 | 8.0% | 60,000 | (84,000) | 310,000 |
| FREDERICK COUNTY | 6,880,350 | 963,249 | 14.4% | 15.5% | \$24.85 | 1,783,835 | 94,543 | 5.3% | 78,600 | (52,000) | (7,000) |
| TOTAL | 96,359,336 | 16,856,305 | 17.5% | 18.8% | \$29.78 | 25,606,509 | 3,158,622 | 12.3% | 180,600 | (275,000) | (432,000) |
| TOTAL - ONE YEAR PRIOR | 95,435,108 | 14,955,900 | 15.7% | 16.9% | \$29.60 | 24,585,147 | 2,231,793 | 9.1% | 804,045 | (292,000) | 815,000 |

Note: All data is updated monthly, except for net absorption which is updated quarterly.
Source: CoStar, Transwestern.



INDUSTRIAL MARKET INDICATORS

| SUBMARKET | INVENTORY | DIRECT VACANCY SF | DIRECT VACANCY | OVERALL VACANCY | AVERAGE RATE PSF | UNDER CONSTRUCTION | NET ABSORPTION Q4 2023 | NET ABSORPTION Q4 2023 YOY |
|-------------------------------|--------------------|-------------------|----------------|-----------------|------------------|--------------------|------------------------|----------------------------|
| Baltimore Metro Area | | | | | | | | |
| HARFORD COUNTY | 28,448,391 | 2,048,284 | 7.2% | 7.9% | \$10.01 | 999,619 | (7,000) | 217,000 |
| BALTIMORE COUNTY WEST | 18,365,065 | 1,446,050 | 7.9% | 8.3% | \$11.43 | 0 | 12,000 | (30,000) |
| BALTIMORE COUNTY NORTH | 9,663,653 | 394,413 | 4.1% | 4.2% | \$14.51 | 0 | 17,000 | 60,000 |
| BALTIMORE COUNTY EAST | 38,917,679 | 2,182,064 | 5.6% | 8.0% | \$10.19 | 286,060 | (32,000) | (1,041,000) |
| BALTIMORE CITY | 50,967,888 | 2,258,797 | 4.4% | 4.8% | \$9.19 | 150,000 | (249,000) | 241,000 |
| COLUMBIA | 12,763,234 | 428,465 | 3.4% | 3.6% | \$14.05 | 0 | (55,000) | 14,000 |
| ROUTE 1 NORTH | 30,539,518 | 944,579 | 3.1% | 3.8% | \$11.96 | 0 | 93,000 | (107,000) |
| BWI | 29,921,276 | 1,605,157 | 5.4% | 5.6% | \$12.54 | 537,512 | 125,000 | (292,000) |
| ANNE ARUNDEL SOUTH | 5,129,051 | 197,151 | 3.8% | 4.1% | \$16.56 | 67,240 | (9,000) | 153,000 |
| TOTAL | 224,715,755 | 11,504,961 | 5.1% | 5.9% | \$11.19 | 2,040,431 | (105,000) | (785,000) |
| TOTAL - ONE YEAR PRIOR | 222,874,984 | 9,137,874 | 4.1% | 4.5% | \$10.20 | 2,442,301 | 2,498,000 | 4,059,000 |
| Suburban Maryland | | | | | | | | |
| NORTHERN PRINCE GEORGE'S | 19,411,362 | 750,346 | 3.9% | 4.1% | \$14.11 | 0 | 36,000 | (222,000) |
| CENTRAL PRINCE GEORGE'S | 27,791,215 | 487,805 | 1.8% | 2.3% | \$13.82 | 1,157,892 | (12,000) | (66,000) |
| SOUTHERN PRINCE GEORGE'S | 9,115,587 | 536,979 | 5.9% | 11.9% | \$13.90 | 1,182,024 | (13,000) | 213,000 |
| MONTGOMERY COUNTY | 20,407,262 | 667,348 | 3.3% | 3.6% | \$21.89 | 0 | (26,000) | (32,000) |
| FREDERICK COUNTY | 18,736,574 | 1,079,212 | 5.8% | 5.9% | \$13.25 | 191,108 | 334,000 | 662,000 |
| TOTAL | 95,462,000 | 3,521,691 | 3.7% | 4.6% | \$15.79 | 2,531,024 | 319,000 | 555,000 |
| TOTAL - ONE YEAR PRIOR | 93,458,251 | 2,803,748 | 3.0% | 3.1% | \$14.65 | 3,441,387 | 354,000 | 1,357,000 |

Note: All data is updated monthly, except for net absorption which is updated quarterly.
 Source: CoStar, Transwestern.



RESEARCH METHODOLOGY

The information in this report is the result of a compilation of information on office and industrial properties located in the Baltimore Metro Area. This report includes single tenant, multi-tenant and owner-user properties 15,000 SF and larger. This report excludes data centers, biotech, and properties owned by a government agency.

ABOUT TRANSWESTERN

Five dynamic, integrated companies make up the Transwestern enterprise, giving us the perspective to think broadly, deeply and creatively about commercial real estate. Clients and investors rely on us for expertise that spans institutional and opportunistic investment, development, hospitality, and brokerage and asset services. Our award-winning, collaborative culture empowers team members with resources and independence to work across boundaries in pursuit of innovative solutions, reinforcing a reputation for service excellence that translates to measurable results. Through offices nationwide and alliance partners around the globe, we positively impact the built environment and our communities while fostering a work climate that champions career vitality for all. Learn more at transwestern.com and [@Transwestern](https://twitter.com/Transwestern).

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