

WASHINGTON METRO AREA MARKET WATCH

MARCH 2024



OFFICE MARKET INDICATORS

SUBMARKET	ALL OFFICE BUILDINGS					CLASS A: BUILDINGS BUILT 1998 - PRESENT			UNDER CONSTR.	NET ABSORPTION Q1 2024	NET ABSORPTION Q1 2024 YOY
	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY	OVERALL VACANCY	AVERAGE RATE PSF	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY			
District of Columbia											
CBD	42,795,309	6,757,379	15.8%	16.6%	\$53.75	7,831,048	790,936	10.1%	334,000	(56,000)	(275,000)
EAST END	48,465,746	7,609,122	15.7%	16.6%	\$57.27	14,762,679	2,377,895	16.1%	441,617	(383,000)	(1,234,000)
CAPITOL HILL	6,397,058	1,210,323	18.9%	19.6%	\$55.82	2,928,346	957,569	32.7%	0	40,000	96,000
NOMA	11,834,698	807,126	6.8%	7.0%	\$50.36	7,487,723	490,446	6.6%	32,251	(6,000)	(304,000)
CAPITOL RIVERFRONT	5,762,589	593,547	10.3%	12.2%	\$54.74	4,751,666	527,435	11.1%	0	(17,000)	35,000
SOUTHWEST	13,153,644	1,598,168	12.2%	12.4%	\$50.96	4,882,165	470,827	9.6%	0	(39,000)	(10,000)
GEORGETOWN	2,936,331	948,435	32.3%	32.3%	\$44.85	127,308	100,553	79.0%	0	(31,000)	(239,000)
WEST END	3,892,187	568,259	14.6%	18.5%	\$49.85	432,900	32,900	7.6%	0	(19,000)	(31,000)
UPTOWN	9,545,269	1,406,973	14.7%	14.7%	\$40.57	594,613	72,543	12.2%	41,000	15,000	59,000
TOTAL	144,782,831	21,499,332	14.8%	15.6%	\$53.21	43,798,448	5,821,103	13.3%	848,868	(496,000)	(1,903,000)
TOTAL - ONE YEAR PRIOR	145,421,798	20,234,673	13.9%	15.5%	\$53.52	43,606,292	5,445,569	12.5%	741,960	(248,000)	(47,000)
Northern Virginia											
RCB CORRIDOR	24,658,917	4,808,489	19.5%	21.4%	\$40.28	9,164,999	1,099,800	12.0%	545,576	(110,000)	(134,000)
NATIONAL LANDING	16,439,962	2,745,474	16.7%	18.1%	\$38.11	4,850,336	679,047	14.0%	0	(112,000)	1,828,000
OLD TOWN	7,764,037	1,059,791	13.7%	15.1%	\$33.26	1,397,549	373,146	26.7%	0	(9,000)	(100,000)
EISENHOWER AVE CORRIDOR	8,343,378	684,157	8.2%	9.0%	\$33.91	4,747,626	147,176	3.1%	0	(67,000)	(45,000)
SPRINGFIELD/HUNTINGTON/I-95	8,329,354	1,852,448	22.2%	22.2%	\$30.26	2,948,904	719,533	24.4%	0	26,000	(154,000)
BAILEY'S/FALLS CHURCH/ANNANDALE	6,342,695	1,281,224	20.2%	20.7%	\$29.12	715,940	121,710	17.0%	0	13,000	0
MERRIFIELD	9,372,243	1,340,231	14.3%	15.5%	\$32.21	2,739,975	463,056	16.9%	0	(167,000)	(96,000)
RESTON	20,777,227	3,272,413	15.8%	17.6%	\$35.26	9,876,652	1,323,471	13.4%	615,611	21,000	(114,000)
HERNDON	12,029,084	3,031,329	25.2%	25.8%	\$32.46	7,441,429	1,867,799	25.1%	0	(48,000)	(481,000)
TYSONS CORNER	31,021,909	4,135,220	13.3%	14.3%	\$37.28	11,828,017	1,147,318	9.7%	0	(102,000)	637,000
MCLEAN/VIENNA	2,388,725	664,066	27.8%	28.2%	\$29.22	235,000	0	0.0%	0	(31,000)	(67,000)
OAKTON/FAIRFAX CITY	5,725,889	1,082,766	18.9%	19.0%	\$25.03	499,139	115,800	23.2%	0	7,000	17,000
FAIRFAX CENTER	7,254,955	1,556,188	21.5%	23.1%	\$30.41	1,107,106	190,710	17.2%	0	(9,000)	65,000
RT. 28 SOUTH/CHANTILLY	14,492,593	1,731,865	12.0%	12.7%	\$28.46	9,423,587	1,121,407	11.9%	0	58,000	210,000
LOUDOUN COUNTY	16,183,528	2,241,419	13.9%	15.1%	\$28.24	10,825,775	1,369,461	12.7%	0	(38,000)	(102,000)
PRINCE WILLIAM COUNTY	6,694,183	1,368,960	20.5%	20.6%	\$26.31	1,748,188	293,696	16.8%	0	(13,000)	(76,000)
TOTAL	197,818,679	32,856,040	16.6%	17.7%	\$33.34	79,550,222	11,033,128	13.9%	1,161,187	(581,000)	1,388,000
TOTAL - ONE YEAR PRIOR	196,054,738	32,479,081	16.6%	17.8%	\$33.47	76,696,538	11,095,092	14.5%	4,611,998	(575,000)	(1,150,000)

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 Q1 2024	NET ABSORPTION Q1 2024 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	2,491,802	18.9%	19.9%	\$40.70	4,184,351	887,082	21.2%	0	(82,000)	(304,000)
NORTH BETHESDA	11,173,353	2,000,030	17.9%	18.8%	\$32.03	1,833,340	155,834	8.5%	0	22,000	161,000
ROCKVILLE	8,436,869	1,721,121	20.4%	21.6%	\$31.13	2,978,003	434,788	14.6%	0	(76,000)	(228,000)
NORTH ROCKVILLE	12,720,546	1,908,082	15.0%	16.4%	\$31.55	5,279,419	401,236	7.6%	0	(223,000)	(334,000)
GAITHERSBURG	6,074,217	704,609	11.6%	15.8%	\$26.04	2,145,867	266,088	12.4%	42,000	(6,000)	(112,000)
GERMANTOWN	2,803,251	745,665	26.6%	28.4%	\$27.48	1,175,229	256,200	21.8%	0	(36,000)	(95,000)
KENSINGTON/WHEATON	1,641,234	256,033	15.6%	15.6%	\$28.53	373,000	41,030	11.0%	0	(32,000)	(41,000)
SILVER SPRING	6,973,396	1,070,690	15.4%	15.8%	\$31.07	900,144	196,026	21.8%	0	(28,000)	(80,000)
NORTH SILVER SPRING/RT. 29	3,661,988	366,931	10.0%	10.4%	\$27.25	484,538	48,454	10.0%	0	5,000	34,000
TOTAL - MONTGOMERY COUNTY	66,655,055	11,264,963	16.9%	18.2%	\$32.35	19,353,891	2,686,737	13.9%	42,000	(456,000)	(999,000)
BELTSVILLE/CALVERTON/COLLEGE PARK	5,989,488	946,339	15.8%	16.9%	\$25.57	955,149	34,385	3.6%	0	(17,000)	(72,000)
LAUREL	2,579,823	552,082	21.4%	21.6%	\$23.21	185,804	91,664	49.3%	60,000	(8,000)	(28,000)
GREENBELT	3,016,041	891,240	29.6%	30.1%	\$23.52	234,096	51,197	21.9%	0	(20,000)	(53,000)
LANHAM/LANDOVER/LARGO	5,659,867	1,703,620	30.1%	33.2%	\$24.74	1,463,783	178,582	12.2%	0	(22,000)	21,000
BOWIE/MARLBORO/SOUTH P.G.	5,485,712	471,771	8.6%	8.8%	\$27.17	1,629,951	62,619	3.8%	0	(25,000)	(58,000)
TOTAL - PRINCE GEORGE'S COUNTY	22,730,931	4,565,053	20.1%	21.3%	\$25.21	4,468,783	418,447	9.4%	60,000	(92,000)	(190,000)
FREDERICK COUNTY	6,880,350	1,307,267	19.0%	20.0%	\$24.88	1,783,835	410,282	23.0%	78,600	(344,000)	(348,000)
TOTAL	96,266,336	17,137,282	17.8%	19.1%	\$29.82	25,606,509	3,515,467	13.7%	180,600	(892,000)	(1,537,000)
TOTAL - ONE YEAR PRIOR	95,678,358	15,011,194	15.7%	16.4%	\$29.68	24,900,147	2,377,783	9.5%	1,100,045	216,000	688,000

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Source: CoStar, Transwestern.



INDUSTRIAL MARKET INDICATORS

SUBMARKET	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY	OVERALL VACANCY	AVERAGE RATE PSF	UNDER CONSTRUCTION	NET ABSORPTION Q1 2024	NET ABSORPTION Q1 2024 YOY
District of Columbia								
TOTAL	7,753,857	329,375	4.2%	4.8%	\$18.02	0	(49,000)	(23,000)
TOTAL - ONE YEAR PRIOR	7,753,857	283,394	3.7%	4.1%	\$16.82	0	(36,000)	(8,000)
Northern Virginia								
BELTWAY (I-495)	8,106,526	360,115	4.4%	4.5%	\$22.08	0	(15,000)	(64,000)
I-95 CORRIDOR	24,429,658	1,358,310	5.6%	5.6%	\$18.29	0	20,000	177,000
DULLES CORRIDOR	38,125,502	1,079,957	2.8%	3.4%	\$17.87	498,520	(116,000)	(220,000)
LEESBURG/OUTLYING LOUDOUN	1,444,343	80,100	5.5%	5.5%	\$18.71	56,000	(5,000)	(5,000)
MANASSAS/GAINESVILLE	19,348,304	418,110	2.2%	2.4%	\$16.25	122,372	192,000	885,000
TOTAL	91,454,333	3,296,592	3.6%	3.9%	\$18.00	676,892	76,000	773,000
TOTAL - ONE YEAR PRIOR	90,293,936	3,155,989	3.5%	3.6%	\$17.19	1,931,526	80,000	1,421,000
Suburban Maryland								
NORTHERN PRINCE GEORGE'S	19,247,401	675,199	3.5%	3.8%	\$14.36	0	133,000	54,000
CENTRAL PRINCE GEORGE'S	27,791,215	674,633	2.4%	3.0%	\$14.08	1,157,892	(5,000)	(27,000)
SOUTHERN PRINCE GEORGE'S	9,246,212	516,506	5.6%	11.6%	\$14.15	1,052,024	(165,000)	40,000
MONTGOMERY COUNTY	19,687,871	655,522	3.3%	3.7%	\$22.24	0	52,000	(43,000)
FREDERICK COUNTY	19,280,465	1,118,070	5.8%	5.9%	\$13.48	191,108	(17,000)	(108,000)
TOTAL	95,253,164	3,639,930	3.8%	4.7%	\$16.06	2,401,024	(2,000)	(84,000)
TOTAL - ONE YEAR PRIOR	94,745,210	3,119,613	3.3%	3.5%	\$14.97	2,815,373	(140,000)	1,181,000

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 Washington 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.

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