WASHINGTON METRO AREA MARKET WATCH

AUGUST 2024

TRANSWESTERN

OFFICE MARKET INDICATORS

SUBMARKET	ALL OFFICE BUILDINGS					CLASS A: BUILDINGS BUILT 1998 – PRESENT			UNDER CONSTR.	NET ABSORPTION Q2 2024	NET ABSORPTION Q2 2024 YOY
	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY	OVERALL VACANCY	AVERAGE RATE PSF	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY			
District of Columbia											
CBD	43,129,309	6,962,781	16.1%	16.8%	$53.68	8,165,048	957,421	11.7%	261,197	83,000	(218,000)
EAST END	48,465,746	7,983,988	16.5%	17.8%	$57.19	14,762,679	2,736,128	18.5%	442,000	(208,000)	(996,000)
CAPITOL HILL	6,397,058	1,291,489	20.2%	20.4%	$55.83	2,928,346	1,022,557	34.9%	0	(114,000)	(90,000)
NOMA	11,709,053	852,639	7.3%	7.4%	$50.31	7,487,723	673,646	9.0%	0	(27,000)	(223,000)
CAPITOL RIVERFRONT	5,762,589	567,939	9.9%	11.7%	$54.63	4,751,666	515,658	10.9%	0	6,000	12,000
SOUTHWEST	13,153,644	1,727,607	13.1%	13.6%	$50.89	4,882,165	488,329	10.0%	0	(13,000)	20,000
GEORGETOWN	2,936,331	930,643	31.7%	31.7%	$44.88	127,308	100,553	79.0%	0	(3,000)	(141,000)
WEST END	3,892,187	551,570	14.2%	19.0%	$49.75	432,900	32,900	7.6%	0	16,000	(12,000)
UPTOWN	9,545,269	1,421,098	14.9%	15.9%	$40.56	594,613	72,543	12.2%	41,000	(25,000)	31,000
TOTAL	**144,991,186**	**22,289,755**	**15.4%**	**16.3%**	**$53.15**	**44,132,448**	**6,599,736**	**15.0%**	**744,197**	**(285,000)**	**(1,617,000)**
TOTAL - ONE YEAR PRIOR	**145,072,413**	**21,002,460**	**14.5%**	**15.6%**	**$53.40**	**43,606,292**	**5,455,566**	**12.5%**	**1,108,657**	**(572,000)**	**(697,000)**
Northern Virginia											
RCB CORRIDOR	24,859,493	5,343,414	21.5%	23.1%	$40.21	9,365,575	1,384,414	14.8%	345,000	10,000	(178,000)
NATIONAL LANDING	16,439,962	2,789,862	17.0%	18.6%	$38.03	4,850,336	664,496	13.7%	0	(12,000)	(192,000)
OLD TOWN	7,764,037	1,246,204	16.1%	17.8%	$33.26	1,397,549	461,897	33.1%	0	(82,000)	(198,000)
EISENHOWER AVE CORRIDOR	8,343,378	682,488	8.2%	8.7%	$33.87	4,747,626	142,429	3.0%	0	10,000	(3,000)
SPRINGFIELD/HUNTINGTON/I-95	8,329,354	1,824,129	21.9%	22.1%	$30.25	2,948,904	704,788	23.9%	0	(13,000)	(177,000)
BAILEY'S/FALLS CHURCH/ANNANDALE	6,342,695	1,273,613	20.1%	20.3%	$29.11	715,940	152,495	21.3%	0	14,000	8,000
MERRIFIELD	9,372,243	1,302,565	13.9%	14.9%	$32.16	2,739,975	424,459	15.5%	0	56,000	(65,000)
RESTON	21,182,838	3,399,767	16.0%	17.6%	$35.12	10,282,263	1,485,555	14.4%	210,000	69,000	91,000
HERNDON	12,029,084	3,007,463	25.0%	26.3%	$32.34	7,441,429	1,831,170	24.6%	0	22,000	(406,000)
TYSONS CORNER	30,878,977	4,549,254	14.7%	15.4%	$37.21	11,828,017	1,436,905	12.1%	0	(269,000)	413,000
MCLEAN/VIENNA	2,388,725	668,559	28.0%	28.2%	$29.20	235,000	0	0.0%	0	(5,000)	(57,000)
OAKTON/FAIRFAX CITY	5,725,889	1,031,612	18.0%	18.1%	$25.01	499,139	113,076	22.7%	0	21,000	55,000
FAIRFAX CENTER	7,254,955	1,516,385	20.9%	22.2%	$30.31	1,107,106	211,663	19.1%	0	76,000	80,000
RT. 28 SOUTH/CHANTILLY	14,492,593	1,962,075	13.5%	13.9%	$28.32	9,423,587	1,181,456	12.5%	0	(19,000)	170,000
LOUDOUN COUNTY	16,183,528	2,241,652	13.9%	14.6%	$28.17	10,825,775	1,415,303	13.1%	0	(40,000)	(222,000)
PRINCE WILLIAM COUNTY	6,694,183	1,396,679	20.9%	20.9%	$26.33	1,748,188	314,601	18.0%	0	(48,000)	(125,000)
TOTAL	**198,281,934**	**34,235,719**	**17.3%**	**18.2%**	**$33.27**	**80,156,409**	**11,924,709**	**14.9%**	**555,000**	**(210,000)**	**(806,000)**
TOTAL - ONE YEAR PRIOR	**198,639,574**	**32,491,972**	**16.4%**	**17.6%**	**$33.42**	**79,425,222**	**10,960,076**	**13.8%**	**1,205,142**	**1,985,000**	**1,375,000**

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 Q2 2024	NET ABSORPTION Q2 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	2,268,271	17.2%	18.3%	$40.62	4,184,351	710,042	17.0%	0	240,000	(53,000)
NORTH BETHESDA	11,173,353	1,944,445	17.4%	17.8%	$32.02	1,833,340	99,646	5.4%	0	22,000	194,000
ROCKVILLE	8,436,869	1,930,823	22.9%	24.6%	$31.11	2,978,003	646,840	21.7%	231,500	(211,000)	(422,000)
NORTH ROCKVILLE	12,720,546	1,948,727	15.3%	16.9%	$31.56	5,279,419	427,090	8.1%	0	(25,000)	(296,000)
GAITHERSBURG	6,074,217	670,826	11.0%	14.9%	$26.02	2,145,867	263,084	12.3%	42,000	24,000	(97,000)
GERMANTOWN	2,803,251	791,593	28.2%	29.9%	$27.48	1,175,229	292,218	24.9%	0	22,000	(14,000)
KENSINGTON/WHEATON	1,641,234	276,127	16.8%	16.8%	$28.51	373,000	41,030	11.0%	0	2,000	(31,000)
SILVER SPRING	6,973,396	1,256,259	18.0%	18.3%	$30.98	900,144	196,231	21.8%	0	(24,000)	(87,000)
NORTH SILVER SPRING/RT. 29	3,661,988	379,894	10.4%	11.0%	$27.24	484,538	55,458	11.4%	0	(17,000)	8,000
TOTAL - MONTGOMERY COUNTY	**66,655,055**	**11,466,966**	**17.2%**	**18.5%**	**$32.32**	**19,353,891**	**2,731,638**	**14.1%**	**273,500**	**33,000**	**(798,000)**
BELTSVILLE/CALVERTON/COLLEGE PARK	5,989,488	927,527	15.5%	16.3%	$25.57	955,149	34,385	3.6%	93,982	6,000	(70,000)
LAUREL	2,639,823	645,543	24.5%	24.6%	$23.21	245,804	140,521	57.2%	0	50,000	31,000
GREENBELT	3,016,041	853,569	28.3%	28.6%	$23.51	234,096	35,114	15.0%	0	23,000	(27,000)
LANHAM/LANDOVER/LARGO	5,659,867	1,758,155	31.1%	32.0%	$24.74	1,463,783	181,962	12.4%	0	(57,000)	(55,000)
BOWIE/MARLBORO/SOUTH P.G.	5,485,712	477,873	8.7%	9.0%	$27.15	1,629,951	70,986	4.4%	0	(11,000)	(55,000)
TOTAL - PRINCE GEORGE'S COUNTY	**22,790,931**	**4,662,667**	**20.5%**	**21.0%**	**$25.20**	**4,528,783**	**462,970**	**10.2%**	**93,982**	**11,000**	**(176,000)**
FREDERICK COUNTY	6,958,950	1,357,328	19.5%	21.0%	$24.87	1,836,973	481,311	26.2%	0	28,000	(335,000)
TOTAL	**96,404,936**	**17,486,961**	**18.1%**	**19.3%**	**$29.79**	**25,719,647**	**3,675,918**	**14.3%**	**367,482**	**72,000**	**(1,309,000)**
TOTAL - ONE YEAR PRIOR	**95,845,758**	**15,391,895**	**16.1%**	**17.5%**	**$29.71**	**25,035,147**	**2,551,095**	**10.2%**	**771,962**	**(160,000)**	**(313,000)**

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 Q2 2024	NET ABSORPTION Q2 2024 YOY
District of Columbia								
TOTAL	**7,753,857**	**279,139**	**3.6%**	**4.5%**	**$18.28**	**0**	**41,000**	**62,000**
TOTAL - ONE YEAR PRIOR	**7,753,857**	**310,154**	**4.0%**	**4.6%**	**$17.16**	**0**	**(44,000)**	**2,000**
Northern Virginia								
BELTWAY (I-495)	8,106,526	379,610	4.7%	4.9%	$22.39	0	(27,000)	(112,000)
I-95 CORRIDOR	24,474,658	1,169,234	4.8%	4.9%	$18.54	109,200	98,000	332,000
Dulles Corridor	38,125,502	1,278,196	3.4%	3.7%	$18.09	527,229	(77,000)	(306,000)
Leesburg/Outlying Loudoun	1,500,343	75,443	5.0%	5.0%	$18.95	202,000	5,000	0
MANASSAS/GAINESVILLE	19,439,476	390,875	2.0%	2.5%	$16.48	32,102	75,000	561,000
TOTAL	**91,646,505**	**3,293,358**	**3.6%**	**3.9%**	**$18.23**	**870,531**	**74,000**	**475,000**
TOTAL - ONE YEAR PRIOR	**90,760,581**	**3,630,423**	**4.0%**	**4.1%**	**$17.49**	**1,464,881**	**373,000**	**1,609,000**
Suburban Maryland								
NORTHERN PRINCE GEORGE'S	19,221,401	798,550	4.2%	4.2%	$14.56	0	(104,000)	88,000
Central Prince George's	27,958,894	843,392	3.0%	3.3%	$14.29	1,035,052	198,000	170,000
Southern Prince George's	9,362,762	715,002	7.6%	13.9%	$14.35	1,162,544	(99,000)	(283,000)
MONTGOMERY COUNTY	19,687,871	706,700	3.6%	4.0%	$22.54	0	(23,000)	26,000
FREDERICK COUNTY	19,280,465	951,843	4.9%	5.0%	$13.66	234,921	198,000	(56,000)
TOTAL	**95,511,393**	**4,015,487**	**4.2%**	**5.0%**	**$16.28**	**2,432,517**	**170,000**	**(55,000)**
TOTAL - ONE YEAR PRIOR	**95,108,090**	**3,518,999**	**3.7%**	**4.3%**	**$15.27**	**3,370,603**	**391,000**	**1,006,000**

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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FOR MORE INFORMATION

Elizabeth Norton

Senior Managing Research Director
Research Services
Elizabeth.Norton@transwestern.com
202-775-7026

Michael McGraw

Research Analyst | Mid-Atlantic
Michael.Mcgraw@transwestern.com
202-617-2339

Colin Chapman

Research Analyst | Mid-Atlantic
Colin.Chapman@transwestern.com
202-778-3105