

WASHINGTON METRO AREA MARKET WATCH

SEPTEMBER 2024



OFFICE MARKET INDICATORS

SUBMARKET	ALL OFFICE BUILDINGS					CLASS A: BUILDINGS BUILT 1998 - PRESENT			UNDER CONSTR.	NET ABSORPTION Q3 2024	NET ABSORPTION Q3 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	7,129,275	16.5%	17.2%	\$53.69	8,165,048	996,136	12.2%	201,384	(121,000)	(236,000)
EAST END	48,465,746	7,793,292	16.1%	17.4%	\$57.21	14,762,679	2,686,808	18.2%	442,000	24,000	(577,000)
CAPITOL HILL	6,397,058	1,292,266	20.2%	20.3%	\$55.86	2,928,346	1,022,557	34.9%	0	32,000	(59,000)
NOMA	11,709,053	854,761	7.3%	7.4%	\$50.40	7,487,723	709,624	9.5%	0	(146,000)	(191,000)
CAPITOL RIVERFRONT	5,762,589	572,431	9.9%	11.8%	\$54.68	4,751,666	519,400	10.9%	0	15,000	(11,000)
SOUTHWEST	13,153,644	1,606,060	12.2%	12.7%	\$50.95	4,882,165	481,870	9.9%	0	5,000	(51,000)
GEORGETOWN	2,936,331	925,525	31.5%	31.5%	\$44.80	127,308	100,553	79.0%	0	26,000	(52,000)
WEST END	3,892,187	564,289	14.5%	19.3%	\$49.70	432,900	32,900	7.6%	0	(12,000)	(15,000)
UPTOWN	9,545,269	1,428,927	15.0%	16.1%	\$40.58	594,613	72,543	12.2%	41,000	3,000	19,000
TOTAL	144,991,186	22,166,825	15.3%	16.3%	\$53.17	44,132,448	6,622,390	15.0%	684,384	(174,000)	(1,173,000)
TOTAL - ONE YEAR PRIOR	145,072,413	21,073,496	14.5%	15.6%	\$53.32	43,606,292	5,625,908	12.9%	1,056,500	(617,000)	(1,241,000)
Northern Virginia											
RCB CORRIDOR	24,859,493	5,063,879	20.4%	22.1%	\$40.24	9,365,575	1,380,486	14.7%	345,000	(65,000)	(279,000)
NATIONAL LANDING	16,439,962	2,732,322	16.6%	18.2%	\$37.98	4,850,336	645,095	13.3%	0	25,000	(138,000)
OLD TOWN	7,764,037	1,149,077	14.8%	16.5%	\$33.31	1,397,549	465,384	33.3%	0	(8,000)	(84,000)
EISENHOWER AVE CORRIDOR	8,343,378	1,443,404	17.3%	17.8%	\$33.86	4,747,626	878,311	18.5%	0	(769,000)	(732,000)
SPRINGFIELD/HUNTINGTON/I-95	8,329,354	1,842,453	22.1%	22.3%	\$30.25	2,948,904	710,686	24.1%	0	23,000	15,000
BAILEY'S/FALLS CHURCH/ANNANDALE	6,342,695	1,298,350	20.5%	20.7%	\$29.13	715,940	126,005	17.6%	0	(31,000)	(15,000)
MERRIFIELD	9,372,243	1,287,746	13.7%	14.7%	\$32.15	2,739,975	428,258	15.6%	0	(4,000)	(114,000)
RESTON	21,182,838	3,579,900	16.9%	18.5%	\$35.03	10,282,263	1,731,533	16.8%	210,000	30,000	(29,000)
HERNDON	11,947,084	2,986,771	25.0%	26.3%	\$32.26	7,441,429	1,871,708	25.2%	0	(59,000)	(266,000)
TYSONS CORNER	30,878,977	4,492,891	14.6%	15.2%	\$37.19	11,828,017	1,395,706	11.8%	0	(232,000)	(547,000)
MCLEAN/VIENNA	2,388,725	680,787	28.5%	28.7%	\$29.22	235,000	0	0.0%	0	(12,000)	(60,000)
OAKTON/FAIRFAX CITY	5,725,889	1,031,612	18.0%	18.1%	\$25.02	499,139	113,076	22.7%	0	30,000	62,000
FAIRFAX CENTER	7,254,955	1,519,913	21.0%	21.8%	\$30.28	1,107,106	211,663	19.1%	0	(40,000)	(1,000)
RT. 28 SOUTH/CHANTILLY	14,492,593	2,115,919	14.6%	15.0%	\$28.24	9,423,587	1,149,678	12.2%	0	(365,000)	(358,000)
LOUDOUN COUNTY	16,183,528	2,314,245	14.3%	15.2%	\$28.13	10,825,775	1,454,984	13.4%	0	(32,000)	(212,000)
PRINCE WILLIAM COUNTY	6,694,183	1,372,308	20.5%	20.6%	\$26.36	1,748,188	323,415	18.5%	0	44,000	(47,000)
TOTAL	198,199,934	34,911,575	17.6%	18.6%	\$33.24	80,156,409	12,885,987	16.1%	555,000	(1,465,000)	(2,805,000)
TOTAL - ONE YEAR PRIOR	198,573,574	32,481,447	16.4%	17.6%	\$33.44	79,425,222	10,656,918	13.4%	1,205,142	533,000	1,812,000

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 Q3 2024	NET ABSORPTION Q3 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	2,286,347	17.4%	18.2%	\$40.59	4,184,351	714,947	17.1%	0	(34,000)	58,000
NORTH BETHESDA	11,173,353	2,022,377	18.1%	18.5%	\$32.08	1,833,340	132,000	7.2%	0	(45,000)	155,000
ROCKVILLE	8,436,869	1,940,480	23.0%	24.7%	\$31.15	2,978,003	643,249	21.6%	231,500	(8,000)	(346,000)
NORTH ROCKVILLE	12,720,546	1,908,082	15.0%	16.6%	\$31.62	5,279,419	438,192	8.3%	0	25,000	(299,000)
GAITHERSBURG	6,074,217	680,920	11.2%	15.1%	\$26.07	2,145,867	263,084	12.3%	42,000	(1,000)	(86,000)
GERMANTOWN	2,803,251	784,910	28.0%	29.6%	\$27.54	1,175,229	293,807	25.0%	0	(62,000)	(57,000)
KENSINGTON/WHEATON	1,641,234	265,880	16.2%	16.2%	\$28.51	373,000	41,030	11.0%	0	(11,000)	(42,000)
SILVER SPRING	6,973,396	1,080,876	15.5%	15.8%	\$30.96	900,144	172,828	19.2%	0	14,000	(68,000)
NORTH SILVER SPRING/RT. 29	3,661,988	402,819	11.0%	11.6%	\$27.25	484,538	54,753	11.3%	0	(19,000)	(18,000)
TOTAL - MONTGOMERY COUNTY	66,655,055	11,372,691	17.1%	18.3%	\$32.35	19,353,891	2,753,890	14.2%	273,500	(141,000)	(703,000)
BELTSVILLE/CALVERTON/COLLEGE PARK	5,989,488	924,777	15.4%	16.2%	\$25.57	955,149	34,385	3.6%	0	16,000	(45,000)
LAUREL	2,611,777	561,532	21.5%	21.6%	\$23.15	245,804	94,635	38.5%	0	(27,000)	23,000
GREENBELT	3,016,041	874,652	29.0%	29.3%	\$23.52	234,096	35,114	15.0%	0	(6,000)	(39,000)
LANHAM/LANDOVER/LARGO	5,659,867	1,765,879	31.2%	32.1%	\$24.74	1,463,783	182,973	12.5%	0	(6,000)	(83,000)
BOWIE/MARLBORO/SOUTH P.G.	5,485,712	477,257	8.7%	9.0%	\$27.16	1,629,951	57,048	3.5%	0	6,000	(38,000)
TOTAL - PRINCE GEORGE'S COUNTY	22,762,885	4,604,096	20.2%	20.8%	\$25.20	4,528,783	404,155	8.9%	0	(17,000)	(182,000)
FREDERICK COUNTY	6,958,950	1,387,159	19.9%	21.4%	\$24.90	1,836,973	462,917	25.2%	0	(29,000)	(398,000)
TOTAL	96,376,890	17,363,946	18.0%	19.1%	\$29.81	25,719,647	3,620,962	14.1%	273,500	(187,000)	(1,283,000)
TOTAL - ONE YEAR PRIOR	95,885,170	15,589,094	16.3%	17.1%	\$29.73	25,132,343	2,753,978	11.0%	674,766	(213,000)	(449,000)

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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 Q3 2024	NET ABSORPTION Q3 2024 YOY
District of Columbia								
TOTAL	7,753,857	398,877	5.1%	5.9%	\$18.49	0	(184,000)	(175,000)
TOTAL - ONE YEAR PRIOR	7,753,857	273,362	3.5%	4.1%	\$17.38	0	54,000	42,000
Northern Virginia								
BELTWAY (I-495)	8,106,526	385,052	4.7%	4.9%	\$22.64	0	(33,000)	(104,000)
I-95 CORRIDOR	24,445,711	1,271,088	5.2%	5.3%	\$18.75	109,200	33,000	225,000
Dulles Corridor	38,284,231	1,386,039	3.6%	4.1%	\$18.30	368,500	(100,000)	(267,000)
Leesburg/Outlying Loudoun	1,500,343	3,713	0.2%	0.2%	\$19.18	202,000	128,000	128,000
MANASSAS/GAINESVILLE	19,439,476	442,866	2.3%	2.8%	\$16.67	32,102	(9,000)	351,000
TOTAL	91,776,287	3,488,758	3.8%	4.1%	\$18.44	711,802	19,000	333,000
TOTAL - ONE YEAR PRIOR	91,104,646	3,431,059	3.8%	3.9%	\$17.71	1,139,316	163,000	1,125,000
Suburban Maryland								
NORTHERN PRINCE GEORGE'S	19,221,401	865,429	4.5%	4.6%	\$14.73	0	(45,000)	20,000
Central Prince George's	27,958,894	830,459	3.0%	3.2%	\$14.45	1,035,052	(159,000)	22,000
Southern Prince George's	10,164,372	1,535,326	15.1%	20.7%	\$14.49	361,020	(24,000)	(302,000)
MONTGOMERY COUNTY	19,687,871	755,902	3.8%	4.1%	\$22.79	0	(77,000)	(71,000)
FREDERICK COUNTY	19,416,571	985,031	5.1%	5.1%	\$13.82	98,815	71,000	157,000
TOTAL	96,449,109	4,972,147	5.2%	5.9%	\$16.47	1,494,887	(234,000)	(174,000)
TOTAL - ONE YEAR PRIOR	95,412,530	3,412,697	3.6%	3.9%	\$15.47	3,052,843	(116,000)	487,000

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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