

WASHINGTON METRO AREA MARKET WATCH

JANUARY 2025



OFFICE MARKET INDICATORS

SUBMARKET	ALL OFFICE BUILDINGS					CLASS A: BUILDINGS BUILT 1998 - PRESENT			UNDER CONSTR.	NET ABSORPTION Q4 2024	NET ABSORPTION Q4 2024 YOY
	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY	OVERALL VACANCY	AVERAGE RATE PSF	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY			
District of Columbia											
CBD	43,010,309	7,039,698	16.4%	17.1%	\$53.70	8,165,048	681,442	8.3%	201,384	103,000	8,000
EAST END	48,408,663	7,135,865	14.7%	15.8%	\$57.24	14,762,679	2,464,143	16.7%	442,000	184,000	(383,000)
CAPITOL HILL	6,397,058	1,137,243	17.8%	18.2%	\$55.88	2,928,346	999,176	34.1%	0	122,000	80,000
NOMA	11,709,053	926,317	7.9%	8.1%	\$50.41	7,487,723	763,444	10.2%	0	(6,000)	(185,000)
CAPITOL RIVERFRONT	5,762,589	649,286	11.3%	13.0%	\$54.43	4,751,666	569,634	12.0%	0	42,000	46,000
SOUTHWEST	13,153,644	1,591,439	12.1%	12.6%	\$50.93	4,882,165	494,258	10.1%	0	24,000	(24,000)
GEORGETOWN	2,936,331	935,934	31.9%	31.9%	\$44.81	127,308	100,553	79.0%	0	(11,000)	(20,000)
WEST END	3,892,187	548,798	14.1%	19.0%	\$49.63	432,900	32,900	7.6%	0	15,000	0
UPTOWN	9,545,269	1,425,504	14.9%	15.4%	\$40.61	594,613	72,543	12.2%	0	(20,000)	(27,000)
TOTAL	144,815,103	21,390,085	14.8%	15.6%	\$53.18	44,132,448	6,178,093	14.0%	643,384	453,000	(505,000)
TOTAL - ONE YEAR PRIOR	145,279,569	22,037,764	15.2%	16.2%	\$53.26	43,798,448	5,760,956	13.2%	848,868	(217,000)	(1,653,000)
Northern Virginia											
RCB CORRIDOR	25,204,493	5,113,539	20.3%	22.2%	\$40.10	9,710,575	1,492,767	15.4%	0	166,000	1,000
NATIONAL LANDING	16,439,962	2,827,673	17.2%	18.8%	\$38.02	4,850,336	591,741	12.2%	0	(145,000)	(243,000)
OLD TOWN	7,694,659	1,097,217	14.3%	16.0%	\$33.35	1,397,549	468,974	33.6%	0	(9,000)	(107,000)
EISENHOWER AVE CORRIDOR	8,343,378	1,443,404	17.3%	17.6%	\$33.87	4,747,626	875,462	18.4%	0	(8,000)	(834,000)
SPRINGFIELD/HUNTINGTON/I-95	8,329,354	1,894,095	22.7%	22.9%	\$30.27	2,948,904	749,022	25.4%	0	(60,000)	(24,000)
BAILEY'S/FALLS CHURCH/ANNANDALE	6,078,044	1,054,541	17.4%	17.7%	\$29.16	715,940	113,119	15.8%	0	(15,000)	(19,000)
MERRIFIELD	9,372,243	1,208,197	12.9%	14.6%	\$32.17	2,739,975	353,250	12.9%	0	57,000	(57,000)
RESTON	21,182,838	3,611,854	17.1%	18.3%	\$35.07	10,282,263	1,748,791	17.0%	210,000	(8,000)	110,000
HERNDON	11,947,084	3,004,169	25.1%	26.4%	\$32.31	7,441,429	1,925,463	25.9%	0	26,000	(59,000)
TYSONS CORNER	30,878,977	4,428,429	14.3%	15.0%	\$37.16	11,828,017	1,379,164	11.7%	0	120,000	(483,000)
MCLEAN/VIENNA	2,388,725	683,164	28.6%	28.8%	\$29.25	235,000	0	0.0%	126,974	(7,000)	(55,000)
OAKTON/FAIRFAX CITY	5,725,889	1,030,272	18.0%	18.1%	\$25.05	499,139	115,063	23.1%	0	(16,000)	42,000
FAIRFAX CENTER	7,254,955	1,476,588	20.4%	20.9%	\$30.27	1,107,106	171,665	15.5%	0	40,000	67,000
RT. 28 SOUTH/CHANTILLY	14,492,593	2,098,721	14.5%	14.8%	\$28.28	9,423,587	1,143,382	12.1%	0	0	(326,000)
LOUDOUN COUNTY	16,183,528	2,482,955	15.3%	15.6%	\$28.15	10,825,775	1,565,340	14.5%	34,000	(92,000)	(203,000)
PRINCE WILLIAM COUNTY	6,694,183	1,389,138	20.8%	20.8%	\$26.38	1,748,188	337,020	19.3%	0	(27,000)	(44,000)
TOTAL	198,210,905	34,843,955	17.6%	18.5%	\$33.24	80,501,409	13,030,223	16.2%	370,974	22,000	(2,234,000)
TOTAL - ONE YEAR PRIOR	198,301,230	32,858,680	16.6%	17.7%	\$33.39	79,550,222	10,803,947	13.6%	1,114,501	(547,000)	1,396,000

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 2024	NET ABSORPTION Q4 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	2,290,733	17.4%	18.5%	\$40.57	4,184,351	765,624	18.3%	0	(29,000)	95,000
NORTH BETHESDA	11,027,067	1,905,981	17.3%	17.7%	\$32.11	1,833,340	118,402	6.5%	0	(32,000)	(32,000)
ROCKVILLE	8,436,869	1,789,359	21.2%	22.2%	\$31.17	2,978,003	490,586	16.5%	231,500	(8,000)	(304,000)
NORTH ROCKVILLE	12,720,546	1,916,044	15.1%	16.4%	\$31.66	5,279,419	479,835	9.1%	0	25,000	(197,000)
GAITHERSBURG	6,074,217	607,422	10.0%	14.0%	\$26.11	2,145,867	263,084	12.3%	0	25,000	43,000
GERMANTOWN	2,803,251	889,139	31.7%	32.4%	\$27.59	1,175,229	289,106	24.6%	0	(112,000)	(188,000)
KENSINGTON/WHEATON	1,641,234	316,429	19.3%	19.3%	\$28.53	373,000	41,030	11.0%	0	(16,000)	(58,000)
SILVER SPRING	6,973,396	1,155,005	16.6%	17.1%	\$30.97	900,144	247,825	27.5%	0	(77,000)	(115,000)
NORTH SILVER SPRING/RT. 29	3,661,988	405,089	11.1%	13.0%	\$27.29	484,538	54,753	11.3%	0	2,000	(29,000)
TOTAL - MONTGOMERY COUNTY	66,508,769	11,275,200	17.0%	18.2%	\$32.37	19,353,891	2,750,246	14.2%	231,500	(222,000)	(785,000)
BELTSVILLE/CALVERTON/COLLEGE PARK	5,989,488	911,216	15.2%	15.2%	\$25.57	955,149	30,194	3.2%	0	(10,000)	(6,000)
LAUREL	2,611,777	569,940	21.8%	22.4%	\$23.12	245,804	86,277	35.1%	0	(5,000)	10,000
GREENBELT	3,016,041	883,530	29.3%	29.6%	\$23.58	234,096	35,114	15.0%	0	12,000	9,000
LANHAM/LANDOVER/LARGO	5,659,867	2,112,000	37.3%	38.0%	\$24.80	1,463,783	553,936	37.8%	0	(328,000)	(412,000)
BOWIE/MARLBORO/SOUTH P.G.	5,485,712	537,509	9.8%	10.1%	\$27.20	1,629,951	53,788	3.3%	0	(16,000)	(47,000)
TOTAL - PRINCE GEORGE'S COUNTY	22,762,885	5,014,194	22.0%	22.4%	\$25.23	4,528,783	759,310	16.8%	0	(347,000)	(446,000)
FREDERICK COUNTY	6,958,950	1,380,189	19.8%	21.0%	\$24.94	1,836,973	462,917	25.2%	0	23,000	(322,000)
TOTAL	96,230,604	17,669,584	18.4%	19.4%	\$29.84	25,719,647	3,972,473	15.4%	231,500	(546,000)	(1,553,000)
TOTAL - ONE YEAR PRIOR	96,359,336	16,799,053	17.4%	18.7%	\$29.78	25,606,509	3,140,106	12.3%	180,600	(275,000)	(432,000)

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 2024	NET ABSORPTION Q4 2024 YOY
District of Columbia								
TOTAL	7,753,857	449,724	5.8%	6.7%	\$18.63	0	(4,000)	(195,000)
TOTAL - ONE YEAR PRIOR	7,753,857	271,385	3.5%	3.9%	\$17.71	0	(15,000)	(41,000)
Northern Virginia								
BELTWAY (I-495)	8,106,526	396,274	4.9%	5.0%	\$22.81	0	(8,000)	(80,000)
I-95 CORRIDOR	24,445,711	1,458,566	6.0%	6.5%	\$18.91	109,200	(4,000)	147,000
DULLES CORRIDOR	38,516,731	1,448,702	3.8%	4.3%	\$18.46	202,120	(41,000)	(335,000)
LEESBURG/OUTLYING LOUDOUN	1,698,643	12,418	0.7%	0.7%	\$19.38	0	189,000	317,000
MANASSAS/GAINESVILLE	19,439,476	296,563	1.5%	2.1%	\$16.81	56,175	88,000	345,000
TOTAL	92,207,087	3,612,522	3.9%	4.4%	\$18.60	367,495	224,000	394,000
TOTAL - ONE YEAR PRIOR	91,551,492	3,357,538	3.7%	3.9%	\$18.03	868,714	164,000	779,000
Suburban Maryland								
NORTHERN PRINCE GEORGE'S	19,221,401	967,137	5.0%	5.1%	\$14.84	0	(93,000)	(109,000)
CENTRAL PRINCE GEORGE'S	27,958,894	1,273,071	4.6%	5.0%	\$14.56	1,069,617	(421,000)	(387,000)
SOUTHERN PRINCE GEORGE'S	10,164,372	1,588,653	15.6%	17.4%	\$14.61	227,020	(66,000)	(354,000)
MONTGOMERY COUNTY	19,842,207	818,118	4.1%	4.6%	\$22.99	0	(12,000)	(60,000)
FREDERICK COUNTY	19,416,571	1,129,989	5.8%	5.9%	\$13.94	164,293	149,000	401,000
TOTAL	96,603,445	5,776,968	6.0%	6.4%	\$16.60	1,460,930	(443,000)	(509,000)
TOTAL - ONE YEAR PRIOR	95,462,000	3,527,177	3.7%	4.6%	\$15.79	2,531,024	319,000	555,000

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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