

WASHINGTON METRO AREA MARKET WATCH

FEBRUARY 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	7,079,784	16.5%	17.2%	\$53.70	8,165,048	703,668	8.6%	201,384	103,000	8,000
EAST END	48,408,663	7,076,928	14.6%	15.7%	\$57.24	14,762,679	2,412,603	16.3%	442,000	184,000	(383,000)
CAPITOL HILL	6,397,058	1,136,424	17.8%	18.0%	\$55.88	2,928,346	999,443	34.1%	0	122,000	80,000
NOMA	11,709,053	944,814	8.1%	8.2%	\$50.41	7,487,723	758,571	10.1%	0	(6,000)	(185,000)
CAPITOL RIVERFRONT	5,762,589	642,581	11.2%	12.9%	\$54.43	4,751,666	564,049	11.9%	0	42,000	46,000
SOUTHWEST	13,153,644	1,610,907	12.2%	12.7%	\$50.93	4,882,165	510,946	10.5%	0	24,000	(24,000)
GEORGETOWN	2,936,331	899,747	30.6%	30.6%	\$44.81	127,308	100,553	79.0%	0	(11,000)	(20,000)
WEST END	3,892,187	589,304	15.1%	18.8%	\$49.63	432,900	21,626	5.0%	0	15,000	0
UPTOWN	9,545,269	1,440,503	15.1%	15.6%	\$40.61	594,613	72,543	12.2%	0	(20,000)	(27,000)
TOTAL	144,815,103	21,420,993	14.8%	15.6%	\$53.18	44,132,448	6,144,002	13.9%	643,384	453,000	(505,000)
TOTAL - ONE YEAR PRIOR	145,279,569	22,002,017	15.1%	16.1%	\$53.26	43,798,448	5,680,153	13.0%	848,868	(217,000)	(1,653,000)
Northern Virginia											
RCB CORRIDOR	25,204,493	5,231,043	20.8%	22.7%	\$40.10	9,710,575	1,451,652	14.9%	0	166,000	1,000
NATIONAL LANDING	16,439,962	2,876,993	17.5%	19.1%	\$38.02	4,850,336	659,646	13.6%	0	(145,000)	(243,000)
OLD TOWN	7,694,659	1,113,017	14.5%	16.1%	\$33.35	1,397,549	475,590	34.0%	0	(9,000)	(107,000)
EISENHOWER AVE CORRIDOR	8,343,378	1,460,091	17.5%	17.8%	\$33.87	4,747,626	875,462	18.4%	0	(8,000)	(834,000)
SPRINGFIELD/HUNTINGTON/I-95	8,329,354	1,869,107	22.4%	22.6%	\$30.27	2,948,904	737,226	25.0%	0	(60,000)	(24,000)
BAILEY'S/FALLS CHURCH/ANNANDALE	6,078,044	1,054,541	17.4%	17.8%	\$29.16	715,940	113,119	15.8%	270,000	(15,000)	(19,000)
MERRIFIELD	9,372,243	1,214,253	13.0%	14.7%	\$32.17	2,739,975	333,332	12.2%	0	57,000	(57,000)
RESTON	21,182,838	3,614,024	17.1%	18.1%	\$35.07	10,282,263	1,710,900	16.6%	210,000	(8,000)	110,000
HERNDON	11,947,084	2,894,328	24.2%	25.6%	\$32.31	7,441,429	2,003,676	26.9%	0	26,000	(59,000)
TYSONS CORNER	30,878,977	4,338,072	14.0%	14.7%	\$37.16	11,828,017	1,294,651	10.9%	0	120,000	(483,000)
MCLEAN/VIENNA	2,388,725	686,546	28.7%	28.9%	\$29.25	235,000	0	0.0%	126,974	(7,000)	(55,000)
OAKTON/FAIRFAX CITY	5,725,889	1,049,980	18.3%	18.5%	\$25.05	499,139	113,076	22.7%	0	(16,000)	42,000
FAIRFAX CENTER	7,254,955	1,473,130	20.3%	20.9%	\$30.27	1,107,106	155,891	14.1%	0	40,000	67,000
RT. 28 SOUTH/CHANTILLY	14,492,593	2,038,697	14.1%	14.4%	\$28.28	9,423,587	1,138,744	12.1%	0	0	(326,000)
LOUDOUN COUNTY	16,183,528	2,367,036	14.6%	15.1%	\$28.15	10,825,775	1,444,264	13.3%	34,000	(92,000)	(203,000)
PRINCE WILLIAM COUNTY	6,694,183	1,394,678	20.8%	20.9%	\$26.38	1,748,188	306,515	17.5%	0	(27,000)	(44,000)
TOTAL	198,210,905	34,675,535	17.5%	18.4%	\$33.24	80,501,409	12,813,742	15.9%	640,974	22,000	(2,234,000)
TOTAL - ONE YEAR PRIOR	198,301,230	33,089,006	16.7%	17.8%	\$33.39	79,550,222	10,876,978	13.7%	1,161,187	(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	2,387,544	18.1%	19.3%	\$40.57	4,184,351	796,700	19.0%	0	(29,000)	95,000
NORTH BETHESDA	11,027,067	1,867,119	16.9%	17.3%	\$32.11	1,833,340	131,999	7.2%	0	(32,000)	(32,000)
ROCKVILLE	8,436,869	1,970,256	23.4%	24.4%	\$31.17	2,978,003	804,096	27.0%	231,500	(8,000)	(304,000)
NORTH ROCKVILLE	12,720,546	1,854,207	14.6%	15.9%	\$31.66	5,279,419	464,109	8.8%	0	25,000	(197,000)
GAITHERSBURG	6,074,217	635,257	10.5%	14.4%	\$26.11	2,145,867	263,084	12.3%	0	25,000	43,000
GERMANTOWN	2,803,251	897,040	32.0%	32.7%	\$27.59	1,175,229	289,106	24.6%	0	(112,000)	(188,000)
KENSINGTON/WHEATON	1,641,234	236,931	14.4%	14.4%	\$28.53	373,000	25,279	6.8%	0	(16,000)	(58,000)
SILVER SPRING	6,973,396	1,206,244	17.3%	18.5%	\$30.97	900,144	252,318	28.0%	0	(77,000)	(115,000)
NORTH SILVER SPRING/RT. 29	3,661,988	410,276	11.2%	13.1%	\$27.29	484,538	54,753	11.3%	0	2,000	(29,000)
TOTAL - MONTGOMERY COUNTY	66,508,769	11,464,875	17.2%	18.5%	\$32.37	19,353,891	3,081,445	15.9%	231,500	(222,000)	(785,000)
BELTSVILLE/CALVERTON/COLLEGE PARK	5,989,488	1,001,939	16.7%	16.7%	\$25.57	955,149	34,385	3.6%	0	(10,000)	(6,000)
LAUREL	2,611,777	552,336	21.1%	21.8%	\$23.12	245,804	86,277	35.1%	0	(5,000)	10,000
GREENBELT	3,016,041	864,553	28.7%	29.1%	\$23.58	234,096	35,114	15.0%	0	12,000	9,000
LANHAM/LANDOVER/LARGO	5,659,867	2,102,411	37.1%	37.9%	\$24.80	1,463,783	550,032	37.6%	0	(328,000)	(412,000)
BOWIE/MARLBORO/SOUTH P.G.	5,485,712	498,740	9.1%	9.3%	\$27.20	1,629,951	73,956	4.5%	0	(16,000)	(47,000)
TOTAL - PRINCE GEORGE'S COUNTY	22,762,885	5,019,980	22.1%	22.4%	\$25.23	4,528,783	779,765	17.2%	0	(347,000)	(446,000)
FREDERICK COUNTY	6,958,950	1,356,478	19.5%	20.6%	\$24.94	1,836,973	457,598	24.9%	0	23,000	(322,000)
TOTAL	96,230,604	17,841,333	18.5%	19.6%	\$29.84	25,719,647	4,318,808	16.8%	231,500	(546,000)	(1,553,000)
TOTAL - ONE YEAR PRIOR	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)

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	504,001	6.5%	7.4%	\$18.63	0	(4,000)	(195,000)
TOTAL - ONE YEAR PRIOR	7,753,857	302,400	3.9%	4.3%	\$17.71	0	(15,000)	(41,000)
Northern Virginia								
BELTWAY (I-495)	8,106,526	376,464	4.6%	4.8%	\$22.81	0	(8,000)	(80,000)
I-95 CORRIDOR	24,445,711	1,256,069	5.1%	5.7%	\$18.91	109,200	(4,000)	147,000
DULLES CORRIDOR	38,516,731	1,556,334	4.0%	4.6%	\$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	368,644	1.9%	2.4%	\$16.81	56,175	88,000	345,000
TOTAL	92,207,087	3,569,930	3.9%	4.4%	\$18.60	367,495	224,000	394,000
TOTAL - ONE YEAR PRIOR	91,654,992	3,284,454	3.6%	3.8%	\$18.03	794,407	164,000	779,000
Suburban Maryland								
NORTHERN PRINCE GEORGE'S	19,221,401	992,669	5.2%	5.3%	\$14.84	0	(93,000)	(109,000)
CENTRAL PRINCE GEORGE'S	27,958,894	1,243,641	4.4%	5.0%	\$14.56	1,069,617	(421,000)	(387,000)
SOUTHERN PRINCE GEORGE'S	10,164,372	1,573,089	15.5%	18.0%	\$14.61	227,020	(66,000)	(354,000)
MONTGOMERY COUNTY	19,842,207	754,827	3.8%	4.8%	\$22.99	0	(12,000)	(60,000)
FREDERICK COUNTY	19,416,571	902,174	4.6%	4.7%	\$13.94	164,293	149,000	401,000
TOTAL	96,603,445	5,466,400	5.7%	6.3%	\$16.60	1,460,930	(443,000)	(509,000)
TOTAL - ONE YEAR PRIOR	95,462,000	3,521,691	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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