

WASHINGTON METRO AREA MARKET WATCH

JUNE 2025



OFFICE MARKET INDICATORS

SUBMARKET	ALL OFFICE BUILDINGS					CLASS A			UNDER CONSTR.	NET ABSORPTION Q2 2025	NET ABSORPTION Q2 2025 YOY
	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY	TOTAL AVAILABILITY	AVERAGE RATE PSF	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY			
District of Columbia											
CBD	42,048,851	7,826,730	18.6%	26.0%	\$53.53	30,005,182	5,584,165	18.6%	0	(364,892)	(629,433)
EAST END	53,148,061	8,758,141	16.5%	25.8%	\$57.05	42,179,055	6,829,887	16.2%	400,000	(269,132)	(128,833)
CAPITOL HILL	6,623,271	1,108,488	16.7%	25.8%	\$55.88	4,113,685	1,001,091	24.3%	0	(19,862)	134,471
NOMA	12,046,662	1,282,097	10.6%	17.8%	\$50.30	10,604,756	1,229,812	11.6%	0	23,992	(107,795)
CAPITOL RIVERFRONT	3,559,204	620,257	17.4%	30.9%	\$54.12	3,276,109	591,624	18.1%	0	(23,299)	95,541
SOUTHWEST	12,454,635	1,704,297	13.7%	15.7%	\$50.78	10,449,888	1,453,599	13.9%	0	(79,698)	(94,209)
GEORGETOWN	3,484,602	623,530	17.9%	25.4%	\$44.82	1,351,450	395,568	29.3%	0	64,036	75,894
WEST END	3,947,877	456,316	11.6%	20.8%	\$49.35	2,716,328	398,925	14.7%	0	18,497	4,807
UPTOWN	10,089,811	742,132	7.4%	14.1%	\$40.77	1,964,074	174,711	8.9%	0	(4,256)	14,563
TOTAL	147,402,974	23,121,988	15.7%	23.6%	\$53.04	106,660,527	17,659,382	16.6%	400,000	(654,614)	(634,994)
TOTAL - ONE YEAR PRIOR	148,806,526	22,661,545	15.2%	24.7%	\$53.15	107,155,527	17,250,927	16.1%	441,000	92,651	(2,253,222)

Northern Virginia											
RCB CORRIDOR	24,796,609	5,312,627	21.4%	30.4%	\$40.08	19,910,190	4,605,836	23.1%	0	43,319	40,591
NATIONAL LANDING	17,272,639	2,884,525	16.7%	19.7%	\$38.04	11,739,229	2,310,612	19.7%	0	11,648	(240,247)
OLD TOWN	8,228,183	1,227,878	14.9%	21.4%	\$33.48	4,217,005	817,229	19.4%	0	12,010	(16,441)
EISENHOWER AVE CORRIDOR	7,901,353	2,374,511	30.1%	33.2%	\$33.88	5,638,404	2,001,026	35.5%	0	(54,852)	(819,824)
SPRINGFIELD/HUNTINGTON/I-95	6,711,512	924,605	13.8%	18.0%	\$30.33	2,871,316	491,229	17.1%	0	11,185	10,062
BAILEY'S/FALLS CHURCH/ANNANDALE	5,739,428	590,110	10.3%	13.0%	\$29.25	2,641,240	307,979	11.7%	0	16,962	(13,757)
MERRIFIELD	7,444,759	914,605	12.3%	17.3%	\$32.22	4,919,419	780,432	15.9%	270,000	42,729	(6,024)
RESTON	20,484,237	4,190,478	20.5%	27.7%	\$35.32	15,548,288	3,579,137	23.0%	0	40,365	(31,236)
HERNDON	11,779,030	2,810,484	23.9%	30.6%	\$32.56	8,858,108	2,410,770	27.2%	0	(30,096)	(75,288)
TYSONS CORNER	29,774,880	5,236,197	17.6%	24.5%	\$37.08	22,463,492	4,156,263	18.5%	0	38,768	122,019
MCLEAN/VIENNA	2,501,996	506,360	20.2%	21.2%	\$29.41	761,012	374,168	49.2%	0	(10,548)	12,954
OAKTON/FAIRFAX CITY	5,181,140	519,602	10.0%	12.9%	\$25.20	1,160,204	190,657	16.4%	0	(2,375)	34,011
FAIRFAX CENTER	6,482,205	1,553,376	24.0%	29.9%	\$30.28	4,673,028	1,055,880	22.6%	0	(188,608)	(183,389)
RT. 28 CORRIDOR SOUTH/CHANTILLY	14,222,912	1,594,101	11.2%	13.5%	\$28.47	9,732,964	1,112,107	11.4%	0	7,772	(216,003)
RT. 28 CORRIDOR NORTH	8,319,035	609,338	7.3%	9.3%	\$27.12	4,673,440	432,193	9.2%	0	6,461	28,669
LEESBURG/WEST LOUDON	5,174,136	241,527	4.7%	9.6%	\$29.69	2,702,935	151,233	5.6%	34,000	(3,671)	10,526
MANASSAS/GAINESVILLE	3,294,104	122,393	3.7%	4.8%	\$26.71	664,957	44,061	6.6%	0	1,716	54,922
EAST PRINCE WILLIAM COUNTY	2,305,973	106,953	4.6%	6.5%	\$26.22	184,687	15,775	8.5%	0	(2,428)	(14,835)
TOTAL	187,614,131	31,719,670	16.9%	22.3%	\$33.33	123,359,918	24,836,587	20.1%	304,000	(59,643)	(1,303,290)
TOTAL - ONE YEAR PRIOR	189,743,103	30,179,457	15.9%	22.4%	\$33.27	123,946,292	22,898,664	18.5%	1,260,611	(181,611)	(460,943)

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			UNDER CONSTR.	NET ABSORPTION Q2 2025	NET ABSORPTION Q2 2025 YOY
	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY	TOTAL AVAILABILITY	AVERAGE RATE PSF	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY			
Suburban Maryland											
BETHESDA/CHEVY CHASE	12,637,030	2,887,273	22.8%	28.7%	\$40.54	8,204,903	2,210,696	26.9%	0	22,273	(31,585)
NORTH BETHESDA	9,590,283	1,872,883	19.5%	24.0%	\$32.23	5,297,473	1,045,602	19.7%	0	4,555	48,855
ROCKVILLE	9,217,448	1,683,882	18.3%	25.3%	\$31.29	4,218,848	735,373	17.4%	231,500	11,541	58,949
NORTH ROCKVILLE	11,812,561	1,958,238	16.6%	24.1%	\$31.80	5,249,792	1,101,238	21.0%	0	(30,977)	13,135
GAITHERSBURG	5,227,583	603,414	11.5%	15.0%	\$26.22	1,887,476	135,000	7.2%	0	11,115	27,988
GERMANTOWN	2,826,368	653,972	23.1%	26.4%	\$27.75	773,618	205,573	26.6%	0	750	(164,044)
KENSINGTON/WHEATON	776,561	64,134	8.3%	4.6%	\$28.62	0	0	0.0%	0	12,398	38,849
SILVER SPRING	6,444,025	1,354,428	21.0%	30.6%	\$30.97	3,947,918	831,865	21.1%	0	(30,542)	(139,361)
NORTH SILVER SPRING/RT. 29	3,412,081	239,069	7.0%	10.3%	\$27.38	0	0	0.0%	0	(305)	(12,962)
TOTAL - MONTGOMERY COUNTY	61,943,940	11,317,293	18.3%	24.2%	\$32.45	29,580,028	6,265,347	21.2%	231,500	808	(160,176)
BELTSVILLE/CALVERTON/COLLEGE PARK	5,341,397	496,801	9.3%	13.8%	\$25.68	1,682,181	158,915	9.4%	0	(10,763)	(37,207)
LAUREL	2,064,277	322,814	15.6%	20.4%	\$23.18	922,773	81,272	8.8%	0	(3,976)	32,959
GREENBELT	2,623,686	702,249	26.8%	34.2%	\$23.63	1,065,937	258,138	24.2%	0	2,761	(12,546)
LANHAM/LANDOVER/LARGO	4,494,826	869,381	19.3%	21.6%	\$24.92	779,370	95,466	12.2%	0	(21,535)	(393,631)
BOWIE/MARLBORO/SOUTH P.G.	4,380,208	330,832	7.6%	9.8%	\$27.31	1,251,509	77,573	6.2%	0	(16,713)	(47,314)
TOTAL - PRINCE GEORGE'S COUNTY	18,904,394	2,722,077	14.4%	18.3%	\$25.32	5,701,770	671,364	11.8%	0	(50,226)	(457,739)
FREDERICK COUNTY	4,637,362	568,014	12.2%	16.7%	\$25.08	1,077,655	378,922	35.2%	0	(12,865)	97,529
TOTAL	85,485,696	14,607,384	17.1%	22.5%	\$29.93	36,359,453	7,315,633	20.1%	231,500	(62,283)	(520,386)
TOTAL - ONE YEAR PRIOR	86,681,721	14,113,697	16.3%	22.4%	\$29.79	36,796,791	7,446,700	20.2%	266,000	176,890	(1,491,595)

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 2025	NET ABSORPTION Q2 2025 YOY
District of Columbia								
TOTAL	7,753,857	457,567	5.9%	6.0%	\$19.06	0	(3,000)	(242,000)
TOTAL - ONE YEAR PRIOR	7,753,857	215,672	2.8%	3.1%	\$18.28	0	41,000	62,000
Northern Virginia								
BELTWAY (I-495)	8,106,526	238,491	2.9%	3.2%	\$23.30	0	122,000	88,000
I-95 CORRIDOR	24,445,711	1,401,966	5.7%	6.4%	\$19.33	109,200	(73,000)	(98,000)
DULLES CORRIDOR	38,689,594	1,288,677	3.3%	3.6%	\$18.90	136,000	161,000	402,000
LEESBURG/OUTLYING LOUDOUN	1,698,643	15,865	0.9%	0.9%	\$19.87	200,000	(3,000)	314,000
MANASSAS/GAINESVILLE	19,463,549	322,823	1.7%	2.5%	\$17.20	160,050	4,000	136,000
TOTAL	92,404,023	3,267,822	3.5%	4.0%	\$19.03	605,250	211,000	842,000
TOTAL - ONE YEAR PRIOR	91,545,505	3,249,741	3.5%	3.8%	\$18.23	971,531	74,000	475,000
Suburban Maryland								
NORTHERN PRINCE GEORGE'S	19,221,401	1,086,732	5.7%	5.8%	\$15.17	0	(113,000)	(297,000)
CENTRAL PRINCE GEORGE'S	27,958,894	1,679,773	6.0%	6.6%	\$14.91	768,225	(105,000)	(968,000)
SOUTHERN PRINCE GEORGE'S	10,392,113	1,841,992	17.7%	18.6%	\$14.92	0	(14,000)	(103,000)
MONTGOMERY COUNTY	19,687,871	793,279	4.0%	4.8%	\$23.50	0	(23,000)	(115,000)
FREDERICK COUNTY	19,516,822	1,231,436	6.3%	6.6%	\$14.28	840,660	53,000	(75,000)
TOTAL	96,777,101	6,633,212	6.9%	7.4%	\$16.98	1,608,885	(202,000)	(1,558,000)
TOTAL - ONE YEAR PRIOR	95,511,393	3,858,402	4.0%	4.9%	\$16.28	2,432,517	170,000	(55,000)

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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