

# WASHINGTON METRO AREA MARKET WATCH

SEPTEMBER 2025



## OFFICE MARKET INDICATORS

SUBMARKET	ALL OFFICE BUILDINGS					CLASS A			UNDER CONSTR.	NET ABSORPTION Q3 2025	NET ABSORPTION Q3 2025 YOY
	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY	TOTAL AVAILABILITY	AVERAGE RATE PSF	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY			
<b>District of Columbia</b>											
<b>CBD</b>	40,955,694	7,771,107	19.0%	27.1%	\$53.77	29,479,259	5,629,782	19.1%	0	(66,391)	(505,420)
<b>EAST END</b>	51,938,882	8,699,130	16.7%	25.7%	\$57.32	41,377,950	6,815,627	16.5%	400,000	71,880	41,558
<b>CAPITOL HILL</b>	6,759,830	1,126,489	16.7%	25.6%	\$56.19	4,100,035	978,946	23.9%	0	(18,001)	(29,354)
<b>NOMA</b>	12,089,715	1,260,462	10.4%	17.5%	\$50.43	10,647,809	1,208,177	11.3%	0	21,635	149,534
<b>CAPITOL RIVERFRONT</b>	3,458,996	609,201	17.6%	32.1%	\$54.19	3,276,109	595,153	18.2%	0	25,762	79,718
<b>SOUTHWEST</b>	12,489,355	1,727,328	13.8%	16.4%	\$50.91	10,449,888	1,474,778	14.1%	0	(4,485)	(102,193)
<b>GEORGETOWN</b>	3,290,350	599,637	18.2%	25.2%	\$45.10	1,351,450	406,333	30.1%	0	5,951	49,764
<b>WEST END</b>	3,980,174	380,707	9.6%	19.7%	\$49.57	2,633,448	323,316	12.3%	0	19,262	39,692
<b>UPTOWN</b>	9,712,237	744,201	7.7%	14.4%	\$41.14	1,964,074	197,419	10.1%	0	(38,933)	(18,761)
<b>TOTAL</b>	<b>144,675,233</b>	<b>22,918,262</b>	<b>15.8%</b>	<b>23.8%</b>	<b>\$53.28</b>	<b>105,280,022</b>	<b>17,629,531</b>	<b>16.7%</b>	<b>400,000</b>	<b>16,680</b>	<b>(295,462)</b>
<b>TOTAL - ONE YEAR PRIOR</b>	<b>146,531,763</b>	<b>22,866,563</b>	<b>15.6%</b>	<b>24.7%</b>	<b>\$53.17</b>	<b>106,113,971</b>	<b>17,355,830</b>	<b>16.4%</b>	<b>400,000</b>	<b>(314,548)</b>	<b>(1,806,445)</b>

<b>Northern Virginia</b>											
<b>RCB CORRIDOR</b>	24,782,509	5,254,581	21.2%	29.5%	\$40.17	19,896,090	4,544,459	22.8%	0	49,865	113,227
<b>NATIONAL LANDING</b>	17,244,922	2,884,509	16.7%	19.6%	\$38.31	11,739,229	2,305,015	19.6%	0	16	(246,437)
<b>OLD TOWN</b>	8,284,255	1,240,976	15.0%	22.3%	\$33.73	4,217,005	834,576	19.8%	0	(9,582)	(8,254)
<b>EISENHOWER AVE CORRIDOR</b>	7,874,353	2,377,373	30.2%	32.7%	\$34.10	5,638,404	2,019,044	35.8%	0	(2,862)	(43,818)
<b>SPRINGFIELD/HUNTINGTON/I-95</b>	6,712,367	922,470	13.7%	18.4%	\$30.56	2,871,316	489,598	17.1%	0	2,135	18,769
<b>BAILEY'S/FALLS CHURCH/ANNANDALE</b>	5,739,428	610,833	10.6%	13.2%	\$29.49	2,641,240	346,465	13.1%	0	(20,723)	(9,032)
<b>MERRIFIELD</b>	7,209,125	1,002,063	13.9%	17.9%	\$32.44	4,834,521	861,681	17.8%	270,000	(33,601)	(30,292)
<b>RESTON</b>	20,335,032	3,927,944	19.3%	25.9%	\$35.60	15,454,288	3,340,561	21.6%	0	208,800	174,441
<b>HERNDON</b>	11,351,544	2,873,506	25.3%	30.9%	\$32.79	8,426,231	2,455,200	29.1%	0	(56,378)	(104,152)
<b>TYSONS CORNER</b>	30,104,394	5,138,725	17.1%	22.7%	\$37.23	22,889,332	4,045,825	17.7%	0	71,974	367,707
<b>MCLEAN/VIENNA</b>	2,459,169	510,784	20.8%	22.3%	\$29.70	761,012	374,168	49.2%	0	(4,424)	12,864
<b>OAKTON/FAIRFAX CITY</b>	5,098,046	513,280	10.1%	12.9%	\$25.46	1,160,204	186,696	16.1%	0	6,322	16,253
<b>FAIRFAX CENTER</b>	6,482,205	1,513,038	23.3%	31.0%	\$30.42	4,673,028	1,009,468	21.6%	0	47,404	(145,347)
<b>RT. 28 CORRIDOR SOUTH/CHANTILLY</b>	14,170,736	1,547,063	10.9%	14.0%	\$28.71	9,732,964	1,102,662	11.3%	0	23,993	218,077
<b>RT. 28 CORRIDOR NORTH</b>	8,129,223	584,599	7.2%	9.8%	\$27.36	4,483,628	401,410	9.0%	0	9,739	(14,206)
<b>LEESBURG/WEST LOUDON</b>	4,390,182	245,401	5.6%	11.8%	\$29.96	1,918,981	146,048	7.6%	47,544	(25,106)	(46,379)
<b>MANASSAS/GAINESVILLE</b>	3,240,545	65,710	2.0%	3.1%	\$26.97	664,957	16,228	2.4%	0	56,683	99,075
<b>EAST PRINCE WILLIAM COUNTY</b>	2,305,973	132,208	5.7%	8.1%	\$26.51	184,687	14,301	7.7%	0	(14,561)	(28,899)
<b>TOTAL</b>	<b>185,914,008</b>	<b>31,345,063</b>	<b>16.9%</b>	<b>21.9%</b>	<b>\$33.54</b>	<b>122,187,117</b>	<b>24,493,405</b>	<b>20.0%</b>	<b>317,544</b>	<b>309,694</b>	<b>343,597</b>
<b>TOTAL - ONE YEAR PRIOR</b>	<b>188,510,353</b>	<b>31,752,946</b>	<b>16.8%</b>	<b>22.9%</b>	<b>\$33.24</b>	<b>123,553,010</b>	<b>24,552,315</b>	<b>19.9%</b>	<b>855,000</b>	<b>(1,373,904)</b>	<b>(2,949,396)</b>

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 Q3 2025	NET ABSORPTION Q3 2025 YOY
	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY	TOTAL AVAILABILITY	AVERAGE RATE PSF	INVENTORY	DIRECT VACANCY SF	DIRECT VACANCY			
<b>Suburban Maryland</b>											
BETHESDA/CHEVY CHASE	12,513,769	2,784,326	22.3%	28.1%	\$40.71	8,081,642	2,137,857	26.5%	0	102,947	105,981
NORTH BETHESDA	9,547,113	1,917,047	20.1%	27.7%	\$32.46	5,451,950	1,102,501	20.2%	0	(41,382)	6,710
ROCKVILLE	9,194,448	1,636,248	17.8%	24.7%	\$31.45	4,218,848	715,899	17.0%	231,500	9,928	52,070
NORTH ROCKVILLE	11,887,012	1,838,997	15.5%	23.9%	\$32.05	5,336,715	943,228	17.7%	0	162,646	183,233
GAITHERSBURG	5,147,707	622,772	12.1%	17.2%	\$26.46	1,887,476	135,000	7.2%	0	(19,358)	(24,424)
GERMANTOWN	2,781,716	604,025	21.7%	25.5%	\$28.01	773,618	205,573	26.6%	0	(5,792)	(111,510)
KENSINGTON/WHEATON	755,991	65,852	8.7%	5.2%	\$28.87	0	0	0.0%	0	(1,718)	37,667
SILVER SPRING	6,428,185	1,415,974	22.0%	32.2%	\$31.10	3,947,918	920,620	23.3%	0	(78,907)	(216,002)
NORTH SILVER SPRING/RT. 29	3,169,999	121,727	3.8%	7.1%	\$27.62	0	0	0.0%	0	8,853	2,093
<b>TOTAL - MONTGOMERY COUNTY</b>	<b>61,425,940</b>	<b>11,006,968</b>	<b>17.9%</b>	<b>24.7%</b>	<b>\$32.77</b>	<b>29,698,167</b>	<b>6,160,678</b>	<b>20.7%</b>	<b>231,500</b>	<b>137,217</b>	<b>35,818</b>
BELTSVILLE/CALVERTON/COLLEGE PARK	5,283,911	476,724	9.0%	13.1%	\$25.91	1,682,181	136,658	8.1%	0	6,179	(35,155)
LAUREL	1,614,060	341,244	21.1%	28.3%	\$23.39	507,556	81,272	16.0%	0	(18,430)	21,608
GREENBELT	2,623,686	702,303	26.8%	38.5%	\$23.77	1,065,937	259,178	24.3%	0	(54)	(9,119)
LANHAM/LANDOVER/LARGO	4,600,910	891,212	19.4%	21.2%	\$25.12	885,454	113,653	12.8%	0	(21,831)	(418,820)
BOWIE/MARLBORO/SOUTH P.G.	4,333,408	337,043	7.8%	8.8%	\$27.55	1,251,509	81,717	6.5%	0	31,749	9,896
<b>TOTAL - PRINCE GEORGE'S COUNTY</b>	<b>18,455,975</b>	<b>2,748,526</b>	<b>14.9%</b>	<b>19.1%</b>	<b>\$25.58</b>	<b>5,392,637</b>	<b>672,478</b>	<b>12.5%</b>	<b>0</b>	<b>(2,387)</b>	<b>(431,590)</b>
FREDERICK COUNTY	4,600,849	597,628	13.0%	17.6%	\$25.34	1,077,655	372,836	34.6%	0	(6,783)	18,600
<b>TOTAL</b>	<b>84,482,764</b>	<b>14,353,122</b>	<b>17.0%</b>	<b>23.1%</b>	<b>\$30.14</b>	<b>36,168,459</b>	<b>7,205,992</b>	<b>19.9%</b>	<b>231,500</b>	<b>128,047</b>	<b>(377,172)</b>
<b>TOTAL - ONE YEAR PRIOR</b>	<b>84,931,799</b>	<b>14,042,806</b>	<b>16.5%</b>	<b>22.9%</b>	<b>\$29.81</b>	<b>36,413,797</b>	<b>7,544,525</b>	<b>20.7%</b>	<b>231,500</b>	<b>(39,098)</b>	<b>(1,362,111)</b>

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 Q3 2025	NET ABSORPTION Q3 2025 YOY
<b>District of Columbia</b>								
<b>TOTAL</b>	7,753,857	483,298	6.2%	6.2%	\$19.31	0	(26,000)	(84,000)
<b>TOTAL - ONE YEAR PRIOR</b>	7,753,857	398,877	5.1%	5.9%	\$18.49	0	(184,000)	(175,000)
<b>Northern Virginia</b>								
<b>BELTWAY (I-495)</b>	8,106,526	342,655	4.2%	4.5%	\$23.60	0	(80,000)	40,000
<b>I-95 CORRIDOR</b>	24,445,711	1,338,818	5.5%	6.1%	\$19.56	110,935	65,000	(65,000)
<b>DULLES CORRIDOR</b>	38,619,611	1,213,023	3.1%	3.4%	\$19.13	618,550	(13,000)	488,000
<b>LEESBURG/OUTLYING LOUDOUN</b>	1,698,643	12,052	0.7%	0.7%	\$20.13	0	3,000	189,000
<b>MANASSAS/GAINESVILLE</b>	19,463,549	346,141	1.8%	2.9%	\$17.41	282,050	(35,000)	109,000
<b>TOTAL</b>	92,334,040	3,252,689	3.5%	4.1%	\$19.27	1,011,535	(60,000)	761,000
<b>TOTAL - ONE YEAR PRIOR</b>	91,776,287	3,488,758	3.8%	4.1%	\$18.44	711,802	19,000	333,000
<b>Suburban Maryland</b>								
<b>NORTHERN PRINCE GEORGE'S</b>	19,221,401	978,667	5.1%	5.1%	\$15.37	0	109,000	(145,000)
<b>CENTRAL PRINCE GEORGE'S</b>	28,311,514	1,955,991	6.9%	7.6%	\$15.10	415,605	52,000	(754,000)
<b>SOUTHERN PRINCE GEORGE'S</b>	10,392,113	1,669,998	16.1%	17.0%	\$15.09	40,000	154,000	76,000
<b>MONTGOMERY COUNTY</b>	19,687,871	850,112	4.3%	4.7%	\$23.73	100,854	(58,000)	(93,000)
<b>FREDERICK COUNTY</b>	19,516,822	981,805	5.0%	5.3%	\$14.46	1,038,176	250,000	103,000
<b>TOTAL</b>	97,129,721	6,436,573	6.6%	7.1%	\$17.18	1,594,635	507,000	(813,000)
<b>TOTAL - ONE YEAR PRIOR</b>	96,449,109	4,972,147	5.2%	5.9%	\$16.47	1,494,887	(234,000)	(174,000)

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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