

 Transwestern

Washington Metro Area Market Watch

MARCH 2026

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Office Market Indicators



MARCH 2026

Submarket	ALL OFFICE BUILDINGS					CLASS A			Under Constr.	Net Absorption Q1 2026	Net Absorption Q1 2026 YOY
	Inventory	Direct Vacancy SF	Direct Vacancy	Total Availability	Average Rate PSF	Inventory	Direct Vacancy SF	Direct Vacancy			
District of Columbia											
CBD	40,955,694	7,667,204	18.7%	27.1%	\$55.45	29,479,259	5,453,446	18.5%	0	(37,484)	(292,395)
East End	51,850,272	9,067,835	17.5%	26.9%	\$59.25	41,777,950	7,168,973	17.2%	0	(69,012)	(209,825)
Capitol Hill	6,788,404	999,111	14.7%	23.4%	\$54.98	4,121,609	886,299	21.5%	0	49,244	89,515
NoMa	12,089,715	1,318,639	10.9%	20.7%	\$51.01	10,647,809	1,266,354	11.9%	0	(19,647)	(12,550)
Capitol Riverfront	3,458,996	594,429	17.2%	32.6%	\$53.08	3,276,109	578,677	17.7%	0	20,516	17,235
Southwest	12,489,355	1,885,450	15.1%	16.5%	\$50.45	10,449,888	1,650,464	15.8%	0	(106,557)	(252,603)
Georgetown	3,126,628	706,367	22.6%	28.1%	\$48.67	1,351,450	511,127	37.8%	0	(34,100)	(36,743)
West End	3,946,250	400,011	10.1%	21.9%	\$53.38	2,633,448	278,181	10.6%	0	55,042	18,455
Uptown	8,915,815	826,172	9.3%	15.7%	\$43.52	1,964,074	259,220	13.2%	0	(54,506)	(125,160)
Total	143,621,129	23,465,218	16.3%	24.7%	\$54.74	105,701,596	18,052,741	17.1%	0	(196,504)	(804,071)
Total – One Year Prior	145,396,215	22,859,461	15.7%	24.4%	\$54.94	105,837,596	17,181,007	16.2%	400,000	(381,926)	156,704

Note: All data is updated monthly, except for net absorption which is updated quarterly.
Source: CoStar, Transwestern.

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Northern Virginia											
RCB Corridor	24,782,509	5,296,889	21.4%	27.2%	\$43.10	19,896,090	4,564,603	22.9%	0	69,170	120,291
National Landing	17,181,320	2,802,822	16.3%	20.0%	\$42.61	11,742,627	2,203,489	18.8%	0	71,978	120,865
Old Town	8,088,471	1,286,419	15.9%	23.5%	\$37.10	4,122,129	853,405	20.7%	0	(22,530)	(30,353)
Eisenhower Ave Corridor	7,187,762	1,311,475	18.2%	21.2%	\$34.71	5,031,483	964,235	19.2%	0	(13,802)	349,591
Springfield/Huntington/I-95	6,579,338	742,651	11.3%	16.1%	\$32.84	2,871,316	449,295	15.6%	0	39,104	69,897
Bailey's/Falls Church/Annandale	5,569,263	903,595	16.2%	17.6%	\$31.22	2,641,240	625,350	23.7%	0	15,781	36,352
Merrifield	7,040,980	1,063,814	15.1%	18.4%	\$34.62	4,724,521	886,546	18.8%	270,000	(61,608)	(61,494)
Reston	20,269,955	3,645,428	18.0%	24.1%	\$35.93	15,473,315	3,073,223	19.9%	0	37,159	639,946
Herndon	11,296,256	2,953,620	26.1%	30.2%	\$33.23	8,390,943	2,480,983	29.6%	0	(25,547)	(74,245)
Tysons Corner	29,739,208	5,249,075	17.7%	23.4%	\$41.51	22,874,335	4,075,725	17.8%	0	(71,067)	(489)
Mclean/Vienna	2,397,413	502,624	21.0%	21.9%	\$32.52	761,012	374,277	49.2%	0	13,697	(6,812)
Oakton/Fairfax City	4,752,243	529,724	11.1%	13.6%	\$24.96	1,000,204	187,020	18.7%	0	977	(12,497)
Fairfax Center	6,182,396	1,554,385	25.1%	31.8%	\$31.00	4,514,322	1,006,772	22.3%	0	(23,886)	(182,551)
Rt. 28 Corridor South/Chantilly	14,214,084	1,459,456	10.3%	14.3%	\$29.86	9,738,312	1,014,126	10.4%	0	26,883	82,001
Rt. 28 Corridor North	7,059,116	335,397	4.8%	7.4%	\$28.83	3,630,241	148,282	4.1%	0	(2,866)	8,551
Leesburg/West Loudon	3,798,323	297,515	7.8%	11.9%	\$31.33	1,635,715	180,013	11.0%	44,606	(6,134)	(62,791)
Manassas/Gainesville	3,156,806	61,137	1.9%	2.9%	\$28.93	664,957	11,649	1.8%	0	6,135	62,972
East Prince William County	2,295,393	116,211	5.1%	5.9%	\$29.33	184,687	12,149	6.6%	0	8,408	(15,551)
Total	181,590,836	30,112,237	16.6%	21.2%	\$35.65	119,897,449	23,111,142	19.3%	314,606	61,852	1,043,683
Total – One Year Prior	183,382,154	31,409,658	17.1%	23.0%	\$35.33	121,283,047	24,416,575	20.1%	514,000	(178,053)	(1,475,351)

Note: All data is updated monthly, except for net absorption which is updated quarterly.
Source: CoStar, Transwestern.

Office Market Indicators



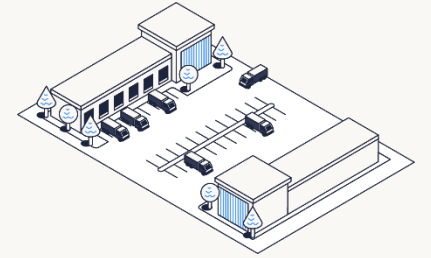
MARCH 2026

Submarket	ALL OFFICE BUILDINGS					CLASS A			Under Constr.	Net Absorption Q1 2026	Net Absorption Q1 2026 YOY
	Inventory	Direct Vacancy SF	Direct Vacancy	Total Availability	Average Rate PSF	Inventory	Direct Vacancy SF	Direct Vacancy			
Suburban Maryland											
Bethesda/Chevy Chase	12,128,262	2,813,194	23.2%	29.0%	\$43.23	8,081,642	2,164,630	26.8%	0	3,552	77,354
North Bethesda/Potomac	9,443,203	1,956,442	20.7%	28.4%	\$33.83	5,451,950	1,107,913	20.3%	0	90,362	(76,222)
Rockville	8,569,394	1,621,739	18.9%	23.9%	\$31.71	4,218,848	723,675	17.2%	0	(14,899)	6,614
North Rockville	11,676,126	1,776,434	15.2%	24.8%	\$30.98	5,336,715	928,728	17.4%	0	24,291	176,025
Gaithersburg	5,133,948	588,986	11.5%	16.8%	\$30.47	1,887,476	135,000	7.2%	0	28,200	25,543
Germantown	2,617,716	550,997	21.0%	25.0%	\$28.67	773,618	205,573	26.6%	0	0	17,986
Kensington/Wheaton	755,991	59,919	7.9%	4.5%	\$31.99	0	0	0.0%	0	5,009	16,613
Silver Spring	6,428,185	1,406,177	21.9%	31.7%	\$31.67	3,947,918	905,112	22.9%	0	(7,995)	(99,652)
North Silver Spring/Rt. 29	2,681,463	184,035	6.9%	11.2%	\$29.82	0	0	0.0%	0	(6,255)	(70,350)
Total – Montgomery County	59,434,288	10,957,923	18.4%	25.3%	\$33.93	29,698,167	6,170,631	20.8%	0	122,265	73,911
Beltsville/Calverton/College Park	5,240,911	482,635	9.2%	14.3%	\$26.96	1,682,181	155,410	9.2%	0	42,231	(11,545)
Laurel	1,614,060	305,624	18.9%	21.6%	\$26.12	507,556	58,329	11.5%	0	8,173	13,214
Greenbelt	2,623,686	664,439	25.3%	38.8%	\$24.88	1,065,937	257,635	24.2%	0	8,161	40,571
Lanham/Landover/Largo	4,479,910	848,837	18.9%	19.9%	\$25.90	885,454	101,324	11.4%	0	58,749	(3,710)
Bowie/Marlboro/South P.G.	4,299,653	339,553	7.9%	8.7%	\$29.98	1,251,509	85,204	6.8%	0	2,566	11,626
Total – Prince George’s County	18,258,220	2,641,088	14.5%	18.5%	\$27.04	5,392,637	657,902	12.2%	0	119,880	50,156
Frederick County	4,466,158	574,379	12.9%	18.4%	\$26.91	1,077,655	370,119	34.3%	0	(6,356)	3,601
Total	82,158,666	14,173,390	17.3%	23.4%	\$31.44	36,168,459	7,198,652	19.9%	0	235,789	127,668
Total – One Year Prior	82,625,741	14,340,934	17.4%	22.2%	\$31.35	36,168,459	7,286,590	20.1%	0	225,137	248,203

Note: All data is updated monthly, except for net absorption which is updated quarterly.

Source: CoStar, Transwestern.

Industrial Market Indicators



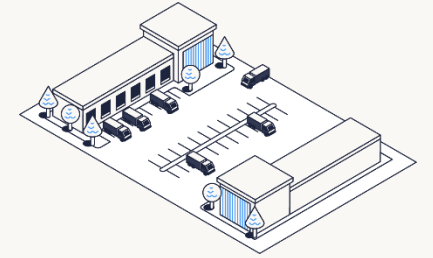
MARCH 2026

Submarket	Inventory	Direct Vacancy SF	Direct Vacancy	Total Availability	Average Rate PSF	Under Construction	Net Absorption Q1 2026	Net Absorption Q1 2026 YOY
District of Columbia								
Total	7,606,466	642,884	8.5%	12.8%	\$19.36	0	12,244	(37,919)
Total – One Year Prior	7,622,766	604,965	7.9%	11.3%	\$18.33	0	(16,947)	(254,270)
Northern Virginia								
Beltway (I-495)	8,037,819	569,740	7.1%	8.5%	\$24.38	0	(53,106)	(153,341)
I-95 Corridor	24,111,465	1,673,864	6.9%	12.1%	\$20.66	0	(235,181)	(90,016)
Dulles Corridor	38,902,134	1,151,673	3.0%	5.6%	\$20.33	404,720	127,206	487,950
Leesburg/Outlying Loudon	1,925,809	22,539	1.2%	1.2%	\$22.39	86,400	(15,302)	(10,121)
Manassas/Gainesville	19,600,744	564,756	2.9%	5.0%	\$18.07	543,754	(18,635)	(87,911)
Total	92,577,971	3,982,572	4.3%	7.3%	\$20.33	1,034,874	(195,018)	146,561
Total – One Year Prior	92,202,471	3,677,045	4.0%	6.9%	\$19.31	728,113	578,757	934,493

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Suburban Maryland								
Northern Prince George's	19,637,459	1,128,565	5.7%	9.9%	\$15.82	269,964	(43,486)	(89,395)
Central Prince George's	25,247,056	1,975,088	7.8%	11.1%	\$15.23	136,173	46,574	311,854
Southern Prince George's	15,997,921	1,715,989	10.7%	13.8%	\$15.29	40,000	108,486	603,445
Montgomery County	25,925,765	1,480,100	5.7%	10.1%	\$24.30	100,854	(129,776)	(16,816)
Frederick County	21,945,470	2,254,302	10.3%	14.8%	\$15.20	571,231	6,804	224,092
Total	108,753,671	8,554,044	7.9%	11.8%	\$17.61	1,118,222	(11,398)	1,033,180
Total – One Year Prior	107,293,833	8,091,383	7.5%	11.7%	\$16.76	1,028,080	208,504	(492,694)

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, flex 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, medical outpatient buildings, and properties owned by a government agency.

About Transwestern

Transwestern is a vertically integrated commercial real estate firm dedicated to serving investors, partners and clients through expertise in investment, development, brokerage and property management. We own, lease and operate \$64 billion¹ in assets. Our experience spans diverse property types, including logistics, multifamily, retail, mixed-use, healthcare, office, data centers, hotel, and life sciences. Across 33 offices nationwide, our team is united by a culture that cultivates agility, mutual trust and high performance. Learn more at transwestern.com.

¹ Includes all Transwestern enterprise assets and its RAUM as of April 1, 2026.

Elizabeth Norton

Senior Managing Director,
Research Services

(202) 775-7026

Elizabeth.Norton@transwestern.com

Ben Stoner

Senior Research Analyst | Mid-Atlantic
(202) 207-0717

Benjamin.Stoner@transwestern.com

Matt Sicoli

Research Analyst | Mid-Atlantic
(202) 207-0711

Matthew.Sicoli@transwestern.com

