

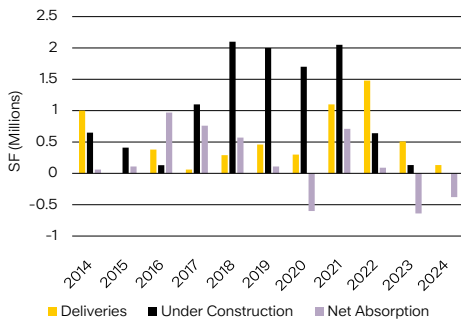
## Market Spotlight

Suburban Maryland

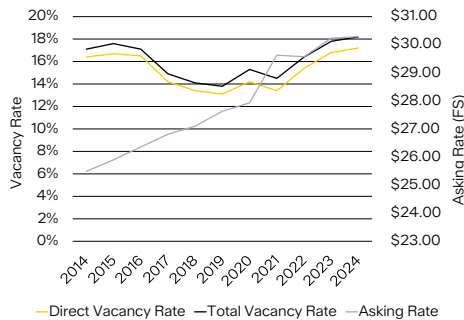
Mid-Q2 2024



### Deliveries / Under Construction / Net Absorption



### Vacancy Rate



### Market Stats

YTD Q2 2024	
Inventory (SF)	92.9 M
Direct Vacancy	17.2%
Total Vacancy	18.2%
YTD 2024 Absorption (SF)	-379 K
YTD 2024 Leasing Activity (SF)	1.0 M
Under Construction (SF)	-
Pre-Leased	-
Deliveries (SF)	133 K

Midway through Q2 2024, the direct vacancy rate in the Suburban Maryland market remained flat at 17.2%, while the total vacancy rate remained unchanged at 18.2% since the end of Q1 2024.

Suburban Maryland has recorded 6,088 square feet of positive net absorption quarter-to-date. Tenants contributing to the positive net absorption include Montgomery College occupying 55,665 square feet at 2221 Broadbirch Drive and Podville Media Holdings occupying 13,730 square feet at 1201 Seven Locks Road.

A total of 402,544 square feet has leased in Q2 2024, so far. Tenants executing leases this quarter include Westat signing for 182,040 square feet at 7501 Wisconsin Avenue and Prince George's County Department of Social Services signing a 73,132-square-foot renewal at 4235 28th Avenue.

Two buildings have sold through the first half of Q2 2024. 1801 Rockville Pike sold to a partnership between Singh Capital Partners and KPI Commercial, LLC from Pension Reserves Investment Management Board for \$14,250,000, or \$71 PSF. 40 W Gude Drive sold at auction to Michael G Wilson from Adam Weschler & Son for \$4,410,000, or \$92 PSF.

One building delivered in Suburban Maryland in Q2 2024. 7140 Contee Road (60,000 SF, 77.1% leased) delivered in April 2024. No buildings are currently under construction in Suburban Maryland.

### 10 Year Averages

Net Absorption (SF)	214 K per year
Deliveries (SF)	558 K per year
Leasing Activity (SF)	4.0 M per year

### Asking Rental Rates

(Full Service / PSF)	
2014	\$25.49
2023	\$30.23
YTD 2024	\$30.37