

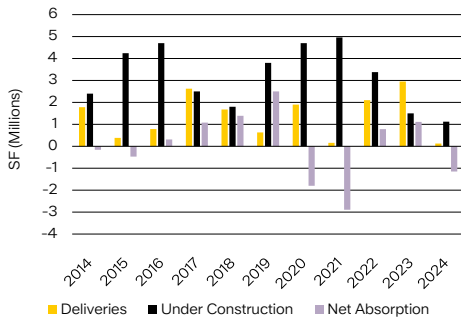
## Market Spotlight

Northern Virginia

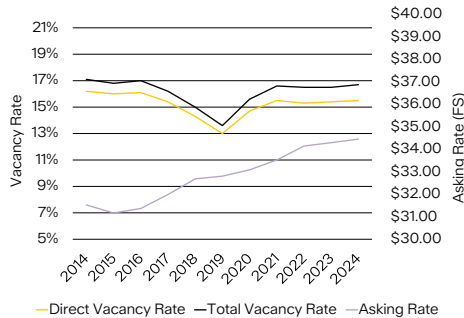
Mid-Q2 2024



### Deliveries / Under Construction / Net Absorption



### Vacancy Rate



### Market Stats

YTD Q2 2024	
Inventory (SF)	192.7 M
Direct Vacancy	15.5%
Total Vacancy	16.7%
YTD 2024 Absorption (SF)	-1.2 M
YTD 2024 Leasing Activity (SF)	2.5 M
Under Construction (SF)	1.1 M
Pre-Leased	26.5%
Deliveries (SF)	124 K

Midway through Q2 2024 the direct vacancy rate in Northern Virginia increased to 15.5%, up from 15.4% at the end of Q1 2024, while the total vacancy rate has increased to 16.7%, up from 16.5% at the end of Q1 2024.

Northern Virginia recorded negative 294,514 square feet of net absorption quarter-to-date. Tenants contributing to the negative net absorption included Capital One vacating 183,269 square feet and 90,084 square feet at 8020 Towers Crescent Drive and 8000 Towers Crescent Drive, respectively.

A total of 596,076 square feet leased midway through Q2 2024. Tenants executing leases this quarter included Food Market Institute (FMI) signing for 26,864 square feet at 251 18th Street S, Actfore signing a 23,967-square-foot relet at 2000 Edmund Halley Drive, and Graham Holdings signing for 23,392 square feet at 1812 N Moore Street.

Two buildings sold through the first half of Q2 2024. 2250, 2300, & 2350 Corporate Park Drive - Woodland Park, sold to Zumot Real Estate Management from AREP / AEW / PNC for \$27,000,000 (\$55 psf). 8219 Leesburg Pike sold to Greystone from Gold East Investors for \$31,360,000 (\$138 psf).

Five buildings are currently under construction in Northern Virginia, totaling 1,248,197 square feet. Two buildings, 1800 Reston Row (328,380 SF, 17.2% pre-leased) and 3901 N Fairfax Drive (200,576 SF, 0.0% pre-leased) are expected to deliver by the end of Q2 2024.

### 10 Year Averages

Net Absorption (SF)	185 K per year
Deliveries (SF)	1.5 M per year
Leasing Activity (SF)	10.5 M per year

### Asking Rental Rates

(Full Service / PSF)	
2014	\$32.29
2023	\$34.30
YTD 2024	\$34.46