

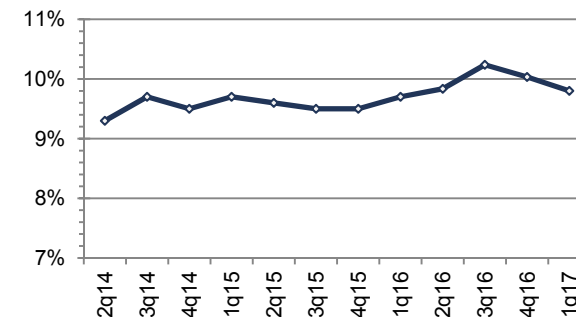
KNOWLEDGE: OFFICE MARKET SNAPSHOT

District of Columbia 1Q17

| Submarket | Inventory SF | Vacancy %, direct | Vacancy 1 yr. % Δ | Avg. Rate Class A \$ psf, FS | Avg. Rate Class B \$ psf, FS | Net Absorp. SF | Deliveries SF, YTD | Under Const. SF |
|-----------------------------|--------------------|----------------------|----------------------|------------------------------------|------------------------------------|-------------------|-----------------------|--------------------|
| Capitol Hill | 6,195,694 | 7.1 | -31.4% | 57.52 | 45.04 | -60,550 | 362,978 | 1,182,377 |
| Capitol Riverfront | 4,995,146 | 24.6 | 90.9% | 47.81 | 39.00 | 52,299 | 0 | 364,000 |
| CBD | 43,834,236 | 6.7 | -5.0% | 59.82 | 48.00 | -53,620 | 0 | 0 |
| East End | 49,652,138 | 11.8 | -8.2% | 59.97 | 46.08 | 290,427 | 102,172 | 1,734,745 |
| Georgetown | 3,737,818 | 5.1 | -8.4% | 56.80 | 37.53 | 11,871 | 0 | 70 |
| NoMa | 11,160,961 | 10.5 | -18.4% | 52.60 | 29.22 | 588,157 | 244,000 | 522,550 |
| Northeast | 1,952,251 | 2.4 | 26.2% | NA | 28.75 | 8,115 | 0 | 0 |
| Southeast | 1,007,337 | 1.3 | -68.5% | NA | 31.07 | -3,279 | 0 | 0 |
| Southwest | 11,949,311 | 14.0 | 30.4% | 48.05 | 46.96 | -28,631 | 0 | 729,010 |
| Uptown | 13,476,356 | 9.6 | 2.1% | 49.96 | 41.66 | -38,482 | 0 | 826,119 |
| West End | 4,671,156 | 9.5 | -11.4% | 48.46 | 48.79 | 32,092 | 0 | 0 |
| DISTRICT OF COLUMBIA | 152,632,404 | 10.0 | 5.6% | 56.60 | 44.69 | 875,363 | 709,150 | 5,358,801 |

This data has been gathered from sources deemed reliable. However, EDGE Commercial Real Estate makes no guarantees as to the accuracy thereof.

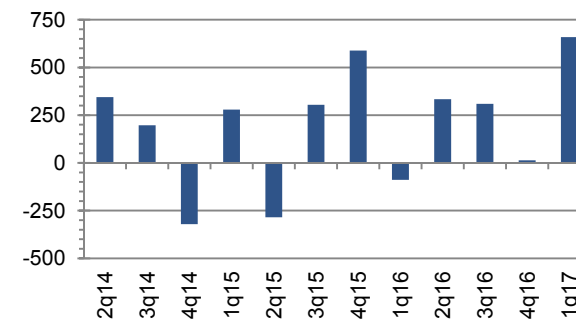
Historical Direct Vacancy



Historical Asking Rate \$ psf, FS



Historical Net Absorption sf x 1,000



Market Indicators



Vacancy/Availability

