

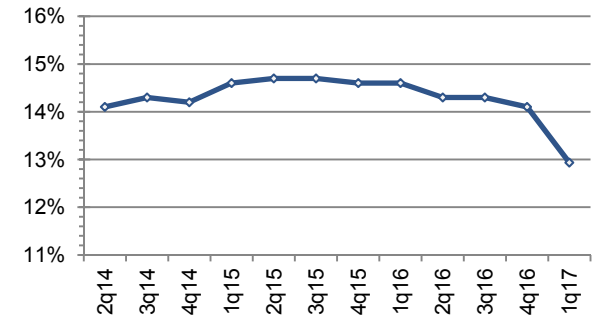
KNOWLEDGE: OFFICE MARKET SNAPSHOT

Montgomery County, Maryland 1Q17

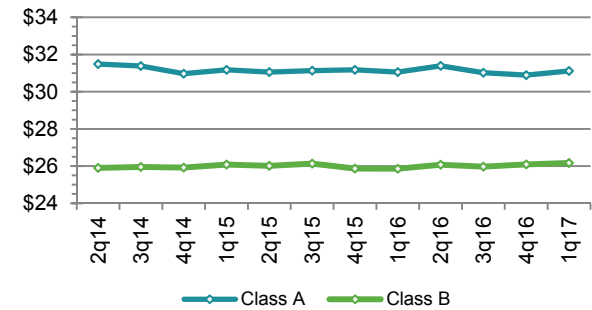
Submarket	Inventory SF	Vacancy %, direct	Vacancy 1-yr. % Δ	Avg. Rate Class A \$ psf, FS	Avg. Rate Class B \$ psf, FS	Net Absorp. SF	Deliveries SF, YTD	Under Const. SF
Bethesda/Chevy Chase	11,934,918	7.6	-24.4%	42.56	34.79	42,328	0	0
Gaithersburg	7,108,340	10.0	-42.4%	24.56	21.48	-6,007	0	0
Germantown	3,375,276	14.1	-9.1%	27.41	21.22	-3,153	0	0
Kensington/Wheaton	1,917,954	21.5	-0.1%	30.17	24.58	-4,638	0	0
North Bethesda/Potomac	11,231,857	19.9	-5.9%	32.34	26.34	102,815	0	0
North Rockville	13,472,334	16.0	-0.9%	29.83	24.35	146,808	0	0
North Silver Spring/Route 29	3,618,129	8.6	-18.9%	24.37	23.52	25,379	16,806	180,000
Rockville	10,814,835	11.7	-9.9%	34.08	25.93	106,122	0	0
Silver Spring	7,347,264	9.5	-4.4%	30.86	24.67	10,408	0	217,724
MONTGOMERY COUNTY	70,820,907	12.9	-11.4%	31.12	26.17	420,062	16,806	397,724

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

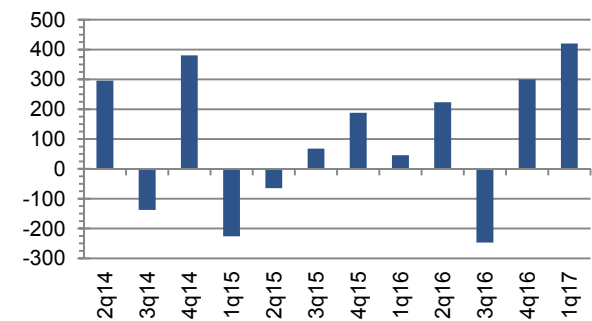
Historical Direct Vacancy



Historical Asking Rate \$ psf, FS



Historical Net Absorption sf x 1,000



Market Indicators



Vacancy/Availability

