

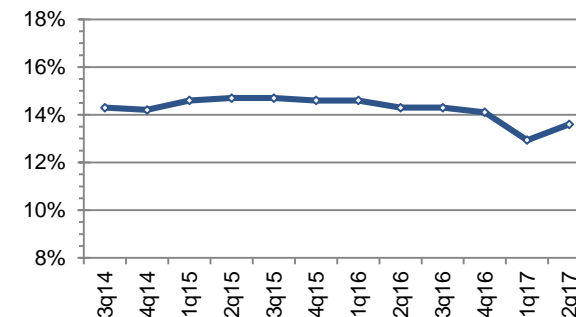
# KNOWLEDGE: OFFICE MARKET SNAPSHOT

## Montgomery County, Maryland 2Q17

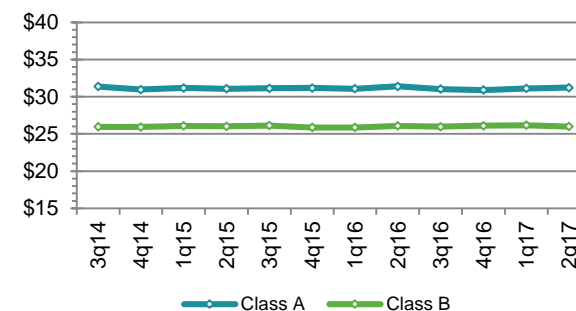
Submarket	Inventory SF	Vacancy %, direct	Vacancy 1-yr. % Δ	Avg. Rate Class A \$ PSF, FS	Avg. Rate Class B \$ PSF, FS	Net Absorp. SF, YTD	Deliveries SF, YTD	Under Const. SF
Bethesda/Chevy Chase	11,944,368	8.9%	-1.1%	\$42.69	\$33.85	-77,232	0	0
Gaithersburg	7,109,340	9.8%	-41.7%	\$24.03	\$21.57	3,135	0	0
Germantown	3,381,543	13.8%	-12.1%	\$22.79	\$22.14	1,655	0	0
Kensington/Wheaton	1,916,886	22.1%	-2.6%	\$35.34	\$23.75	-4,033	0	0
North Bethesda/Potomac	11,246,105	20.1%	-2.0%	\$29.26	\$27.51	78,104	0	0
North Rockville	13,487,885	17.7%	10.6%	\$28.85	\$23.49	277,791	0	0
North Silver Spring/Route 29	3,635,681	9.6%	1.1%	\$19.75	\$24.10	-1,381	16,806	180,000
Rockville	11,052,037	11.8%	-4.8%	\$33.52	\$27.92	63,324	0	0
Silver Spring	7,278,455	10.1%	1.0%	\$31.08	\$25.66	8,013	0	217,724
<b>MONTGOMERY COUNTY</b>	<b>71,052,300</b>	<b>13.6%</b>	<b>-4.8%</b>	<b>\$31.21</b>	<b>\$26.00</b>	<b>349,376</b>	<b>16,806</b>	<b>397,724</b>

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

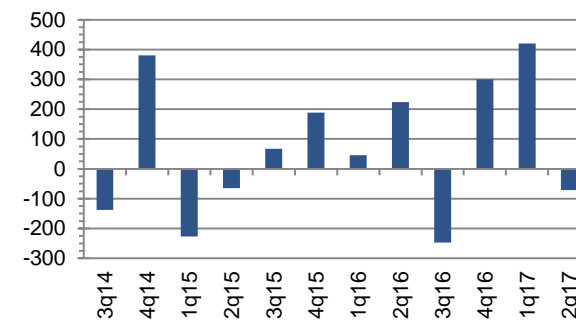
### Historical Direct Vacancy



### Historical Asking Rate \$ PSF, FS



### Historical Net Absorption SF x 1,000



### Market Indicators



### Vacancy/Availability

