

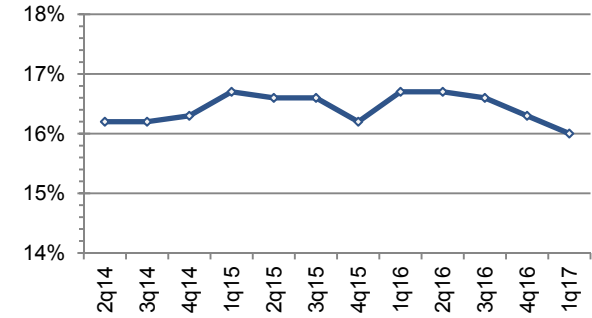
# KNOWLEDGE: OFFICE MARKET SNAPSHOT

## Northern Virginia 1Q17

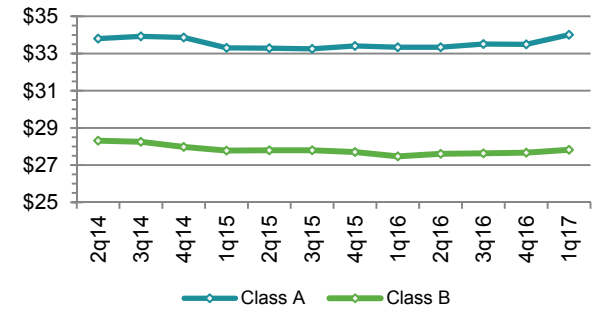
Submarket	Inventory SF	Vacancy %, direct	Vacancy 1 yr. % Δ	Avg. Rate Class A \$ psf, FS	Avg. Rate Class B \$ psf, FS	Net Absorp. SF	Deliveries SF, YTD	Under Const. SF
Annandale	2,292,244	12.0	-2.3%	29.70	21.56	-15,292	0	0
Ballston	7,972,430	16.1	-13.7%	42.68	38.41	98,133	0	166,767
Clarendon/Courthouse	6,147,372	15.3	+5.1%	44.44	39.72	24,417	0	175,000
Crystal City/Pentagon City	13,126,962	18.5	-14.8%	38.07	35.32	129,031	0	100,000
Eisenhower Ave	5,149,761	9.8	+0.9%	42.03	24.34	-30,480	0	700,000
Fairfax Center	7,499,788	22.2	+15.9%	27.91	25.10	65,538	0	150,000
Fairfax City	5,119,723	12.8	+3.4%	26.36	22.58	33,696	0	0
Falls Church	2,787,812	8.2	-21.1%	NA	23.21	-11,553	0	0
Herndon	12,692,308	18.5	+13.0%	30.22	22.66	-179,694	0	0
I-395 Corridor	9,499,649	35.0	+6.1%	31.20	27.37	-69,664	0	0
Leesburg/West Loudoun	3,484,032	5.9	-53.2%	28.92	24.43	118,265	0	0
Manassas/Route 29 Corridor	5,531,440	8.4	-18.1%	24.51	19.61	13,219	0	126,500
Merrifield	8,900,161	15.7	+22.0%	32.35	27.55	-210,496	0	0
Oakton/Vienna	3,376,504	9.8	-8.8%	29.89	30.31	20,622	0	235,000
Old Town Alexandria	10,254,668	10.6	+1.9%	36.17	30.71	-28,119	0	0
Reston	19,338,737	9.7	-22.9%	32.00	24.74	100,826	0	368,413
Rosslyn	9,562,629	26.0	-3.9%	46.56	39.97	-6,838	0	552,781
Route 28 North	10,019,334	16.0	-10.1%	24.95	21.21	25,908	0	723,000
Route 28 South	14,265,628	13.5	-18.3%	26.75	22.60	176,931	0	160,000
Route 7 Corridor	4,489,764	7.5	-14.0%	26.82	24.02	20,563	0	87,000
Springfield/Burke	6,993,747	18.8	+4.9%	36.82	23.79	-80,563	0	0
Tysons Corner	29,051,314	17.9	+1.0%	36.75	27.50	155,990	340,000	1,555,419
Woodbridge/I-95 South	3,397,136	8.7	-0.4%	26.87	21.70	-10,299	0	46,920
<b>NORTHERN VIRGINIA</b>	<b>200,953,143</b>	<b>16.0</b>	<b>-4.1%</b>	<b>34.01</b>	<b>27.82</b>	<b>394,013</b>	<b>340,000</b>	<b>5,146,800</b>

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

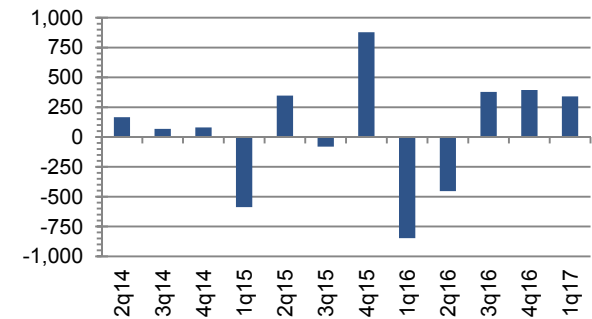
### Historical Direct Vacancy



### Historical Asking Rate \$ psf, FS



### Historical Net Absorption sf x 1,000



### Market Indicators



### Vacancy/Availability

