

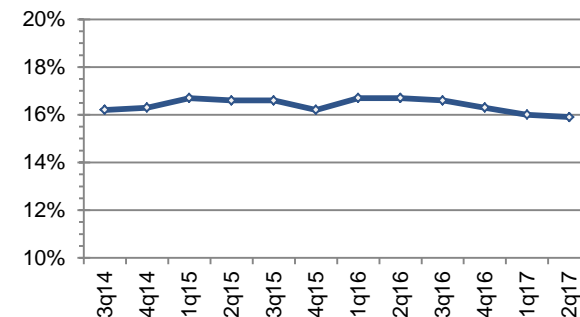
KNOWLEDGE: OFFICE MARKET SNAPSHOT

Northern Virginia 2Q17

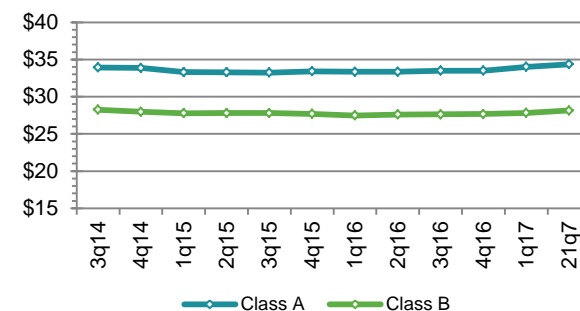
Submarket	Inventory SF	Vacancy %, direct	Vacancy 1 yr. % Δ	Avg. Rate Class A \$ PSF, FS	Avg. Rate Class B \$ PSF, FS	Net Absorp. SF, YTD	Deliveries SF, YTD	Under Const. SF
Annandale	2,292,244	10.4%	-11.7%	\$29.46	\$21.10	-10,296	0	0
Ballston	8,133,886	15.1%	-23.6%	\$42.93	\$38.19	316,497	166,767	0
Clarendon/Courthouse	6,158,595	13.8%	-13.4%	\$44.03	\$39.95	117,494	0	175,000
Crystal City/Pentagon City	13,640,630	17.4%	-9.3%	\$38.59	\$35.37	239,431	0	100,000
Eisenhower Ave	4,535,359	10.5%	+17.7%	\$42.08	\$24.34	-620,587	0	700,000
Fairfax Center	7,500,673	23.7%	+13.9%	\$28.36	\$25.30	-56,116	0	150,000
Fairfax City	5,115,123	11.7%	-3.2%	\$26.36	\$22.14	87,428	0	0
Falls Church	2,787,382	8.7%	-1.7%	NA	\$23.36	-19,436	0	0
Herndon	12,740,777	19.6%	+12.2%	\$30.84	\$21.68	-205,080	0	0
I-395 Corridor	9,500,124	34.7%	-2.5%	\$31.19	\$28.53	-61,704	0	0
Leesburg/West Loudoun	3,600,232	5.7%	-53.4%	\$29.09	\$23.94	123,615	0	63,000
Manassas/Route 29 Corridor	5,602,095	8.3%	-17.8%	\$24.09	\$19.85	99,551	73,500	53,000
Merrifield	10,190,305	14.5%	+5.4%	\$32.81	\$27.64	-300,431	0	0
Oakton/Vienna	3,376,504	8.8%	-10.6%	\$30.77	\$30.62	60,483	0	235,000
Old Town Alexandria	10,264,029	10.3%	-4.8%	\$35.95	\$31.18	-6,403	0	0
Reston	19,309,186	9.7%	-24.6%	\$32.33	\$27.41	95,098	0	368,413
Rosslyn	9,560,513	25.1%	-6.9%	\$46.94	\$39.33	13,181	0	552,781
Route 28 North	10,067,557	15.4%	-9.8%	\$24.99	\$21.17	35,204	0	20,000
Route 28 South	14,205,803	14.2%	-14.8%	\$26.96	\$22.62	123,110	0	480,000
Route 7 Corridor	4,489,764	7.0%	-23.9%	\$27.09	\$24.09	46,947	0	72,000
Springfield/Burke	6,990,074	18.0%	+2.6%	\$36.84	\$23.99	-25,402	0	0
Tysons Corner	29,030,839	18.5%	+9.4%	\$37.17	\$27.55	-109,941	340,000	1,776,775
Woodbridge/I-95 South	3,402,529	8.0%	+1.2%	\$26.40	\$22.19	3,902	0	46,920
NORTHERN VIRGINIA	202,494,223	15.9%	-4.9%	\$34.36	\$28.14	-53,455	580,267	4,792,889

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

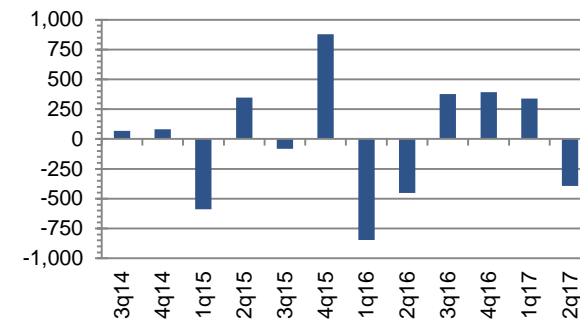
Historical Direct Vacancy



Historical Asking Rate \$ psf, FS



Historical Net Absorption sf x 1,000



Market Indicators



Vacancy/Availability

