

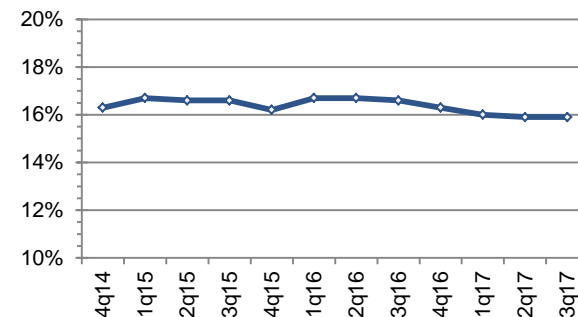
# KNOWLEDGE OFFICE MARKET SNAPSHOT

## Northern Virginia

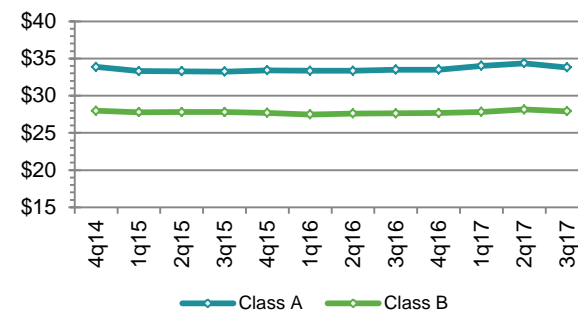
3q17

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	9.5%	-23.3%	\$30.18	\$21.53	10,421	0	0
Ballston	7,990,475	16.4%	-10.5%	\$42.59	\$38.15	157,977	166,767	0
Clarendon/Courthouse	6,124,450	13.6%	-14.7%	\$44.00	\$39.95	133,897	0	175,000
Crystal City/Pentagon City	13,647,001	17.3%	-11.0%	\$38.63	\$34.92	235,360	0	100,000
Eisenhower Ave	5,515,813	14.1%	+56.4%	\$35.46	\$24.72	69,237	700,000	0
Fairfax Center	7,511,513	24.1%	+15.9%	\$28.66	\$25.33	-68,695	0	150,000
Fairfax City	5,115,123	11.1%	-12.0%	\$27.20	\$22.18	112,851	0	0
Falls Church	2,792,890	8.6%	-5.4%	NA	\$23.58	-16,353	0	0
Herndon	12,922,434	19.5%	+12.3%	\$31.44	\$21.04	-221,546	0	0
I-395 Corridor	9,467,421	34.3%	-3.6%	\$31.19	\$28.85	-41,620	0	0
Leesburg/West Loudoun	3,639,477	5.9%	-47.3%	\$30.11	\$24.46	111,772	0	63,000
Manassas/Route 29 Corridor	5,642,733	7.3%	-32.0%	\$24.65	\$19.68	138,775	73,500	0
Merrifield	10,171,898	14.9%	+2.8%	\$32.50	\$28.24	-349,610	0	0
Oakton/Vienna	3,373,669	11.0%	+5.8%	\$30.89	\$27.13	-13,613	0	235,000
Old Town Alexandria	10,340,899	10.4%	-1.8%	\$35.91	\$31.24	-46,635	0	0
Reston	20,082,509	10.0%	-17.6%	\$32.02	\$24.85	172,237	368,413	0
Rosslyn	9,560,938	24.9%	-9.9%	\$46.48	\$38.77	7,003	0	552,781
Route 28 North	10,088,925	15.0%	-4.3%	\$25.12	\$21.44	104,251	20,000	0
Route 28 South	14,313,396	13.6%	-14.2%	\$26.60	\$22.82	243,963	0	680,000
Route 7 Corridor	4,641,764	7.2%	-23.5%	\$27.99	\$24.30	179,975	152,000	0
Springfield/Burke	6,994,897	18.4%	-0.5%	\$36.31	\$23.18	-49,967	0	0
Tysons Corner	29,050,424	18.3%	+8.5%	\$36.93	\$27.60	-55,983	340,000	1,776,775
Woodbridge/I-95 South	3,453,582	9.1%	+14.6%	\$26.41	\$22.85	13,664	48,000	0
<b>NORTHERN VIRGINIA</b>	<b>204,734,475</b>	<b>15.9%</b>	<b>-3.9%</b>	<b>\$33.81</b>	<b>\$27.91</b>	<b>827,361</b>	<b>1,868,680</b>	<b>3,732,556</b>

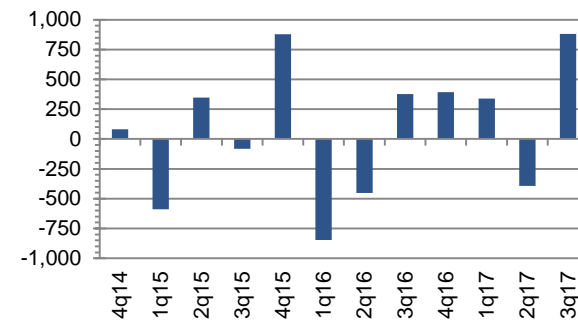
Historical Direct Vacancy



Historical Asking Rate \$ PSF, FS



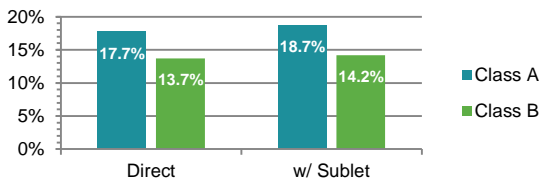
Historical Net Absorption SF x 1,000



Market Indicators



Vacancy/Availability



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