

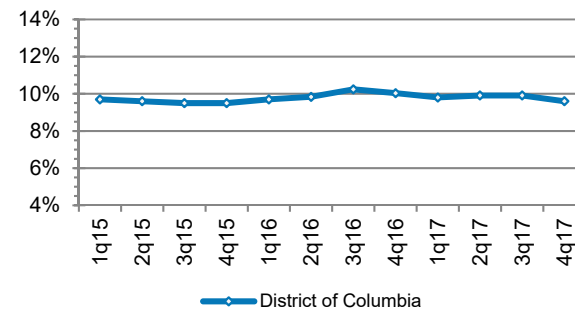
KNOWLEDGE OFFICE MARKET SNAPSHOT

District of Columbia

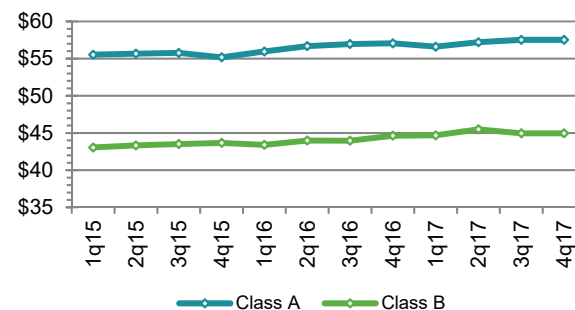
4q17

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
Capitol Hill	6,861,950	7.8%	-16.5%	\$58.34	\$49.08	99,964	244,420	955,220
Capitol Riverfront	4,995,146	22.0%	-13.9%	\$51.32	\$39.01	410,775	0	398,723
CBD	44,229,721	6.8%	-0.3%	\$59.79	\$47.69	-206,328	216,510	1,149,335
East End	49,312,704	10.9%	+1.8%	\$60.47	\$49.22	204,641	61,986	2,474,538
Georgetown	3,743,110	5.7%	+9.0%	\$51.92	\$40.43	-6,875	0	1,068,373
NoMa	10,939,428	10.2%	-16.8%	\$53.90	\$29.16	908,949	147,165	0
Northeast	1,987,546	5.4%	+51.7%	\$0.00	\$45.30	-79,172	0	0
Southeast	1,016,437	3.7%	+112.2%	\$0.00	\$0.00	-22,394	0	0
Southwest	11,852,913	12.8%	-3.7%	\$48.02	\$45.61	365,466	65,647	515,560
Uptown	12,983,396	10.1%	+0.2%	\$49.57	\$43.14	-51,563	0	0
West End	4,816,636	7.6%	-8.7%	\$54.82	\$47.92	105,389	0	0
DISTRICT OF COLUMBIA	152,738,987	9.6%	-3.2%	\$57.52	\$44.95	1,723,452	735,728	6,561,749

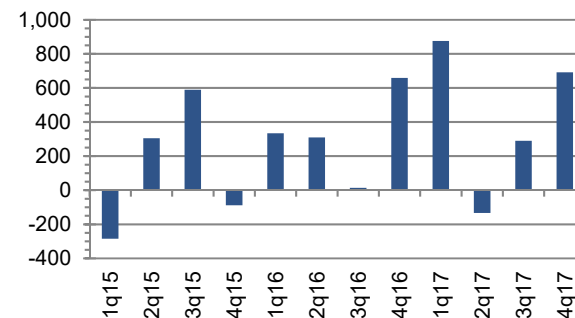
Historical Direct Vacancy



Historical Asking Rate \$ PSF, FS



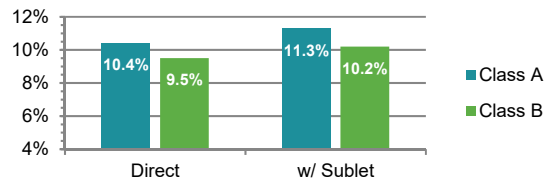
Historical Net Absorption SF x 1,000



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.