

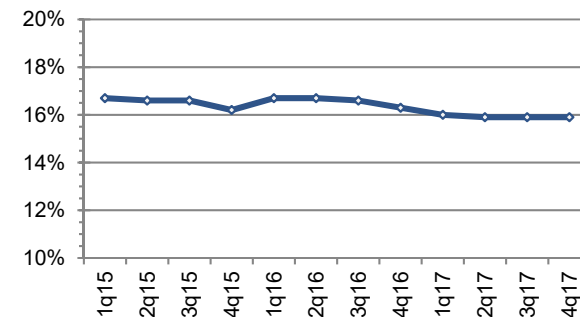
KNOWLEDGE OFFICE MARKET SNAPSHOT

Northern Virginia

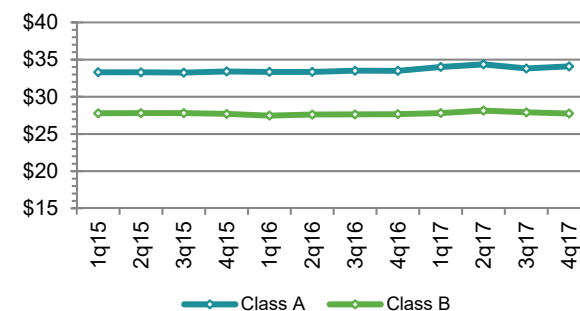
4q17

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
Annandale	2,292,244	10.2%	-18.6%	\$30.59	\$21.66	-4,712	0	0
Ballston	7,979,393	23.3%	+35.4%	\$42.38	\$38.90	39,290	166,767	0
Clarendon/Courthouse	6,304,447	13.6%	-13.9%	\$45.25	\$39.89	272,074	175,000	0
Crystal City/Pentagon City	13,650,049	17.5%	-11.4%	\$38.69	\$35.17	180,764	0	100,000
Eisenhower Ave	5,232,839	9.2%	-0.1%	\$41.78	\$24.91	686,255	700,000	0
Fairfax Center	7,511,513	22.3%	-6.7%	\$28.60	\$25.00	13,978	0	150,000
Fairfax City	5,115,123	10.7%	-18.3%	\$27.65	\$21.97	132,533	0	0
Falls Church	2,792,890	9.3%	+9.8%	\$0.00	\$24.27	-34,740	0	0
Herndon	13,048,230	19.3%	+11.3%	\$31.45	\$21.11	-263,178	0	249,000
I-395 Corridor	6,268,373	47.5%	+32.2%	\$31.22	\$28.71	-27,109	0	76,560
Leesburg/West Loudoun	3,629,998	5.8%	-38.6%	\$30.49	\$24.72	112,594	0	4,000
Manassas/Route 29 Corridor	5,602,967	7.3%	-17.6%	\$23.98	\$19.93	129,423	73,500	69,000
Merrifield	10,215,766	13.6%	-0.2%	\$32.43	\$26.81	-237,745	0	0
Oakton/Vienna	3,615,146	11.2%	+3.5%	\$30.89	\$28.34	177,680	235,000	3,500
Old Town Alexandria	10,345,581	10.0%	-3.0%	\$36.22	\$30.94	-38,238	0	0
Reston	20,081,241	10.1%	-3.7%	\$32.43	\$24.71	133,933	368,413	0
Rosslyn	10,176,271	23.2%	-10.3%	\$44.48	\$39.08	520	0	0
Route 28 North	10,255,268	14.9%	-14.7%	\$24.54	\$21.35	99,713	20,000	58,080
Route 28 South	14,375,060	13.1%	-13.8%	\$26.68	\$22.70	285,953	0	480,000
Route 7 Corridor	4,649,987	6.5%	-21.0%	\$27.46	\$24.17	196,802	152,000	0
Springfield/Burke	7,009,731	18.0%	+2.1%	\$36.29	\$23.21	-21,579	0	0
Tysons Corner	29,016,923	17.9%	+2.5%	\$37.40	\$28.31	39,321	340,000	1,776,775
Woodbridge/I-95 South	3,519,356	9.2%	+29.9%	\$26.43	\$21.83	12,102	48,000	0
NORTHERN VIRGINIA	202,688,396	15.9%	-3.0%	\$34.09	\$27.75	1,885,634	2,278,680	2,966,915

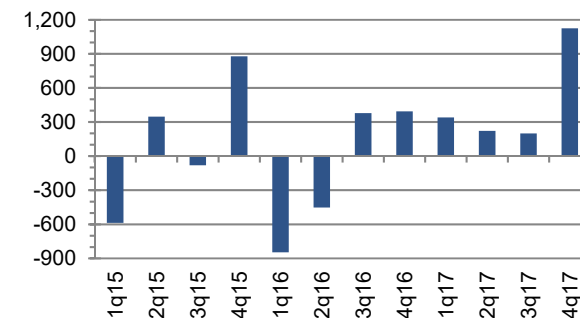
Historical Direct Vacancy



Historical Asking Rate \$ PSF, FS



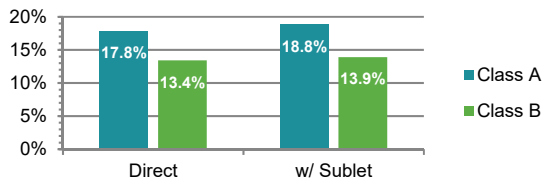
Historical Net Absorption SF x 1,000



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.