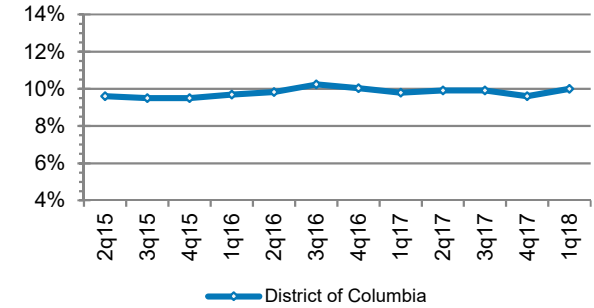


OFFICE MARKET SNAPSHOT DISTRICT OF COLUMBIA

1Q18

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	6,553,046	8.2%	9.9%	\$57.39	\$49.26	-25,465	9,498	955,220
Capitol Riverfront	4,997,005	16.4%	-10.6%	\$52.70	\$39.01	280,721	0	361,616
CBD	44,678,685	7.4%	1.5%	\$59.11	\$48.03	165,740	0	1,339,335
East End	49,100,549	11.0%	-7.2%	\$59.38	\$49.24	130,309	519,271	1,966,947
Georgetown	3,749,038	5.4%	10.9%	\$52.41	\$40.16	2,551	0	0
NoMa	10,940,872	13.3%	-3.0%	\$53.70	\$29.21	-130,905	0	1,068,373
Northeast	1,991,053	5.7%	126.8%	\$0.00	\$45.32	-4,513	0	0
Southeast	1,016,437	5.0%	181.3%	\$0.00	\$31.50	-7,925	0	0
Southwest	11,891,951	13.7%	-8.3%	\$47.94	\$45.58	-92,363	0	201,363
Uptown	12,972,673	10.7%	4.7%	\$49.27	\$43.49	-101,548	0	0
West End	4,816,636	7.5%	-20.0%	\$55.25	\$47.59	-9,288	0	0
DISTRICT OF COLUMBIA	152,707,945	10.0%	-3.9%	\$56.99	\$46.31	207,314	528,769	5,892,854

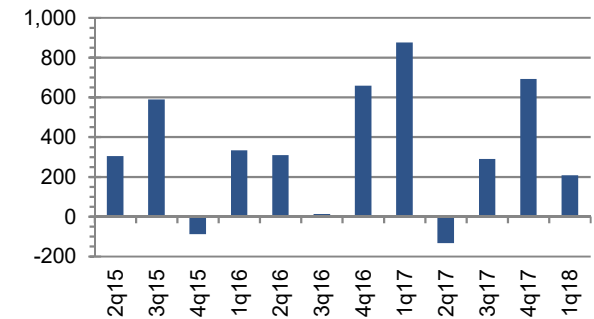
Historical Direct Vacancy



Historical Asking Rate \$ PSF, FS



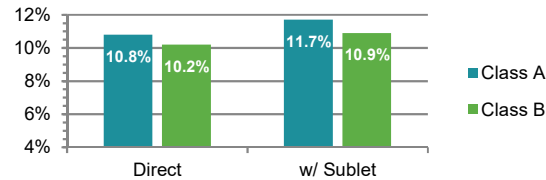
Historical Net Absorption SF x 1,000



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.