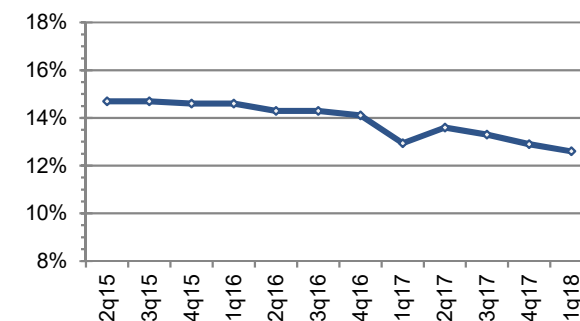


## OFFICE MARKET SNAPSHOT MONTGOMERY COUNTY

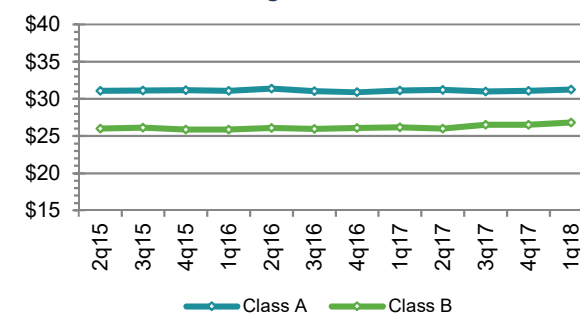
1Q18

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
Bethesda/Chevy Chase	11,913,666	8.9%	+16.3%	\$43.23	\$35.81	-56,603	0	300,000
Gaithersburg	7,151,159	7.4%	-25.6%	\$23.80	\$21.92	32,132	0	0
Germantown	3,380,987	12.9%	-8.2%	\$25.77	\$22.60	17,718	0	0
Kensington/Wheaton	1,930,800	22.6%	+5.1%	\$36.87	\$23.87	13,873	0	0
North Bethesda/Potomac	11,220,822	19.1%	-3.7%	\$30.20	\$28.24	77,661	0	0
North Rockville	13,552,750	15.6%	-2.0%	\$28.64	\$24.35	79,344	0	0
North Silver Spring/Route 29	3,637,275	8.6%	0.0%	\$20.11	\$23.71	31,786	0	0
Rockville	10,907,945	10.5%	-10.0%	\$32.93	\$28.42	14,646	0	0
Silver Spring	7,263,115	9.9%	+5.1%	\$31.41	\$25.24	1,887	0	121,724
<b>MONTGOMERY COUNTY</b>	<b>70,958,519</b>	<b>12.6%</b>	<b>-2.9%</b>	<b>\$31.26</b>	<b>\$26.81</b>	<b>212,444</b>	<b>0</b>	<b>421,724</b>

Historical Direct Vacancy



Historical Asking Rate \$ PSF, FS



### Market Indicators

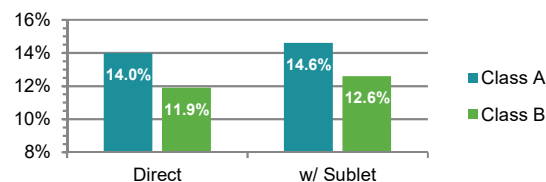
Vacancy  
1-year Δ

Avg. Asking Rate  
1-year Δ

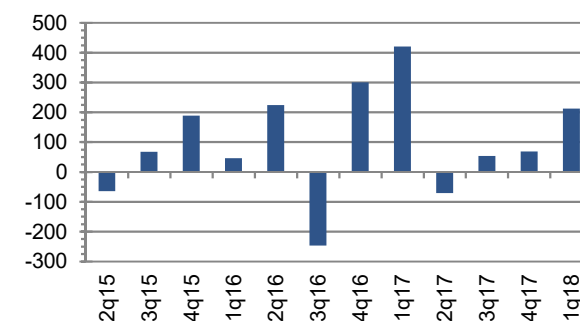
A ↑ B ↑

Net Absorption  
1-year Δ

### Vacancy/Availability



Historical Net Absorption SF x 1,000



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