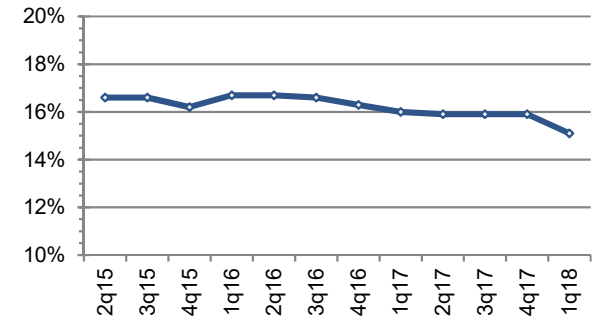


OFFICE MARKET SNAPSHOT NORTHERN VIRGINIA

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	10.0%	-16.5%	\$30.88	\$23.00	-1,205	0	0
Ballston	7,982,393	24.3%	+51.5%	\$42.43	\$39.21	-80,450	0	240,000
Clarendon/Courthouse	6,304,447	12.9%	-16.2%	\$44.82	\$41.87	158,471	175,000	0
Crystal City/Pentagon City	13,650,049	17.0%	-8.3%	\$38.11	\$35.10	38,944	0	100,000
Eisenhower Ave	5,232,839	8.8%	-10.1%	\$41.72	\$25.18	20,784	0	0
Fairfax Center	7,661,444	24.2%	+9.0%	\$30.75	\$25.24	-39,529	150,000	0
Fairfax City	5,115,123	11.1%	-13.7%	\$27.50	\$22.07	-3,517	0	0
Falls Church	2,795,439	9.2%	+12.0%	NA	\$24.47	-3,715	0	0
Herndon	12,922,890	16.7%	-10.1%	\$32.42	\$21.42	357,384	0	0
I-395 Corridor	9,256,717	32.0%	-8.7%	\$31.96	\$28.68	8,545	0	76,560
Leesburg/West Loudoun	3,677,525	5.0%	-15.1%	\$31.17	\$24.75	26,741	4,000	63,000
Manassas/Route 29 Corridor	5,591,772	6.2%	-25.7%	\$24.29	\$20.50	63,771	0	69,000
Merrifield	10,078,757	14.0%	-11.4%	\$32.55	\$26.67	-137,920	0	0
Oakton/Vienna	3,615,146	11.2%	+15.1%	\$32.16	\$27.07	-412	0	3,500
Old Town Alexandria	10,251,635	10.3%	-2.7%	\$36.07	\$30.94	-31,431	0	0
Reston	19,959,998	10.5%	+7.9%	\$33.11	\$25.19	-21,458	0	0
Rosslyn	10,184,350	21.8%	-16.2%	\$48.48	\$38.98	303,987	0	0
Route 28 North	10,246,804	13.7%	-14.7%	\$24.84	\$21.32	108,845	0	0
Route 28 South	14,260,472	11.7%	-13.1%	\$26.73	\$22.35	156,439	0	480,000
Route 7 Corridor	4,704,899	7.1%	-4.9%	\$27.70	\$23.68	-28,294	0	0
Springfield/Burke	7,048,254	19.7%	+4.6%	\$36.08	\$22.96	-63,388	0	0
Tysons Corner	28,977,748	16.3%	-8.7%	\$38.33	\$29.07	89,040	0	2,027,275
Woodbridge/I-95 South	3,520,121	8.4%	-3.0%	\$26.91	\$22.24	23,264	0	0
NORTHERN VIRGINIA	205,331,066	15.1%	-5.5%	\$35.08	\$27.79	944,896	329,000	3,059,335

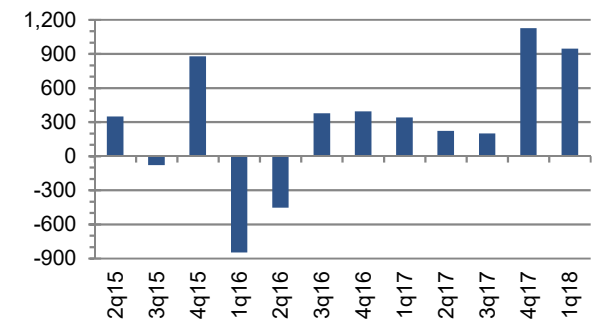
Historical Direct Vacancy



Historical Asking Rate \$ PSF, FS



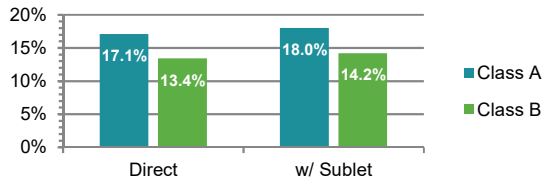
Historical Net Absorption SF x 1,000



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.