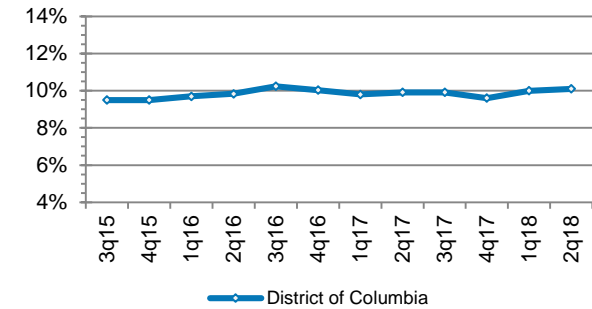


OFFICE MARKET SNAPSHOT DISTRICT OF COLUMBIA

2Q18

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	6,990,172	11.2%	+49.5%	\$57.04	\$49.55	137,062	434,918	560,000
Capitol Riverfront	5,218,663	22.6%	+18.0%	\$53.37	\$39.00	409,565	231,616	130,000
CBD	45,438,625	8.1%	+9.3%	\$59.24	\$48.24	-94,483	673,271	1,080,717
East End	49,589,786	10.7%	-7.7%	\$60.03	\$49.84	627,341	559,450	1,670,997
Georgetown	3,760,713	6.9%	+41.1%	\$52.24	\$40.52	-35,699	0	0
NoMa	10,926,270	12.9%	-6.3%	\$53.77	\$29.21	-89,918	0	1,068,373
Northeast	2,010,727	6.3%	+230.9%	\$0.00	\$42.33	-13,635	0	0
Southeast	1,396,764	3.3%	+63.5%	\$0.00	\$31.50	-2,343	0	0
Southwest	12,167,710	14.0%	+15.4%	\$48.85	\$45.58	87,871	267,560	215,000
Uptown	12,411,211	6.0%	-38.0%	\$50.68	\$44.96	-39,268	0	80,000
West End	4,816,636	7.4%	-21.0%	\$55.42	\$49.76	-11,559	0	0
DISTRICT OF COLUMBIA	154,727,277	10.1%	0.0%	\$57.32	\$47.36	974,934	2,166,815	4,805,087

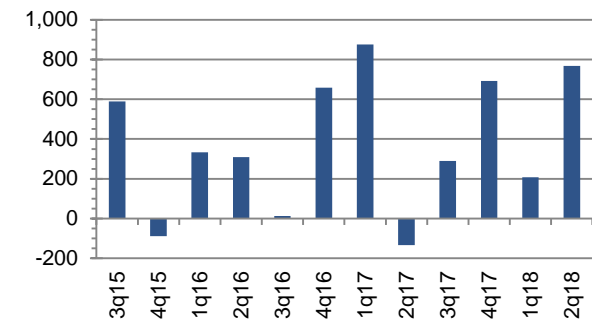
Historical Direct Vacancy



Historical Asking Rate \$ PSF, FS



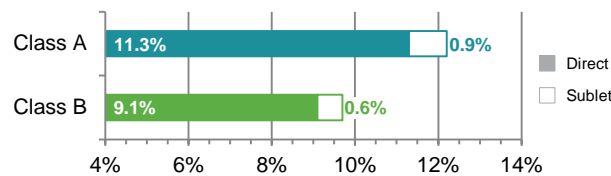
Historical Net Absorption SF x 1,000



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.