

# MARKET BRIEF

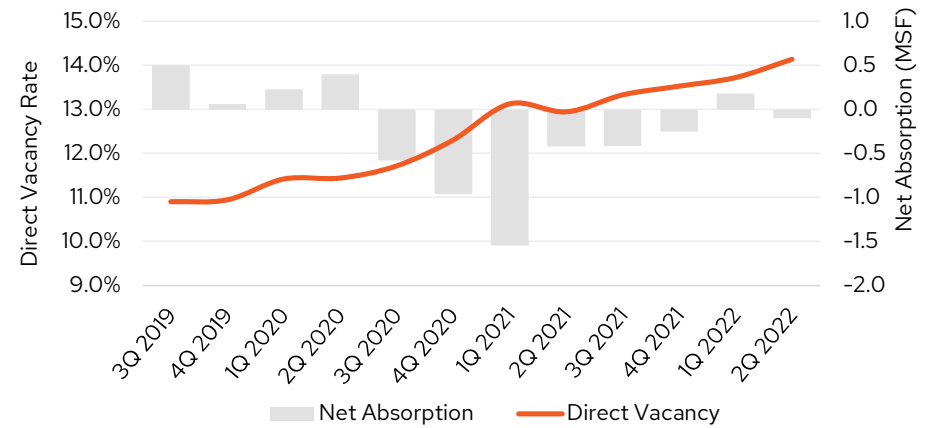
WASHINGTON, D.C. OFFICE MARKET  
2Q 2022



## KEY STATISTICS

CURRENT	FORECAST	CURRENT	FORECAST
<b>-596.8K</b> 12- Month Net Absorption	▲	<b>0.73%</b> Base Rent Growth Year-Over-Year	◀ ▶
<b>14.1%</b> Direct Vacancy Rate	▲	<b>\$53.70</b> Average Direct Rental Rate	◀ ▶

## VACANCY VS. NET ABSORPTION



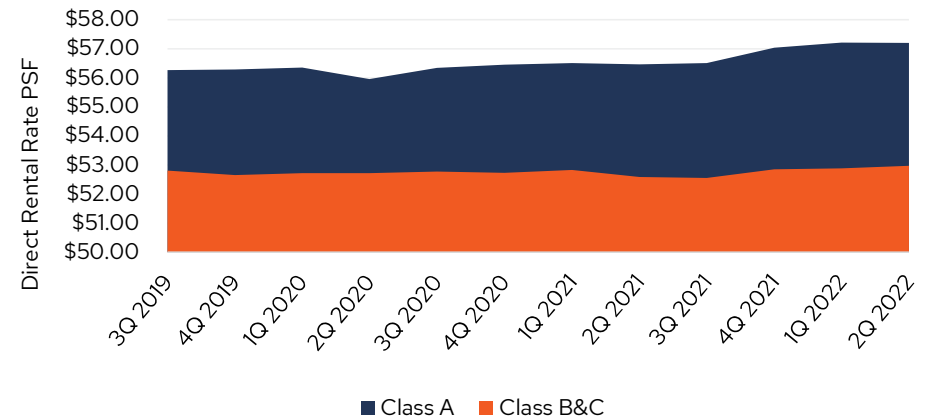
## CLASS A HIGHLIGHTS

<b>13.9%</b>	DIRECT VACANCY RATE
<b>\$58.29</b>	AVERAGE DIRECT RENTAL RATE
<b>3.91M</b>	SF LEASED IN THE LAST 12 MONTHS

## CLASS B&C HIGHLIGHTS

<b>14.6%</b>	DIRECT VACANCY RATE
<b>\$47.11</b>	AVERAGE DIRECT RENTAL RATE
<b>3.18M</b>	SF LEASED IN THE LAST 12 MONTHS

## DIRECT FULL SERVICE RENTAL RATES PSF, CLASS A VS. CLASS B&C



This data has been gathered from sources deemed reliable. However, Edge makes no guarantees as to the accuracy thereof. All rental rate figures are full service asking rates. Analysis takes into account buildings that are 10,000 square feet or larger. Please email emorales@edgecre.com with any questions.

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SUBMARKET	INVENTORY (SF)	DIRECT VACANCY RATE	Y-O-Y VACANCY TREND	DIRECT RENT, CLASS A	DIRECT RENT, CLASS B	Y-O-Y ASKING RENT GROWTH	NET ABSORPTION, LAST 12 MOS.	SF DELIVERED, LAST 12 MONTHS	SF UNDER CONSTRUCTION
Capitol Hill	6,988,308	18.9%	▲	\$59.80	\$51.98	1.8%	29,375	235,397	197,324
CBD	47,554,493	15.9%	▲	\$59.35	\$50.93	(0.5%)	(613,371)	60,721	816,000
East End	54,576,078	15.1%	▲	\$61.21	\$48.32	(1.6%)	(90,216)	163,943	50,000
Georgetown	3,563,596	15.8%	▲	\$54.34	\$40.21	0.5%	(188,046)	0	0
Navy Yard/Ballpark	5,140,961	13.1%	▼	\$61.00	-	9.1%	242,825	330,000	250,000
NoMa	12,432,108	6.9%	▲	\$51.59	\$43.88	1.4%	(167,962)	0	32,251
Northeast	2,085,646	7.0%	▲	\$46.19	\$28.77	5.1%	(7,021)	42,553	258,500
Southeast	833,312	0.7%	▲	-	\$30.00	-	28,371	34,000	1,528,514
Southwest	13,621,246	14.1%	▲	\$52.40	\$46.88	0.6%	163,171	638,953	0
Uptown	7,113,036	8.5%	▲	\$49.91	\$40.10	4.3%	(18,117)	111,455	105,200
West End	4,821,758	11.2%	▲	\$54.86	\$48.70	(1.8%)	24,206	0	0

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