

BALTIMORE AREA MARKET WATCH

APRIL 2017

Office Space

SUBMARKET	ALL OFFICE BUILDINGS				ASKING RENT (F5)	BUILDINGS BUILT 1998-PRESENT			SF UNDER CONSTR.	Q1 2017 NET ABSORB. SF	ALL OF 2016 NET ABSORB. SF
	INVENTORY SF ¹	SF AVAILABLE ²	DIRECT VACANCY %	OVERALL VACANCY		INVENTORY SF ³	SF AVAILABLE ²	DIRECT VACANCY %			
Baltimore Metro Area											
BALTIMORE NORTH SUBMARKETS											
Harford County	3,835,382	832,278	21.7%	21.7%	\$22.29	1,646,700	622,453	37.8%	0	55,000	30,000
Baltimore County West	13,341,076	1,534,224	11.5%	11.9%	\$20.10	3,380,115	648,982	19.2%	0	40,000	157,000
Baltimore County North	16,471,875	1,465,997	8.9%	9.1%	\$20.28	2,017,542	74,649	3.7%	320,000	133,000	(57,000)
Baltimore County East	2,891,762	387,496	13.4%	13.5%	\$18.77	443,546	64,314	14.5%	76,980	(32,000)	34,000
Baltimore CBD	20,051,180	1,965,016	9.8%	9.8%	\$20.87	9,475,511	1,174,963	12.4%	0	28,000	(88,000)
Balance of Baltimore City	21,138,321	1,543,097	7.3%	7.5%	\$20.57	6,020,568	210,720	3.5%	0	(2,000)	894,000
Total - Baltimore North	77,729,596	7,728,108	9.9%	10.1%	\$20.58	22,983,982	2,796,081	12.2%	396,980	222,000	970,000
BALTIMORE SOUTH SUBMARKETS											
Columbia	15,773,749	1,088,389	6.9%	7.1%	\$24.97	7,553,838	453,230	6.0%	332,957	269,000	357,000
Route 1 North	1,245,773	234,205	18.8%	19.8%	\$20.38	219,722	109,641	49.9%	0	8,000	(5,000)
BWI	11,309,530	1,560,715	13.8%	14.5%	\$23.70	5,817,290	546,825	9.4%	169,734	(22,000)	(398,000)
Anne Arundel South	7,242,803	796,708	11.0%	11.2%	\$25.22	1,162,545	110,442	9.5%	356,300	36,000	116,000
Total - Baltimore South	35,571,855	3,680,017	10.3%	11.0%	\$24.20	14,753,395	1,220,139	8.3%	858,991	291,000	70,000
Total - April 2017	113,301,451	11,408,125	10.1%	10.4%	\$21.76	37,737,377	4,016,220	10.6%	1,255,971	513,000	1,040,000
Total - April 2016	111,021,947	11,316,107	10.2%	10.3%	\$21.57	35,301,882	3,453,554	9.8%	2,089,908		

¹ Includes buildings 15,000 SF RBA and greater. Does not include buildings under construction; does not include buildings owned by the government. ² Does not include sublet space.

³ Class A includes buildings greater than 50,000 SF and built after 1997. Except for Baltimore CBD, which includes those buildings that are defined as Class A by CoStar and are 50,000 SF or greater.

SOURCE: CoStar, Transwestern

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APRIL 2017

Office Space

SUBMARKET	ALL OFFICE BUILDINGS				ASKING RENT (F5)	BUILDINGS BUILT 1998-PRESENT			SF UNDER CONSTR.	Q1 2017 NET ABSORB. SF	ALL OF 2016 NET ABSORB. SF
	INVENTORY SF ¹	SF AVAILABLE ²	DIRECT VACANCY %	OVERALL VACANCY		INVENTORY SF ³	SF AVAILABLE ²	DIRECT VACANCY %			
Suburban Maryland											
MONTGOMERY COUNTY SUBMARKETS											
Bethesda/Chevy Chase	11,654,099	862,403	7.4%	8.4%	\$38.36	2,419,189	84,672	3.5%	0	0	245,000
North Bethesda	10,765,098	2,056,134	19.1%	19.3%	\$28.49	1,345,340	156,059	11.6%	0	(54,000)	301,000
Rockville	8,483,331	1,018,000	12.0%	12.4%	\$29.98	2,978,003	476,480	16.0%	0	51,000	186,000
North Rockville	12,380,046	2,055,088	16.6%	18.2%	\$26.74	4,923,319	886,197	18.0%	0	(33,000)	(233,000)
Gaithersburg	6,386,461	766,375	12.0%	12.0%	\$22.67	1,889,195	20,781	1.1%	0	20,000	(115,000)
Germantown	2,730,085	384,942	14.1%	14.5%	\$24.67	1,102,063	176,330	16.0%	0	25,000	52,000
Kensington/Wheaton	1,333,234	351,974	26.4%	27.0%	\$25.15	65,000	12,935	19.9%	0	3,000	8,000
Silver Spring	6,849,072	616,416	9.0%	9.3%	\$27.36	778,420	0	0.0%	121,724	20,000	(75,000)
N. Silver Spring/Rt. 29	3,492,988	310,876	8.9%	9.2%	\$23.75	315,538	0	0.0%	0	0	94,000
Total - Montgomery County	64,074,414	8,422,208	13.1%	13.8%	\$27.69	15,816,067	1,813,455	11.5%	121,724	32,000	463,000
PRINCE GEORGE'S COUNTY SUBMARKETS											
Beltsville/Calverton/College Park	6,135,212	1,135,014	18.5%	18.6%	\$22.13	843,873	74,261	8.8%	0	74,000	(49,000)
Laurel	2,579,823	319,898	12.4%	12.4%	\$20.09	185,804	41,806	22.5%	0	(3,000)	(26,000)
Greenbelt	3,016,041	850,524	28.2%	28.4%	\$21.47	234,096	46,351	19.8%	0	15,000	45,000
Lanham/Landover/Largo	4,944,867	1,073,036	21.7%	21.8%	\$21.32	748,783	52,415	7.0%	0	0	334,000
Bowie/Marlboro/South P.G.	4,982,613	692,583	13.9%	13.9%	\$22.45	805,084	107,881	13.4%	0	20,000	(140,000)
Total - Prince George's County	21,658,556	4,071,055	18.8%	18.9%	\$21.31	2,817,640	322,714	11.5%	0	106,000	164,000
Frederick County	6,810,541	864,939	12.7%	12.8%	\$21.78	1,783,835	153,410	8.6%	162,727	54,000	157,000
Total - April 2017	92,543,511	13,358,202	14.4%	14.9%	\$26.44	20,417,542	2,289,579	11.2%	284,451	192,000	784,000
Total - April 2016	92,923,569	14,429,289	15.5%	16.1%	\$26.34	20,313,992	2,394,591	11.8%	304,726		

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SOURCE: CoStar, Transwestern

BALTIMORE AREA MARKET WATCH

APRIL 2017

Flex/Industrial Space

SUBMARKETS	INVENTORY SF ¹	SF AVAILABLE ²	DIRECT VACANCY %	OVERALL VACANCY %	ASKING RENT (NNN)	SF UNDER CONSTRUCTION	Q1 2017 NET ABSORB. (SF)	ALL OF 2016 NET ABSORB. SF
Baltimore Metro Area								
Harford County	23,558,271	1,060,122	4.5%	4.5%	\$6.27	0	(188,000)	1,060,000
Baltimore County West	19,164,186	1,667,284	8.7%	8.7%	\$6.63	70,680	38,000	(172,000)
Baltimore County North	10,576,642	296,146	2.8%	2.8%	\$11.36	0	(11,000)	21,000
Baltimore County East	29,648,883	2,638,751	8.9%	10.6%	\$3.76	2,415,968	(410,000)	1,664,000
Baltimore City	52,805,095	4,330,018	8.2%	8.3%	\$4.26	582,000	(108,000)	125,000
Columbia	13,327,878	879,640	6.6%	6.8%	\$9.70	0	(27,000)	227,000
Route 1 North	29,597,425	2,634,171	8.9%	9.1%	\$6.21	0	59,000	625,000
BWI	28,113,483	2,614,554	9.3%	9.9%	\$5.40	90,240	(27,000)	(70,000)
Anne Arundel South	4,476,252	223,813	5.0%	5.1%	\$15.99	15,190	36,000	(13,000)
Total - April 2017	211,268,115	16,344,498	7.7%	8.1%	\$6.00	3,174,078	(638,000)	3,467,000
Total - April 2016	210,297,670	17,658,442	8.4%	8.5%	\$6.06	1,446,916		
Suburban Maryland								
Prince George's County	56,551,946	4,071,740	7.2%	7.5%	\$6.93	411,000	35,000	1,361,000
Montgomery County	22,353,088	1,989,425	8.9%	8.9%	\$11.37	0	(95,000)	(48,000)
Frederick County	16,654,326	1,299,037	7.8%	8.0%	\$7.36	323,293	16,000	699,000
Total - April 2017	95,559,360	7,360,202	7.7%	7.9%	\$8.16	734,293	(44,000)	2,012,000
Total - April 2016	95,389,507	7,909,299	8.3%	8.5%	\$7.93	1,005,675		

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SOURCE: CoStar, Transwestern

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METHODOLOGY

The information in this report is the result of a compilation of information on office and flex/industrial properties located in the Baltimore metro area. This report includes single-tenant, multi-tenant and owner-user office properties 15,000 SF and larger, excluding those properties owned by a government agency.



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