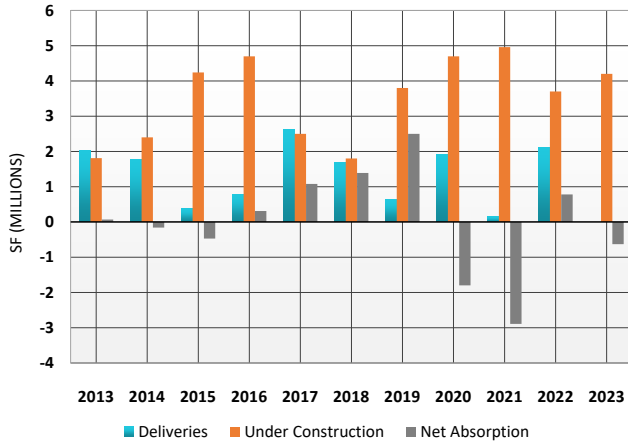


Market Spotlight - Mid 2Q 2023

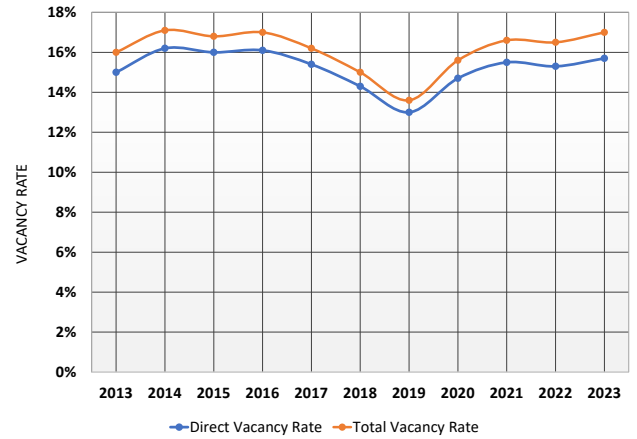
Northern Virginia



DELIVERIES / UNDER CONSTRUCTION / NET ABSORPTION



VACANCY RATE



HIGHLIGHTS

Midway through the second quarter, direct vacancy in the Northern Virginia market has slightly increased to 15.7%, up from 15.6% at the end of the first quarter. Total vacancy has increased to 17.0%, up from 16.9% at the end of the first quarter.

A total of 2,389,831 square feet of sublease space is currently available in Northern Virginia, representing a marginal decrease of approximately 10,000 square feet since the end of the first quarter.

Northern Virginia has recorded **-229,075** square feet of net absorption quarter-to-date. Tenants contributing to the negative net absorption include Pragmatics vacating 94,549 square feet at 1761 Business Center Drive and Accenture vacating 27,399 square feet at 14840 Conference Center Drive.

A total of 635,712 square feet has leased in the second quarter so far. Tenants executing leases this quarter include Arcfield signing for 124,000 square feet at 14295 Park Meadow Drive and Textron signing for 22,491 square feet at 3975 Virginia Mallory Drive.

Liberty Crossing I & II at 1500 & 1505 Tysons-McLean Boulevard, sold to the U.S. Government from Peterson Companies for \$530.9 M (\$647psf). The buildings are 100% occupied by the Office of the Director of National Intelligence.

Amazon HQ2 / Metropolitan Park (2,100,000 SF, 100% pre-leased to Amazon) is expected to deliver later in the quarter at 15th Street and South Eads Street.

10 YEAR AVERAGES

2013 - 2022

NET ABSORPTION (SF)	DELIVERIES (SF)	LEASING ACTIVITY (SF)
81,000 PER YEAR	1.4 M PER YEAR	10.9 M PER YEAR

MARKET STATS 2Q 2023

INVENTORY (SF)	DIRECT VACANCY	TOTAL VACANCY
190.6 M	15.7%	17.0%

YTD 2023 ABSORPTION (SF)	YTD 2023 LEASING (SF)	UNDER CONSTRUCTION	PRE-LEASED	YTD 2023 DELIVERIES (SF)
-629 K	2.5 M	4.2 M	75.7%	0

ASKING RENTAL RATES (FULL SERVICE)

2013	2022	YTD 2023
\$32.26 PSF	\$34.15 PSF	\$34.45 PSF