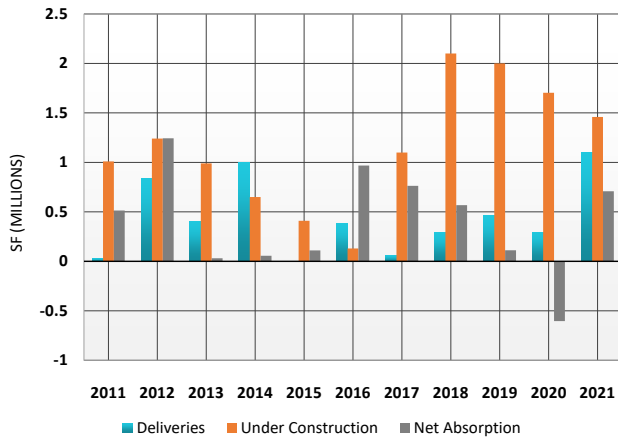


Market Spotlight - Mid 3Q 2021

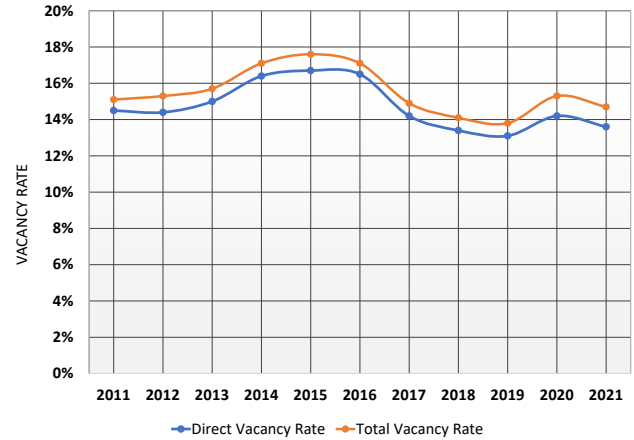
Suburban Maryland



DELIVERIES / UNDER CONSTRUCTION / NET ABSORPTION



VACANCY RATE



HIGHLIGHTS

Mid-way through the third quarter of 2021, the direct vacancy rate in the Suburban Maryland market remained flat at 13.6%. Total vacancy also remained flat at 14.7% mid-way through the third quarter.

The Suburban Maryland market has recorded 27,364 square feet of net absorption through the first half of the third quarter. This is an increase from the -211,359 square feet of net absorption mid-way through the second quarter 2021.

Suburban Maryland has recorded 269,949 square feet of leasing activity quarter-to-date. This is a slight increase from the 244,807 square feet leased mid-way through the second quarter 2021. Contributing to leasing activity was ESAB signing a 20,506-square-foot lease at 909 Rose Avenue.

Five buildings, totaling 1,459,107 square feet, are currently under construction. 9808 Medical Center Drive (Class A, 97,196 sf, 0% pre-leased) is set to deliver in December 2022. 7373 Wisconsin Avenue (Class A, 379,911 sf, 0% pre-leased) is set to deliver in October 2021. 201 National Harbor Boulevard (Class A, 97,000 sf, 60.6% pre-leased) is set to deliver in May 2022. 9179 Central Avenue (Class B, 100,000 sf, 100% pre-leased to Prince George's County Government) is set to deliver in June 2022. The Marriott Headquarters at 7750 Wisconsin Avenue (Class A, 785,000 sf, 100% pre-leased) is scheduled to deliver in October 2022.

No buildings have delivered in the third quarter 2021.

10 YEAR AVERAGES 2011 - 2020

TOTAL ABSORPTION (SF)	DELIVERIES (SF)	LEASING ACTIVITY (SF)
401,826 PER YEAR	552,208 PER YEAR	4.9 M PER YEAR

MARKET STATS 3Q 2021

INVENTORY (SF)	DIRECT VACANCY	TOTAL VACANCY
90.0 M	13.6%	14.7%

YTD 2021 ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)	UNDER CONSTRUCTION	PRE-LEASED	DELIVERIES (SF)
708,958	1.6 M	1.5 M	65%	1.1 M

ASKING RENTAL RATES (FULL SERVICE)

2011	2020	YTD 2021
\$25.90 PSF	\$27.93 PSF	\$28.99 PSF