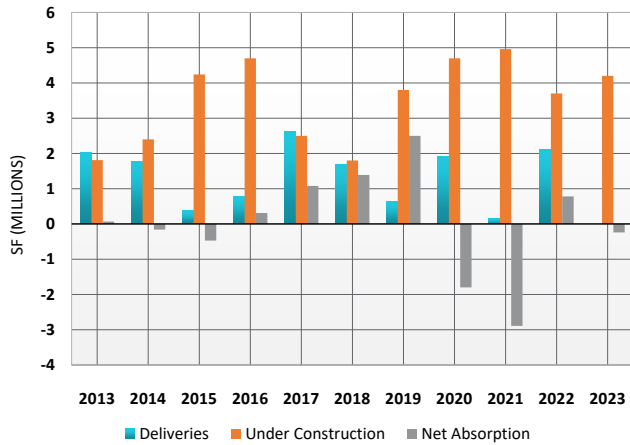


# Market Spotlight - Mid 1Q 2023

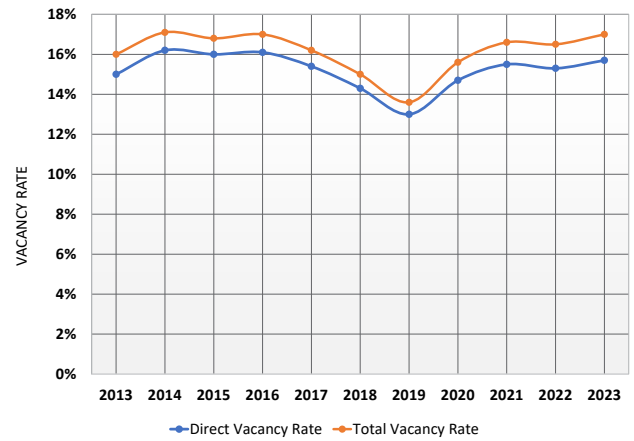
## Northern Virginia



### DELIVERIES / UNDER CONSTRUCTION / NET ABSORPTION



### VACANCY RATE



### HIGHLIGHTS

Midway through the first quarter, direct vacancy in the Northern Virginia market has increased to 15.7%, up from 15.3% at the end of the fourth quarter. Total vacancy has increased to 17.0%, up from 16.5% at the end of the fourth quarter.

A total of 2,406,037 square feet of sublease space is currently available in Northern Virginia, representing an uptick of approximately 106,000 square feet since the end of the fourth quarter.

Northern Virginia has recorded **-238,277** square feet of net absorption quarter-to-date. Tenants contributing to the negative net absorption include SAIC moving out of 54,804 square feet at 4803 Stonecroft Boulevard - Stonecroft at Westfields and Groundswell moving out of 26,591 square feet at 1660 International Drive.

A total of 563,850 square feet has leased in the first quarter so far. Tenants executing leases this quarter include Cogent Communications signing for 54,803 square feet at 198 Van Buren Metro Plaza and Octo signing for 16,230 square feet at 15049 Conference Center Drive - Greens I.

No buildings have sold thus far this quarter.

Building C3 - Capital One Dr North (843,000 SF, 100% pre-leased to Capital One) is expected to deliver this quarter.

10 YEAR AVERAGES 2013 - 2022		
NET ABSORPTION (SF)	DELIVERIES (SF)	LEASING ACTIVITY (SF)
<b>81,000</b> PER YEAR	<b>1.4 M</b> PER YEAR	<b>10.9 M</b> PER YEAR

MARKET STATS 1Q 2023		
INVENTORY (SF)	DIRECT VACANCY	TOTAL VACANCY
<b>190.3 M</b>	<b>15.7%</b>	<b>17.0%</b>

YTD 2023 ABSORPTION (SF)	YTD 2023 LEASING (SF)	UNDER CONSTRUCTION	PRE-LEASED	YTD 2023 DELIVERIES (SF)
<b>-238 K</b>	<b>564 K</b>	<b>4.2 M</b>	<b>75.7%</b>	<b>-</b>

ASKING RENTAL RATES (FULL SERVICE)		
2013	2022	YTD 2023
<b>\$32.26</b> PSF	<b>\$34.15</b> PSF	<b>\$34.08</b> PSF