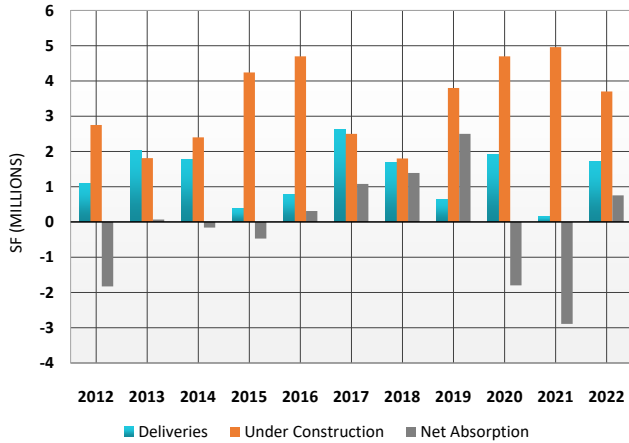


Market Spotlight - Mid 4Q 2022

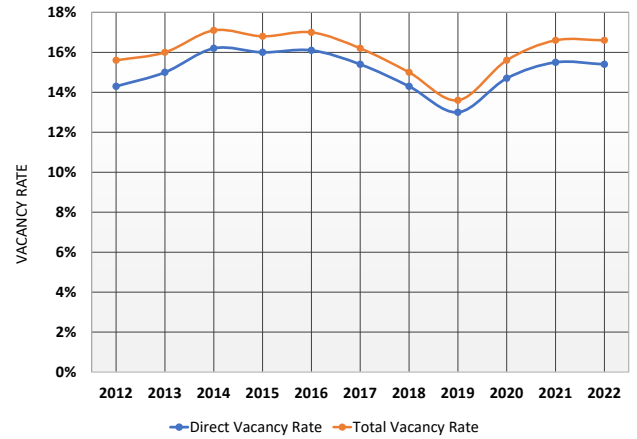
Northern Virginia



DELIVERIES / UNDER CONSTRUCTION / NET ABSORPTION



VACANCY RATE



HIGHLIGHTS

Midway through the fourth quarter, direct vacancy in the Northern Virginia market has remained flat at 15.4%. Total vacancy has remained flat at 16.6%.

A total of 2,307,748 square feet of sublease space is currently available in Northern Virginia, representing an uptick of approximately 108,000 square feet since the end of the third quarter.

Northern Virginia has recorded 20,076 square feet of net absorption quarter-to-date. Tenants contributing to the positive net absorption include ICF International moving into 221,000 square feet at Reston Station Phase III - 1902 Reston Metro Plaza and SmartRoof moving into 25,553 square feet of sublease space at 11091 Sunset Hills Road - Reston Eastpointe.

A total of 616,842 square feet has leased in the fourth quarter so far. Tenants executing leases this quarter include Guidehouse signing for 38,204 square feet at 1000 Wilson Boulevard and FTS International signing for 28,909 square feet at 14151 Newbrook Drive - Newbrook I.

There have been two sales in Northern Virginia quarter-to-date, totaling \$115,000,000. The largest sale was 1776 Wilson Boulevard trading to Oaktree Capital Management from Invesco Advisors for \$59,450,000 (\$416 psf).

Reston Station Phase III - 1902 Reston Metro Plaza (221,000 SF) delivered this quarter while one additional building, 701 E. Glebe Road (370,000 SF, 100% pre-leased to IDA), is expected to deliver later in the fourth quarter.

10 YEAR AVERAGES 2012 - 2021		
NET ABSORPTION (SF)	DELIVERIES (SF)	LEASING ACTIVITY (SF)
-180,000 PER YEAR	1.3 M PER YEAR	10.9 M PER YEAR

MARKET STATS 4Q 2022		
INVENTORY (SF)	DIRECT VACANCY	TOTAL VACANCY
189.8 M	15.4%	16.6%

YTD 2022 ABSORPTION (SF)	YTD 2022 LEASING (SF)	UNDER CONSTRUCTION	PRE-LEASED	YTD 2022 DELIVERIES (SF)
756 K	8.2 M	3.7 M	74.2%	1.7 M

ASKING RENTAL RATES (FULL SERVICE)		
2012	2021	YTD 2022
\$32.24 PSF	\$33.53 PSF	\$34.14 PSF