


**SIGNIFICANT LEASE DEALS**

Address	Submarket/City	Square Feet	Tenant
9720 Patuxent Woods Dr	Columbia South	34,650	NVR Mortgage
7160 Riverwood Dr	Columbia South	32,391	-
8840 Stanford Blvd	Columbia South	18,549	Tresys Technology

**SIGNIFICANT BUILDING SALES**

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
5501-104 Twin Knolls Columbia South	\$185,000 -	\$146.82 -	1,260 Class C	- -
-	-	-	-	-
-	-	-	-	-

**LARGEST DELIVERIES**

Address	Submarket/City	SF	Developer
None to report	-	-	-
-	-	-	-
-	-	-	-


**LARGEST UNDER CONSTRUCTION**

Address	Submarket/City	SF	Delivery Date
11100 Johns Hopkins Rd	Columbia South	263,000	2020
-	-	-	-
-	-	-	-

**TOTAL OFFICE MARKET STATISTICS**

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q4 2019	9.3%	\$24.74	330,926	10,319,170	263,000
Q3 2019	9.4%	\$24.84	265,824	10,319,170	263,000
Q2 2019	9.4%	\$25.01	189,175	10,319,170	263,000
Q1 2019	12.3%	\$25.44	(80,819)	10,319,170	263,000
Q4 2018	12.5%	\$25.47	(222,484)	10,319,170	263,000


**330,926** NET ABSORPTION  
SF


**9.3%** VACANCY  
959,682 SF


**\$24.74** AVG. ASKING RATE  
PSF GROSS


**0** DELIVERIES  
0 Buildings


**263,000** UNDER  
CONSTRUCTION  
1 Building

**BILL HARRISON**, Sr. Vice President

Columbia South is the largest suburban office submarket in the Baltimore metro area and comprises several office parks as well as a growing mixed use, downtown area. Overall, this submarket still has staying power. With a sizable number of modern buildings, a central location between Baltimore and Washington, D.C., and accessibility to the region's highly educated workforce via I-95, Columbia South attracts a diverse tenant base. Many large tech and health services tenants call the area home.