



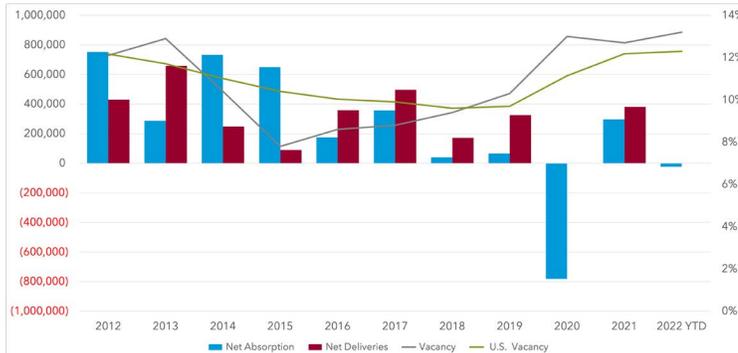
OFFICE MARKET OVERVIEW

BILL HARRISON, *Senior Vice President*

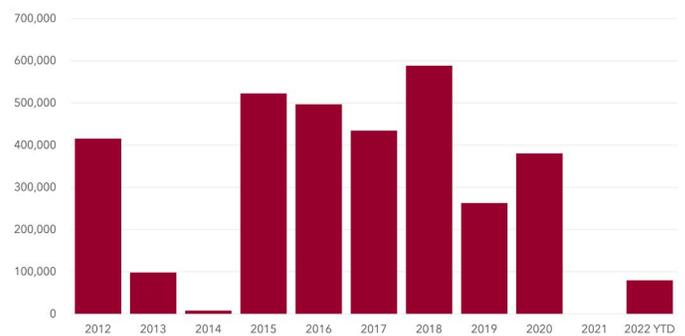
The office market continues to fluctuate but nothing too severe in this snapshot. Negative net absorption for Q2 2022 increased to (23,958) SF with the vacancy rate remaining relatively stable at 13.2% versus the 12.9% level seen in Q1 2022. Asking rates increased to \$26.48. Primarily in highly amenitized Class-A buildings, there were several notable leases completed in the Greater Columbia area. As a result, Class A product which experienced a positive absorption rate of 30,881 SF versus B and C level product witnessed negative absorption. As employers strive to get employees back to the office, newer buildings with attractive facilities and locations tend to win the attention of prospective tenants.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ Net Absorption SF	(23,958)	(14,646)	(32,717)	(3,245)	278,647
▲ Vacancy Rate	13.2%	12.90%	12.60%	12.10%	12.00%
▲ Avg NNN Asking Rate PSF	\$26.48	\$26.45	\$26.10	\$26.05	\$25.55
◀ ▶ SF Under Construction	80,000	80,000	0	109,246	109,246
◀ ▶ Inventory SF	22,790,737	22,790,737	22,790,737	22,681,491	22,681,491

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Old Dobbin Business Park Columbia, MD	258,981 SF	\$37,000,000 \$142.87 PSF	Goodier Properties Fernau LeBlanc	Class B
4801 Dorsey Hall Drive Ellicott City, MD	53,360 SF	\$21,300,000 \$399.18 PSF	BentallGreenOak (Canada) Ltd Ptnr Kirk Halpin	Class B
9811 Mallard Drive Laurel, MD	42,390 SF	\$6,000,000 \$141.55 PSF	9811 Mallard Drive LLC Bristol Laurel LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6100 Merriweather Drive Columbia, MD	85,188 SF	Howard Hughes	CareFirst BlueCross BlueShield	Insurance
7001 Columbia Gateway Drive Columbia, MD	63,639 SF	Offic Properties Income Trust	Merkel	Marketing
8865 Stanford Boulevard Columbia, MD	21,000 SF	Holland Properties	Venture X	Consulting

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