



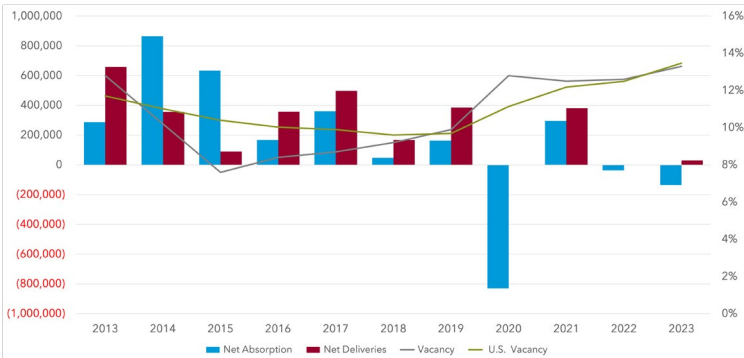
OFFICE MARKET OVERVIEW

BILL HARRISON, *Senior Vice President*

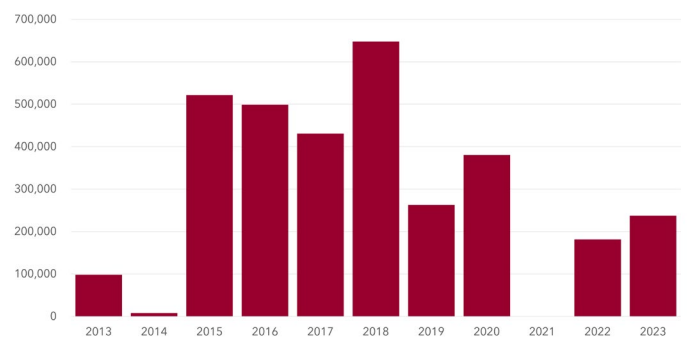
As we wrap up 2023 and begin 2024 it is time to examine some of the details of Q4. Direct net absorption for Q4 was negative (27,170) square feet with the vacancy rate increasing very slightly to 13.3% versus the 13.2% level seen in Q3 2023. The notable office leases completed in the quarter were 7065 Samuel Morse, 6514 Meadowridge Drive, and 10480 Little Patuxent. Medical, government and IT related tenants continue to be strong prospects in the market compared to generic office users.

MARKET INDICATORS	Q4 2023	Q3 2023	Q2 2023	Q1 2023	Q4 2022
▼ Net Absorption SF	(27,170)	68,148	(744)	(17,842)	27,034
▲ Vacancy Rate	13.3%	13.2%	13.4%	12.8%	12.6%
▲ Avg Asking Rate PSF	\$25.21	\$25.14	\$25.48	\$25.55	\$25.44
◀ ▶ SF Under Construction	237,586	237,586	267,586	267,586	181,568
◀ ▶ Inventory SF	23,084,298	23,084,298	23,054,298	23,054,298	23,054,298

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
6797 Dorsey Road Elkridge, MD	56,392 SF	\$4,200,000 \$74.48 PSF	DPIII Properties Trident Pacific	Class B
9160 Guilford Road Columbia, MD	36,295 SF	\$4,100,000 \$112.96 PSF	Infiniti HR Adler Real Estate	Class B
7172 Columbia Gateway Drive Columbia, MD	31,682 SF	\$3,124,100 \$98.61 PSF	archSCAN Exeter Property Group	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
7065 Samuel Morse Drive Columbia, MD	29,788 SF	Abrams Development	Maxim Healthcare	Health Care
6514 Meadowridge Road Elkridge, MD	23,531 SF	Merritt Properties	American Postal Workers Union	Service
10480 Little Patuxent Pkwy, Suite 600 Columbia, MD	8,589 SF	Howard Hughes	CHAGS Health Information Technology	Information Technology

