



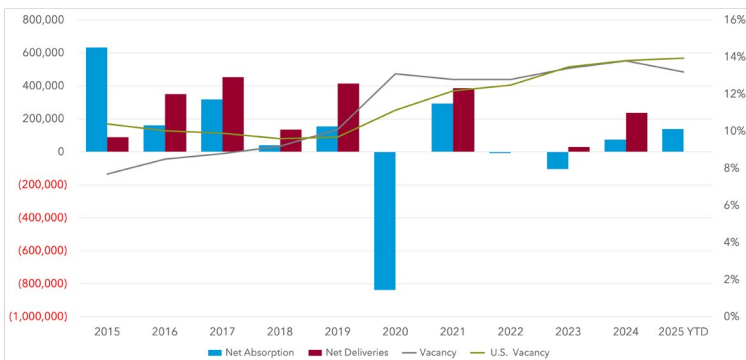
OFFICE MARKET OVERVIEW

BILL HARRISON, *Senior Vice President*

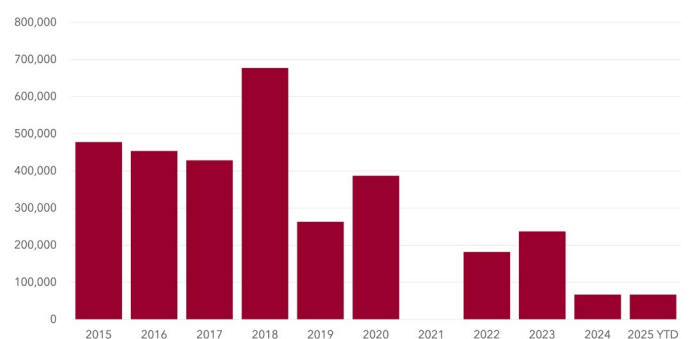
As we wrap up the first quarter it is time to examine some of the details of the Greater Columbia Market. Direct net absorption for Q1 was positive 164,949 SF with the vacancy rate decreasing to 13.1% versus the 13.8% level seen in Q4 2024. The notable office leases completed in the quarter were 6841 Benjamin Franklin Dr, 7001 Columbia Gateway Drive, and 7750 Montpelier Rd. It is worth noting that generic office tenants are beginning to revisit the market to increase or decrease square footage. Asking rates decrease slightly to \$23.70 from \$23.78 in Q4.

MARKET INDICATORS	Q1 2025	Q4 2024	Q3 2024	Q2 2024	Q1 2024
▲ 12 Mo. Net Absorption SF	164,949	84,779	(87,521)	169,217	(91,765)
▼ Vacancy Rate	13.1%	13.8%	14.2%	13.5%	13.8%
▼ Avg NNN Asking Rent PSF	\$23.70	\$23.78	\$23.59	\$23.91	\$25.11
▼ Sale Price PSF	\$122.00	\$140.00	\$198.00	\$144.00	\$86.00
◀ ▶ Cap Rate	-	-	-	-	-
◀ ▶ Under Construction	67,000	67,000	67,000	152,500	227,086
◀ ▶ Inventory	22,834,538	22,834,538	22,834,538	22,749,038	22,625,498

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
7168 Columbia Gateway Drive Columbia, MD	47,094 SF	\$7,315,000 \$178.01 PSF	Undisclosed Superlative Technologies	Class B
316 Talbot Avenue Laurel, MD	5,034 SF	\$1,345,000 \$264.18 PSF	Abundant Grace Church Clinical Pharmacy Associates	Class B
14203 Park Center Drive Laurel, MD	2,976 SF	\$650,000 \$218.41 PSF	Hubbard Holdings LLC Ace, Lucy, and Zippy LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6841 Benjamin Franklin Dr- 7th Flr Columbia, MD	30,098 SF	COPT	Undisclosed	Undisclosed
7001 Columbia Gateway Dr- 5th Fl Columbia, MD	24,183 SF	Office Properties Income Trust	Tate Access Floors	Service
7750 Montpelier Road Laurel, MD	16,244 SF	ST. John Properties	Undisclosed	Undisclosed

The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to, the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property, and Lee & Associates Proprietary Data. ©

© Copyright 2023 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com