

Washington, D.C. Metro

Life Sciences – Q2 2026

savills

Inventory	Y-O-Y CHANGE	Overall vacancy	Y-O-Y CHANGE	Total available space	Y-O-Y CHANGE	Under construction	Y-O-Y CHANGE	Venture capital funding	Y-O-Y CHANGE	NIH funding*	Y-O-Y CHANGE
12.2 msf	→	14.1 %	↓	1.7 msf	→	0.0 msf	→	\$0.1 billion	→	\$2.0 billion	↓
Q2 2025: 12.2 msf		Q2 2025: 14.4%		Q2 2025: 1.7 msf		Q2 2025: 0.0 msf		Q2 2025: \$0.1 billion		2024: \$2.1 billion	
*Figures show the most recent completed fiscal years											

Market trends

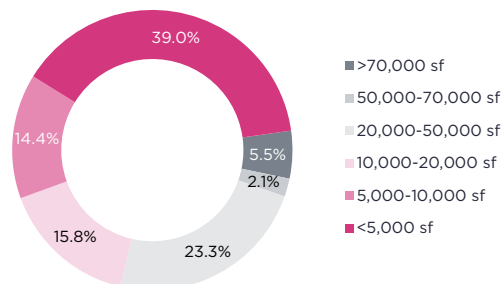
- Overall vacancy decreased by 30 basis points year over year to 14.1% from 14.4% in Q2 2025, while total available space remained essentially unchanged.
- ChemPacific Corporation acquired the 77,250-square-foot (sf) life sciences and research facility at 6411 Beckley Street in Baltimore for \$4.1 million, establishing the property as its U.S. headquarters and primary R&D hub.
- Aletira Therapeutics launched as the first company fully incubated through the Blackbird Laboratories-Johns Hopkins partnership, establishing operations at the newly opened 35,000-sf Blackbird BioHub at City Garage in Baltimore.

NOTABLE LEASES

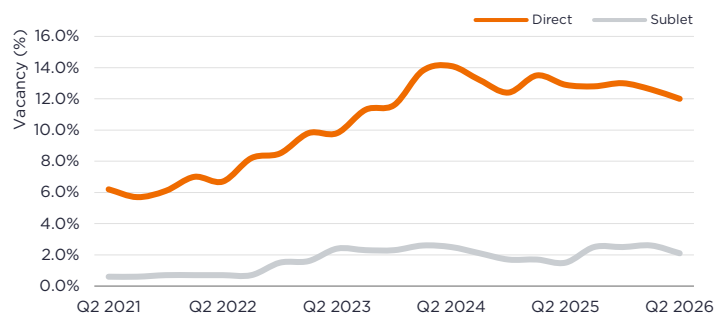
Tenant	Size (sf)	Submarket	Address
Quest Diagnostics	248,186	Route 28 South	14225 Newbrook Drive
AstraZeneca	170,000	Gaithersburg	700 Quince Orchard Road
GeneDx	60,022	Gaithersburg	930 Clopper Road
Hansoh Bio	31,832	Rockville	1500 Research Boulevard
Bristol-Myers Squibb	21,647	East End	250 Massachusetts Avenue NW

CONTIGUOUS BLOCK ANALYSIS - LARGEST BLOCKS

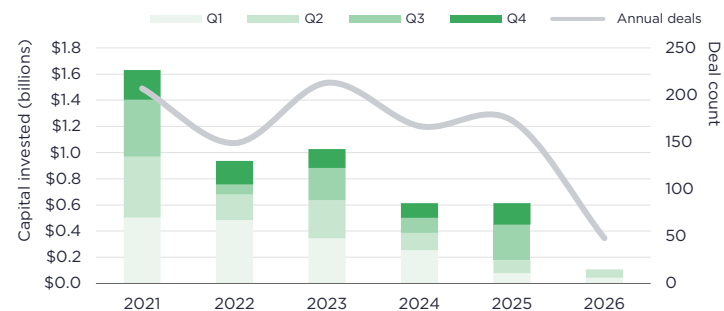
Distribution of availability (%) by largest block size



VACANCY RATE (DIRECT VS. SUBLET)

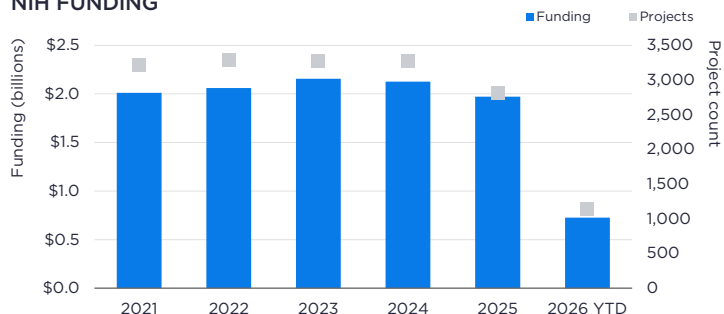


VENTURE CAPITAL FUNDING



Source: PitchBook Data, Inc. (Data has not been reviewed by PitchBook analysts)

NIH FUNDING



Note: Fiscal years end September 30; Source: NIH RePORT

Savills Research

For more information,
please contact us:

savills.us

Brianna Friedman
Research Manager,
Life Sciences
briannafriedman@savills.us

Statistics are calculated using both direct and sublease information. Current and historical availability data are subject to change due to changes in inventory. The information in this report is obtained from sources deemed reliable, but no representation is made as to the accuracy thereof. Unless otherwise noted, source for data is Savills Research. Copyright © 2026 Savills