

Suburban Maryland

Office - Q3 2026

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Inventory	Y-O-Y CHANGE	Availability rate	Y-O-Y CHANGE	Asking rental rate	Y-O-Y CHANGE	Class A asking rental rate	Y-O-Y CHANGE	Quarterly leasing activity	Y-O-Y CHANGE	Available sublease space	Y-O-Y CHANGE
59.1 msf	↓	24.0 %	↑	\$32.03 psf	↓	\$33.68 psf	↑	0.5 msf	↓	1.4 msf	↑
Q3 2025: 60.9 msf		Q3 2025: 23.2%		Q3 2025: \$32.24 psf		Q3 2025: \$33.16 psf		Q3 2025: 0.8 msf		Q3 2025: 1.3 msf	

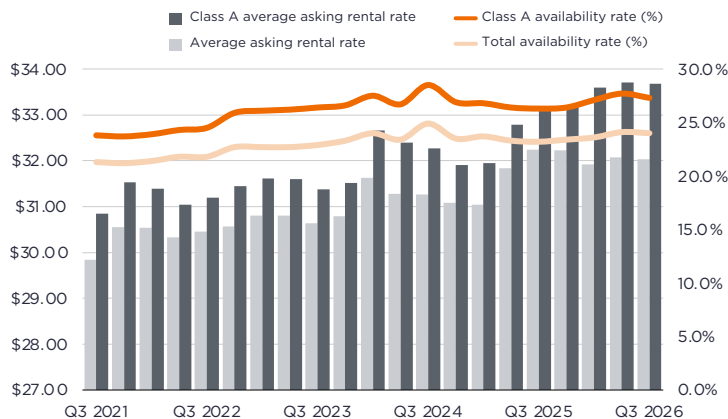
Market trends

01 Availability rates remained elevated, increasing slightly to 24.0% in Q3 2026 and up by 80 basis points year over year.

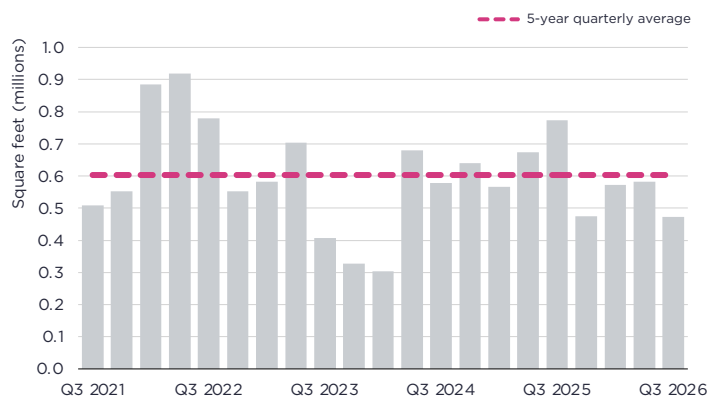
02 Flight-to-quality dominated leasing activity this quarter, with 81.5% of total leasing volume recorded in Class A inventory.

03 The sublet market is back on the upswing, after several quarters of declining availability, increasing by 0.1 million square feet (msf) over the last year.

ASKING RENT AND AVAILABILITY



LEASING ACTIVITY



NOTABLE LEASES

*Trophy building **Sublease

Tenant	Industry	Submarket	Address	Size (sf)	Transaction type
Launch Workplaces	Coworking	Rockville	9841 Washingtonian Boulevard	42,181	Renewal
Macrogenics	Life Sciences	Rockville	77 Upper Rock Circle	30,531	New Location**
X-Energy	Energy & Utilities	Rockville	9801 Washingtonian Boulevard	24,000	Expansion
ZoomInfo	Business, Professional & Consulting Services	Bethesda / Chevy Chase	7700 Old Georgetown Road	22,109	Renewal
Grossberg Company LLP	Business, Professional & Consulting Services	North Bethesda / Potomac	6550 Rock Spring Drive	18,567	Relocation

Savills Research

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Unless otherwise noted, all rents quoted throughout this report are average asking gross (full service) rents per square foot. Statistics are calculated using both direct and sublease information. Current and historical availability and rent 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