

# Washington D.C.

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Inventory	Y-0-Y CHANGE	Vacancy Rate	Y-0-Y CHANGE	Asking Rental Rate*	Y-0-Y CHANGE	Net Absorption	Y-0-Y CHANGE	Under Construction	Y-0-Y CHANGE	Deliveries	Y-0-Y CHANGE
<b>143.3</b> msf	↗	<b>5.3</b> %	↗	<b>\$13.67</b> psf (NNN)	↗	<b>0.1</b> msf	↘	<b>4.1</b> msf	↘	<b>1.4</b> msf	↗
Q4 2022: 139.9 msf		Q4 2022: 3.9%		Q4 2022: \$13.04		Q4 2022: 0.7 msf		Q4 2022: 4.6 msf		Q4 2022: 1.0 msf	

\*Based on all classes of available inventory

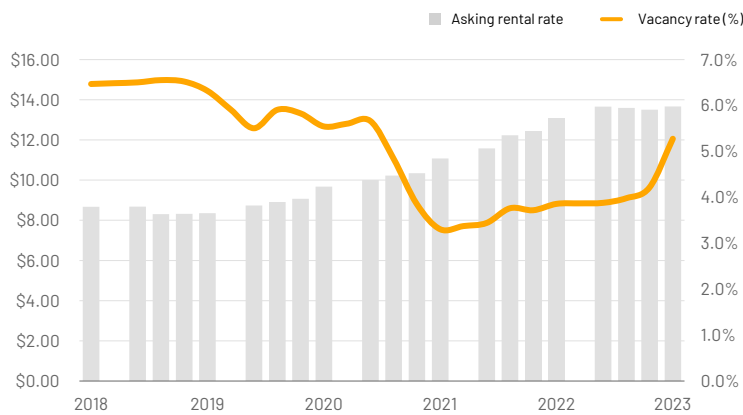
## Market Trends

**01** The vacancy rate jumped by 110 basis points (bps) from the previous quarter. This increase is a result of slowing demand and a large amount of space being delivered vacant.

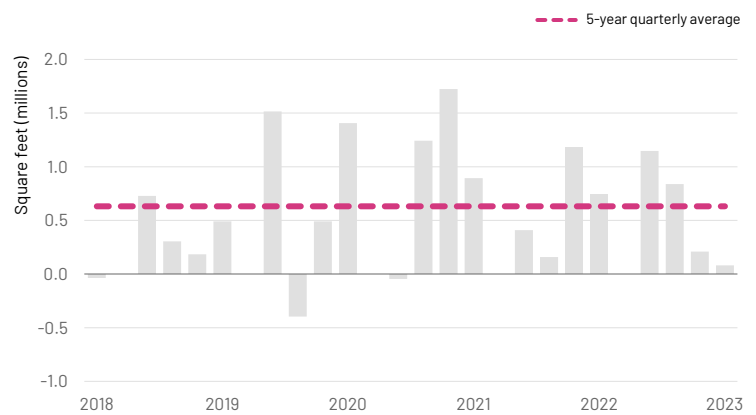
**02** As economic uncertainty continues to rise, developers may become more cautious about initiating new projects, potentially resulting in a reduced pace of future development.

**03** In Q4, the construction pipeline thinned to 4.1 msf, the lowest in nine quarters. Stripping out data centers, only 2.3 msf are under construction and available, minimizing oversupply risk.

## Asking Rent and Vacancy



## Net Absorption



## Top Leases

Source: Savills Research

TENANT	SIZE (SF)	SUBMARKET	ADDRESS	TRANSACTION TYPE	INDUSTRY
AstraZeneca	198,000	Montgomery	700 Progress Way	New Lease	Biosciences / Medical / Pharmaceuticals
GSA	141,536	Frederick	4420 Buckeystown Pike	New Lease	Professional & Business Services
4Wall Entertainment	133,200	Prince George's	6400 Sheriff Road	New Lease	Communications / Media / Tech
AboveAir Technologies	109,043	Frederick	6413 English Muffin Way	Sublease	Industrial Machinery & Supplies
McCarthy Tire Service	85,848	Prince William	9061-9073 Euclid Avenue	Renewal	Industrial Machinery & Supplies

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Unless otherwise noted, all rents quoted throughout this report are average asking net (NNN) 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.

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