

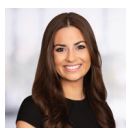
DC Metro Region

Tech Sector Update

MARKET TAKEAWAYS



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Technology sector transactions totaled 2.2 million square feet in 2020 across the DC Metro Region markets. Nearly half (46.1%) of that activity was comprised of new leases which created much-needed growth within the market.



The DC metro region is well-poised to remain a growing tech hub due to its highly educated workforce and incoming talent supply pipeline from the numerous colleges within the area. Companies also find the accessibility to public transportation, proximity to airports and a diverse stock of housing appealing.

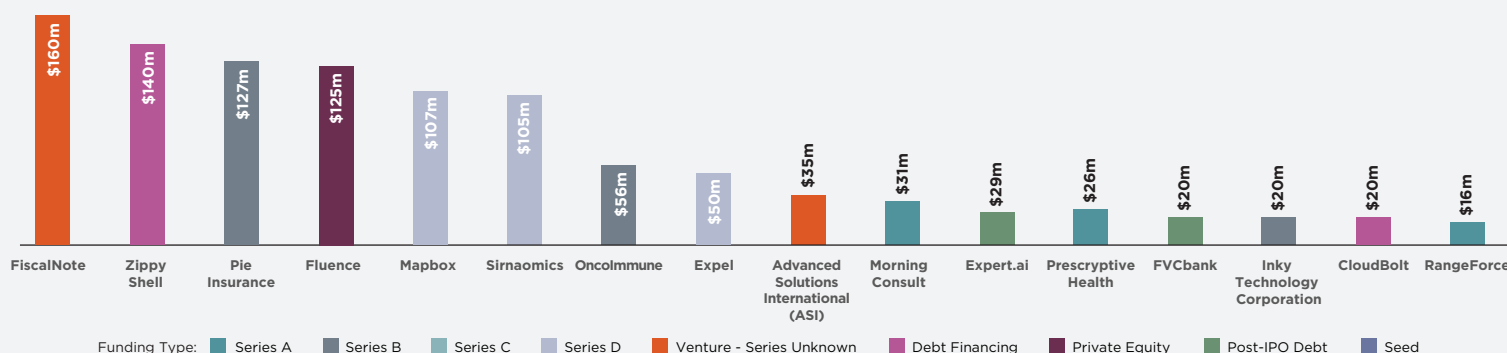


Microsoft's new 396,740-square-foot lease at 11955 Freedom Drive in Reston Town Center was the largest transaction in 2020 which is unsurprising as the tech industry has withstood the volatility of the pandemic with many companies experiencing an uptick in the need for their business.



Large tech companies are demonstrating confidence in the future of the physical workplace, and are looking past the public health crisis to transition back to the office; however, tech demand will not likely be enough to suppress rising availability, which will continue to escalate in 2021.

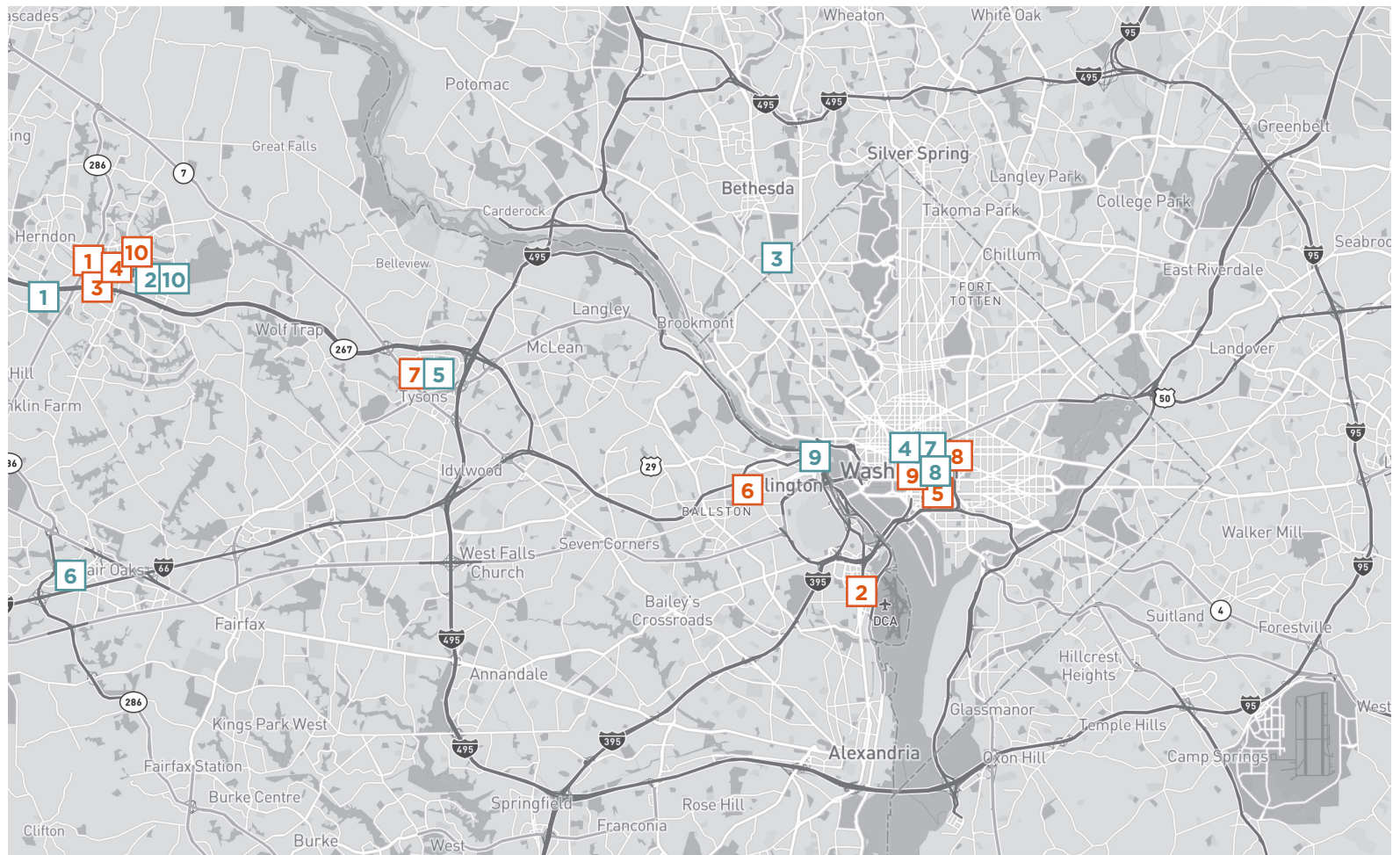
VC INVESTMENTS IN TECH ORGANIZATIONS SINCE APRIL 1ST



KEY TECH MARKET STATISTICS

	WASHINGTON, DC		NORTHERN VIRGINIA		SUBURBAN MARYLAND	
	Q4 '19	Q4 '20	Q4 '19	Q4 '20	Q4 '19	Q4 '20
Availability	16.1%	19.4% ▲	20.1%	22.5% ▲	19.3%	21.1% ▲
Sublease Space	2.7 MSF	3.4 MSF ▲	2.5 MSF	3.4 MSF ▲	1.1 MSF	1.5 MSF ▲
Overall Asking Rent	\$55.97	\$55.24 ▼	\$35.16	\$35.01 ▼	\$28.80	\$29.68 ▲
Quarterly Leasing Activity	2.3 MSF	1.5 MSF ▼	2.9 MSF	1.9 MSF ▼	0.5 MSF	0.5 MSF ►

Source: Savills Research



Notable Transactions (2020)

- | | |
|---|--|
| <p>1 Microsoft Corporation
 1955 Freedom Dr
 396,740 SF
 New
 Reston</p> | <p>6 Airlines Reporting Corp.
 3000 Wilson Blvd
 78,926 SF
 Renewal and Expansion
 Clarendon/Courthouse</p> |
| <p>2 Amazon
 2100 Crystal Dr
 272,000 SF
 New
 National Landing</p> | <p>7 OneWeb
 1785 Greensboro Station Pl
 71,834 SF
 Renewal
 Tysons Corner</p> |
| <p>3 Microsoft Corporation
 12012 Sunset Hills Rd
 185,966 SF
 Renewal and Expansion
 Reston</p> | <p>8 Microsoft Corporation
 901 K St NW
 57,363 SF
 Renewal and Expansion
 East End</p> |
| <p>4 Walmart Labs
 11955 Freedom Dr
 396,740 SF
 New
 Reston</p> | <p>9 Uber Technologies
 1717 Rhode Island Ave NW
 55,133 SF
 New
 CBD</p> |
| <p>5 Facebook
 575 7th St NW
 80,000 SF
 Expansion
 East End</p> | <p>10 VMware
 12100 Sunset Hills Rd
 53,512 SF
 Renewal
 Reston</p> |

Recent Sublet Blocks (2020)

- 1

Walmart Labs
2245 Monroe St
162,357 SF
Reston

2

Blackboard Inc.
11720 Plaza America Dr
22,822 SF
Reston

3

The Knot Worldwide
2 Wisconsin Cir
18,231 SF
Bethesda/Chevy Chase

4

MapBox
740 15th St NW
16,949 SF
CBD

5

OneWeb
1785 Greensboro Station Pl
16,915 SF
Tysons Corner

6

InfinityQS International
12601 Fair Lakes Cir
15,415 SF
Fairfax Center

7

Okta
616 H St NW
14,693 SF
East End

8

SocialCode
655 15th St NW
14,507 SF
East End

9

Knowland Group
1735 N Lynn St
11,687 SF
Rosslyn

10

WellSky
11700 Plaza America Dr
10,960 SF
Reston

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