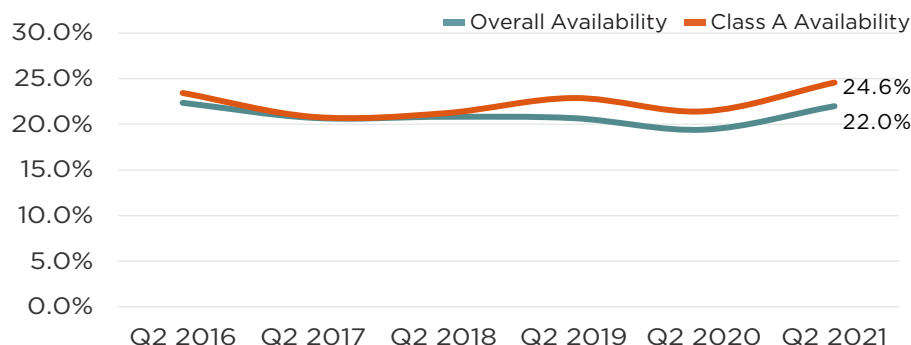
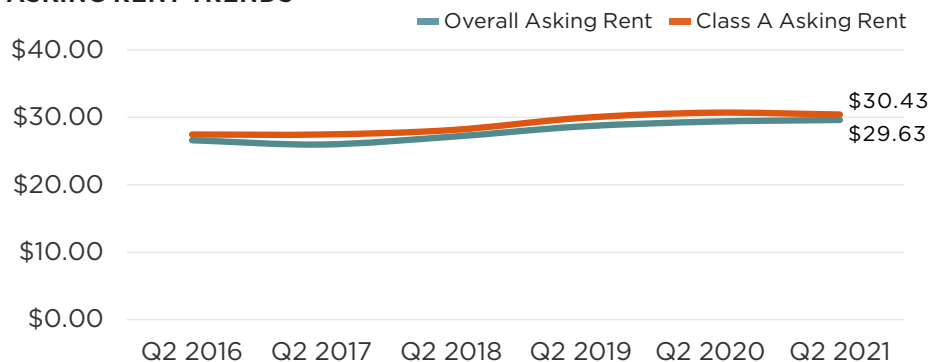


# SUBURBAN MARYLAND

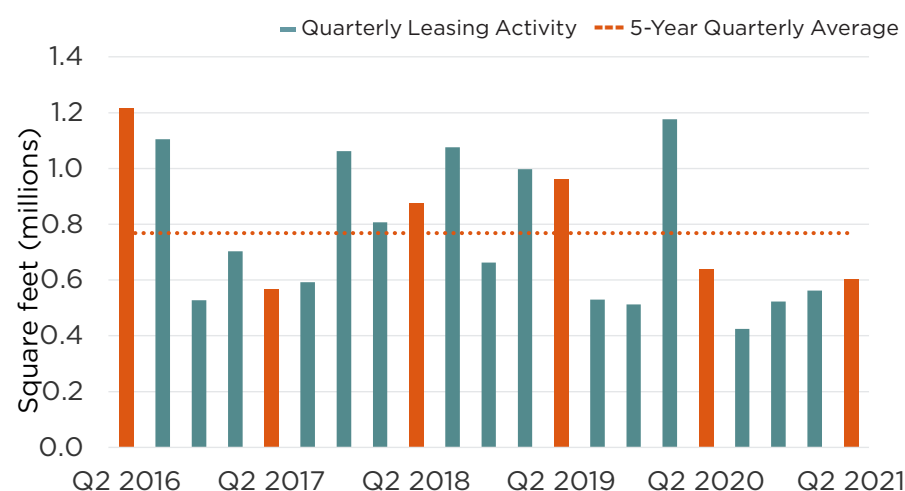
## AVAILABILITY TRENDS



## ASKING RENT TRENDS



## QUARTERLY LEASING ACTIVITY



## NOTABLE TRANSACTIONS

TENANT	SF
GSA - Consumer Product Safety Commission - 4330 East-West Hwy	126,266 SF
MaxCyte - 9713 Key West Ave	67,000 SF
Catalyst Campus - 5801 University Research Ct	27,000 SF
Technology Service Corporation - 962 Wayne Ave	22,526 SF
Capital Digestive Care - 11921 Bournfield Way	21,273 SF

## KEY STATISTICS

	Q2 2020	Q2 2021	Y-o-Y Change
Overall Availability Rate (%)	19.4%	<b>22.0%</b>	▲
Sublease Availability (MSF)	1.0 MSF	<b>1.6 MSF</b>	▲
Overall Asking Rent (\$/SF)	\$29.37	<b>\$29.63</b>	▲
Class A Asking Rent (\$/SF)	\$30.70	<b>\$30.43</b>	▼
Quarterly Leasing Activity	0.6 MSF	<b>0.6 MSF</b>	◀▶

## TAKEAWAYS

- In Q2, the availability rate rose for the fifth straight quarter from 21.7% to 22.0%, an increase of 30 basis points (bps), which is the smallest quarter-over-quarter increase since the start of the pandemic.
- The Suburban Maryland sublease supply escalated to a new market high of 1.6 million square feet (msf) in Q2 – a 60% increase from one year ago.
- There has been a slow rebound in demand as leasing activity climbed to 0.6 msf in the second quarter.
- A growing number of companies are putting re-occupancy plans into place for 2021, but the growing concerns about the COVID-19 Delta variant are potentially putting those plans on hold for many and elongating the effects of the pandemic.

For more information, please contact us:

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Savills helps organizations find the right solutions that ensure employee success. Sharply skilled and fiercely dedicated, the firm's integrated teams of consultants and brokers are experts in better real estate. With services in tenant representation, workforce and incentives strategy, workplace strategy and occupant experience, project management, and capital markets, Savills has elevated the potential of workplaces around the corner, and around the world, for 160 years and counting.

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