

Office Market Report

Suburban Maryland

Q1 2026

Lincoln

Contents

02

Metropolitan D.C. Market Overview

10

Suburban Maryland Top 10 Leases

04

Suburban Maryland Quarterly Review

11

Suburban Maryland Top Sales Transactions

Market Spotlights

Bethesda / Chevy Chase	13
North Bethesda / Potomac	15
Rockville	17
North Rockville	19
Gaithersburg / Germantown	21
Silver Spring	23
North Silver Spring	25
Beltsville / Calverton	27
Greenbelt / College Park	29
Landover / Largo / Capitol Heights	31
National Harbor / Oxon Hill	33
Columbia South	35
BWI North / Linthicum	36
BWI / Anne Arundel	37

Metropolitan, D.C. Market Overview

Overall Market Summary

The Washington, D.C. Metropolitan commercial real estate market is comprised of approximately 428.2 million square feet of rentable office space located in the District of Columbia, Northern Virginia, and Suburban Maryland.

The total vacancy rate ticked down 20 basis points to 17.7% at the end of Q1 2026, while the market recorded negative 562,328 square feet of net absorption. Contributing to the negative net absorption was HUD vacating 79,322 square feet at 425 3rd Street, SW in Washington, D.C.

Leasing activity for the quarter totaled 3,555,177 square feet. The largest lease executed was a 110,000-square-foot pre-lease by the University of Maryland ARLIS at 4400 River Road, in the College Park submarket.

A total of 305,000 square feet was under construction at the end of Q1 2026, with 88.5% of the space pre-leased. One building delivered this quarter. 1328 Fenwick Lane (82,000 SF), located in Silver Spring, MD, delivered to owner-user Housing Opportunity Commission of Montgomery County. Two buildings, both in Virginia, remained under construction; 7125 W Falls Station Boulevard (270,000 SF) in Merrifield and 2 Exchange Place - One Loudoun (35,000 SF) in Loudoun. No additional buildings delivered, nor broke ground, in the first quarter.

There were twenty-three sale transactions in Q1 2026, totaling \$834,360,000. The largest sale was 2001 M Street, NW trading to Stream Realty for \$163,300,000 (\$573 psf) at a 9.20% Cap Rate.

Average asking rental rates increased \$1.09 to \$41.53 per square foot, Full Service.

The Washington, D.C. Metropolitan Statistical Area (MSA) lost 103,900 jobs from January 2025 - January 2026, representing negative 3.1% growth over this 12-month period. Sectors losing the most jobs were Government with 52,900, followed by Professional & Business Services with 37,500. Mining, Logging, & Construction, however, gained the most by adding 6,600 jobs over this time period.

The unemployment rate for the D.C. Metro decreased 30 basis points to 3.8% since last quarter (due to a shrinking labor force).

Direct Vacancy

(Q1 2026)

		(YOY)
DC	18.2%	
VA	15.3%	
MD	18.1%	
Metro Area (YTD)	16.9%	

Total Vacancy

(Q1 2026)

		(YOY)
DC	19.0%	
VA	16.0%	
MD	19.0%	
Metro Area (YTD)	17.7%	

Total Net Absorption

(SF, YTD Q1 2026)

		(YOY)
DC	-558,680	
VA	-90,672	
MD	87,024	
Metro Area (YTD)	-562,328	

Leasing Activity

(SF, YTD Q1 2026)

		(YOY)
DC	1,193,407	
VA	1,513,464	
MD	848,306	
Metro Area (YTD)	3,555,177	

Market Outlook

Market fundamentals for the Metropolitan Washington, D.C. office market were a little mixed for Q1 2026. Total vacancy decreased 20 basis points to 17.7% quarter-over-quarter due to a reduction in inventory and subsequent removal of available space. While the region as a whole recorded negative net absorption, Suburban Maryland was the only jurisdiction to record positive net absorption for the quarter. Total leasing activity for the region decreased 37.2% quarter-over-quarter, however, capital markets heated up with an 81.0% increase in sales. The office-to-something-else redevelopment trend continued into 2026 with approximately 3.7 M SF removed from the office inventory in Q1. Notable removals were 1825 & 1875 Connecticut Avenue, NW (685,000 SF) and 5001 Eisenhower Avenue (607,000 SF), both sites are going residential. Expected to break ground in Washington, D.C. in Q2 2026 is the new, 320,000-square-foot Trophy project at 725 12th Street, NW. The building is already 86.5% pre-leased, illustrating the continued desire for high-quality, amenitized space in the ever tightening Trophy market of D.C. Trophy vacancy dropped 220 basis points from 11.0% to 8.8% in Q1 2026.

MetroRail ridership continues to improve, reflecting a continued influx of employees returning to the office. Year-to-date 2026 MetroRail ridership is at 77.1% of 2019 ridership, averaging 482,000 passengers per day (Monday-Friday, excluding holidays). YTD 2026 MetroRail ridership is already up 2.8% compared to 2025.

The current Washington, D.C. Metropolitan Statistical Area (MSA) unemployment rate of 3.8% is among the lowest of the ten largest commercial office markets nationally, outpacing; Boston, Chicago, Houston, Los Angeles, New York, Philadelphia, San Francisco, and Seattle. Only Atlanta and Dallas/Ft. Worth have a lower unemployment rate than the D.C. MSA.

The current national unemployment rate is 4.3%.

GSA / National Capital Region (NCR)

The Federal Government continues to advance its efforts to reduce its footprint across the region. The data reported in March under the USE IT Act revealed that all agencies are operating under the mandated 60% utilization target. While there are some questions surrounding the Government's methodology, the results should further accelerate consolidation. The disposal of federal buildings in Washington continues to advance, with GSA's Regional Office Building being sold last month and the Liberty Loan Building currently under contract. It was also announced that the Department of Education will vacate its federal headquarters, backfilling an office formerly leased to USAID. The Department of Energy will then move from its current federal headquarters at the Forrestal Building into Education's, freeing up the building for sale.

Suburban Maryland Market Summary

The Suburban Maryland office market currently consists of 866 buildings, over 25,000 square feet, totaling approximately 89.6 million square feet of rentable space.

As of January 2026, the unemployment rate for the Suburban Maryland decreased to 3.4%, as the unemployment for the Washington, D.C. Metropolitan area decreased to 3.8%. The national unemployment rate decreased slightly to 4.3%.

The D.C. Metropolitan Statistical Area (MSA) lost 103,900 jobs from January 2025 - January 2026, representing 3.1% decline Y-o-Y. Sectors losing the most jobs were Government with 52,900, followed by Professional & Business Services with 37,500 and Leisure & Hospitality with 5,600. Mining, Logging & Construction posted the strongest gains, adding 6,600 jobs.

The largest lease executed this quarter was a pre-lease signed by University of Maryland ARLIS for 110,000 square feet at 4400 River Road in the College Park submarket.

Seven properties were sold in Q1 2026, totaling \$82,700,000. The largest transaction was KPI Commercial / Singh Capital Partners' sale of 1201 Seven Locks Road to The Brick Companies for \$20,300,000 (\$156 psf).

One building delivered in the Suburban Maryland office market. 1328 Fenwick Lane (Class A, 82,000 SF, Housing Opportunity Commission of Montgomery County's HQ) delivered in February 2026.



	Q1 2026	Q4 2025	Q1 2025
Direct Vacancy	18.1%	18.2%	18.0%
Total Vacancy	19.0%	19.0%	18.9%
Net Absorption (SF)	87 K	79 K	-217 K
Leasing Activity (SF)	848 K	583 K	727 K
Under Construction (SF)	-	82 K	-
Under Construction % Pre-Leased	-	100%	-
Deliveries (SF)	82 K	-	-
Average Asking Rental Rate (PSF, Full Service)	\$30.99	\$31.08	\$31.03
Sales Volume	\$82.7 M	\$28.4 M	\$35.5 M
Unemployment Suburban Maryland	3.4%	4.1%	2.5%
Sublease Vacancy	0.9%	0.7%	0.8%

Vacancy Rate

The direct vacancy rate in Suburban Maryland decreased to 18.1% at the end of Q1 2026, down from 18.2% at the end of Q4 2025, totaling approximately 16.2 million square feet of vacant space. The total vacancy rate in Suburban Maryland remained unchanged at 19.0% at the end of Q1 2026, totaling approximately 17.0 million square feet of vacant space.

Sublet vacancy increased to 0.9% at the end of Q1 2026, up from 0.7% at the end of Q4 2025, with approximately 805,000 square feet of vacant space available. A total of 1.8 M square feet of sublease is being marketed as available, the amount of sublease space available has increased approximately 200,000 square feet since Q4 2025.

Net Absorption & Leasing

The Suburban Maryland market recorded 87,024 square feet of net absorption in Q1 2026, a slight uptick from the 79,474 square feet absorbed in Q4 2025.

Tenants contributing to the positive net absorption included Housing Opportunity Commission of Montgomery County occupying their 82,000-square-foot HQ at 1328 Fenwick Lane and Arlington Capital Partners occupying 30,333 square feet at 7373 Wisconsin Avenue.

Montgomery County recorded 160,696 square feet of net absorption in Q1 2026, while Prince George's County recorded negative 73,672 square feet of net absorption in Q1 2026.

The Top Ten leases of the quarter ranged in size from 110,000 square feet to 11,041 square feet. All of the Top Ten leases signed were private sector transactions.

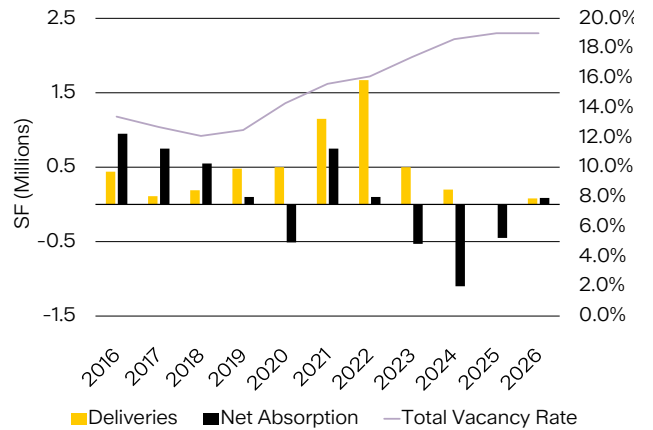
The largest lease executed this quarter was a pre-lease signed by University of Maryland ARLIS for 110,000 square feet at 4400 River Road in the College Park submarket.

The Suburban Maryland market totaled 848,306 square feet of leasing in Q1 2026, representing a 45% increase compared to the 583,242 square feet leased in Q4 2025.

Leasing Activity



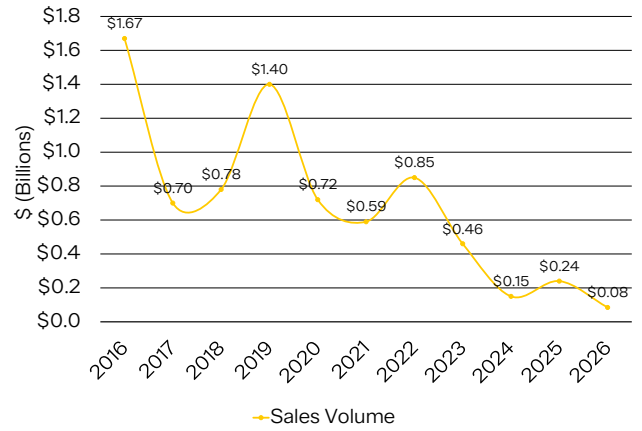
Deliveries | Net Absorption | Vacancy Rate



Sales Volume

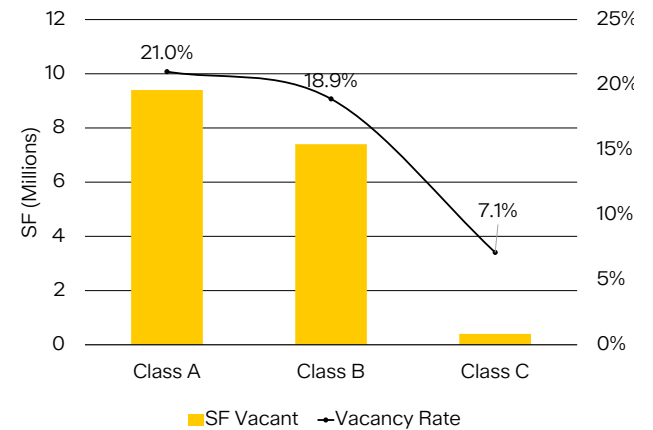
There were seven sales transactions, totaling \$82,700,000 in Q1 2026. The Brick Companies sold 1201 Seven Locks Road to KPI Commercial / Singh Capital Partners for \$20,300,000 (\$156 psf). Alexandria Real Estate Equities, Inc. sold 20400 Century Boulevard to Lightstone Group for \$17,100,000 (\$207 psf). Douglas Development sold 5700 Rivertech Court to University of Maryland for \$15,500,000 (\$99 psf). ESJ Capital Partners sold 12120 Plum Orchard Drive to Creative Equities for \$8,600,000 (\$226 psf). MRP Realty sold Twinbrook Metro Plaza to Tavaco Properties for \$8,000,000 (\$46 psf). Cohen Siegel Investors sold 121 Congressional Lane - part of Congressional North office & retail portfolio sale - to Federal Realty Investment Trust for \$7,000,000 (\$134 psf). Georgetown Park Associates sold 5411 - 5415 W Cedar Lane to ShoreGate Partners for \$6,150,000 (\$181 psf).

Sales Volume



Vacant Space Available & Vacancy By Class

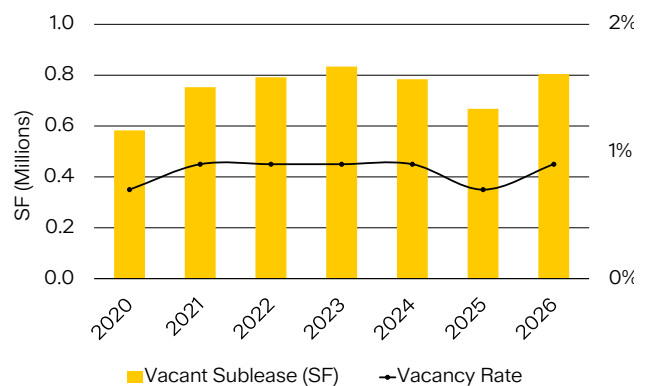
In Q1 2026, Class A total vacancy in Suburban Maryland increased to 21.0% (approx. 9.4 M SF vacant) while Class B total vacancy decreased to 18.9% (approx. 7.4 M SF vacant). Class C vacancy increased to 7.1% with approximately 402,000 square feet vacant.



Sublease Space Available

Approximately 805,000 square feet of sublease space was vacant at the end of Q1 2026. A total of 1.8 M square feet of sublease is being marketed as available, the amount of sublease space available has increased approximately 200,000 square feet since Q4 2025.

Sublease Space Available





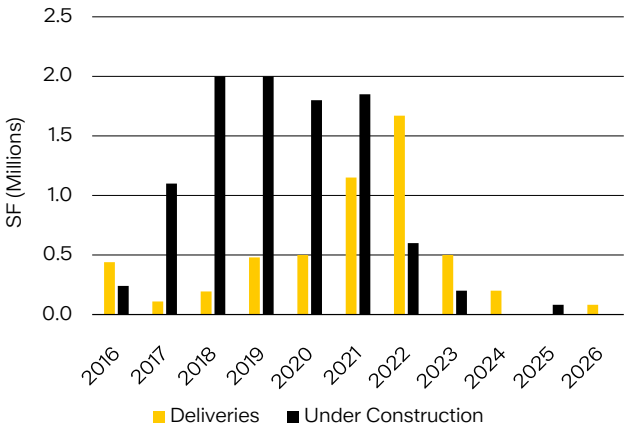
Construction

1328 Fenwick Lane, an 82,000-square-foot Class A building (The Housing Opportunities Commission of Montgomery County’s HQ) delivered in February 2026. No additional buildings broke ground in Q1 2026, which reflects continued caution among developers due to elevated vacancy and uncertain demand.

1600 Rockville Pike, a build-to-suit office building in the Rockville submarket, continues to be on hold.

Looking ahead, 935 Prose Street (260,000 SF, 0% leased) in the North Bethesda submarket and 4400 River Road (110,000 SF, 100% leased to University of Maryland ARLIS) in the College Park submarket are expected to break ground in 2026.

Deliveries | Under Construction



	RBA (SF)	CLASS	DELIVERING	PRE-LEASED
No Buildings Under Construction	-	-	-	-

Suburban Maryland Market Overview

Montgomery County

	YTD 2026	Q1 2026	Q4 2025	Q1 2025
Inventory (SF)	66.7 M	66.7 M	66.6 M	69.8 M
Direct Vacancy	18.9%	18.9%	19.1%	19.0%
Total Vacancy	20.0%	20.0%	20.1%	20.0%
Net Absorption (SF)	161 K	161 K	70 K	-194 K
Leasing Activity (SF)	490 K	490 K	453 K	610 K
Under Construction (SF)	-	-	82 K	-
Deliveries	82 K	82 K	-	-
Asking Rental Rates (PSF, Full Service)	\$32.63	\$32.63	\$32.52	\$32.45

Prince George's County

	YTD 2026	Q1 2026	Q4 2025	Q1 2025
Inventory (SF)	22.9 M	22.9 M	22.9 M	22.7 M
Direct Vacancy	15.1%	15.1%	15.1%	15.3%
Total Vacancy	15.8%	15.8%	15.5%	15.0%
Net Absorption (SF)	-74 K	-74 K	-46 K	-23 K
Leasing Activity (SF)	358 K	358 K	129 K	117 K
Under Construction (SF)	-	-	-	-
Deliveries	-	-	-	-
Asking Rental Rates (PSF, Full Service)	\$24.50	\$24.50	\$24.57	\$24.71

Biotech / Life Sciences

The Suburban Maryland life science market includes 126 buildings, over 25,000 square feet, with a total of approximately 10.5 million square feet of rentable space.

Making headlines in Q1 2026, Samsung Biologics is acquiring Human Genome Sciences, including its 420,000-square-foot two-building complex at 9910 and 9911 Belward Campus Drive in North Rockville submarket, for \$280,000,000.

Other notable activity includes Amgen reducing its Montgomery County footprint by vacating space at 9605 Medical Center Drive in Rockville and marketing 192,000 square feet for sublease at 9810 Darnestown Road.

With limited leasing activity, several large blocks remain available and represent the top availabilities in the market: 625,804 square feet at 14200 Shady Grove Road, 193,508 square feet at 1 Preserve Parkway, and 192,000 square feet of sublease space at 9810 Darnestown Road.

The average asking rent for R&D properties in Suburban Maryland in Q1 2026 was \$40.64 NNN.

Top Ten Leases

In Q1 2026, eight of the Top Ten leases occurred in Montgomery County, with private-sector tenants continuing to dominate leasing activity. University of Maryland ARLIS's 110,000-square-foot pre-lease at 4400 River Road was the largest lease for this quarter.

The presence of education & nonprofit organizations remained strong, as indicated by two of the Top Ten leases. In addition to the University of Maryland ARLIS's pre-lease, New Life Ministries also secured a new lease for 31,240 square feet at 4380 Forbes Boulevard.











The financial & insurance services sectors were well represented, with three firms making significant moves in Q1 2026. Capital Bank NA signed a 28,508-square-foot renewal at 2275 Research Boulevard, GEICO finalized a 21,035-square-foot expansion lease at The Wilson and Baldwin Group

signed a 20,248-square-foot renewal/expansion at Skybridge Tower.




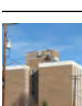

Coworking and design consulting services continued to be active in the market. Carr Workspaces finalized a 13,975-square-foot renewal lease at 4800 Hampden Lane, and Kimely-Horn completed a 12,488-square-foot new lease at 111 Rockville Pike.

Technology firms were active, as TCN signed a 11,935-square-foot new lease at 18310 Montgomery Village Avenue, and Certify Global executed a 11,041-square-foot sublease at 2275 Research Boulevard.

The Suburban Maryland market totaled 848,306 square feet of leasing in Q1 2026, representing a 45% increase compared to the 583,242 square feet leased in Q4 2025.

			Tenant	Size (SF)	Type
	01	4400 River 4400 River Road	University of Maryland ARLIS	110,000	Pre-Lease
	02	4380 Forbes 4380 Forbes Boulevard	New Life Ministries	31,240	New
	03	Research Office Center II 2275 Research Boulevard	Capital Bank NA	28,508	Renewal
	04	The Wilson 7272 Wisconsin Avenue	GEICO	21,035	Expansion
	05	Skybridge Tower 6720 Rockledge Drive	Baldwin Group	20,248	Renewal / Expansion
	06	4800 Hampden 4800 Hampden Lane	Carr Workplaces	13,975	Renewal
	07	Inventa Towers 1 Inventa Place	Soar Health	13,010	New
	08	111 Rockville 111 Rockville Pike	Kimely-Horn	12,488	New
	09	Montvale Center 18310 Montgomery Village Avenue	TCN	11,935	New
	10	Research Office Center II 2275 Research Boulevard	Certify Global	11,041	Sublease

Top Suburban Maryland Sales Transactions (\$5.0M and greater)

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Comment
 Montrose West 1201 Seven Locks Road	Rockville	Jan 2026	\$20.3 M	\$156	KPI Commercial / Singh Capital Partners	The Brick Companies	130,000	B	86%	N/A
 Cloverleaf Center 20400 Century Boulevard	Germantown	Jan 2026	\$17.1 M	\$207	Lightstone Group	Alexandria Real Estate Equities, Inc.	82,728	A	57%	N/A
 5700 Rivertech 5700 Rivertech Court	College Park	Jan 2026	\$15.5 M	\$99	University of Maryland	Douglas Development	156,360	B	51%	Owner-user
 Westech Business Park - Talbot 12120 Plum Orchard Drive	North Silver Spring / Rt 29	Jan 2026	\$8.6 M	\$226	Creative Equities	ESJ Capital Partners	38,132	B	81%	N/A
 Twinbrook Metro Plaza 12300 Twinbrook Parkway	Rockville	Mar 2026	\$8.0 M	\$46	Tavaco Properties	MRP Realty	172,845	B	42%	6.8% cap rate
 Congressional North 121 Congressional Lane (Part of 4 office & retail portfolio sale)	Rockville	Mar 2026	\$7.0 M	\$134	Federal Realty Investment Trust	Cohen Siegel Investors	52,100	B	80%	Distress Sale 10.5% cap rate
 Cedar Lane Professional Center 5411 - 5415 W Cedar Lane	Bethesda / Chevy Chase	Feb 2026	\$6.2 M	\$181	ShoreGate Partners	Georgetown Park Associates	33,914	C	83%	N/A





Market Spotlights

Suburban Maryland

Q1 2026

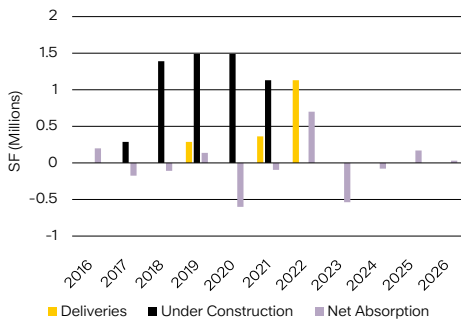
Market Spotlight

Bethesda / Chevy Chase

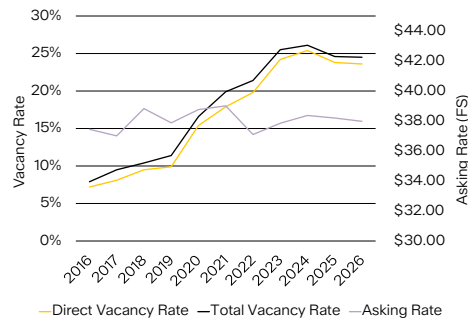
Q1 2026



Deliveries / Under Construction / Net Absorption



Vacancy Rate



Market Stats Q1 2026

Inventory (SF)	13.1 M
Direct Vacancy	23.6%
Total Vacancy	24.5%
YTD 2026 Absorption (SF)	31 K
YTD 2026 Leasing Activity (SF)	135 K
Under Construction (SF)	-
Pre-Leased	-
Deliveries (SF)	-

Direct vacancy in Bethesda decreased to 23.6% at the end of Q1 2026, down from 23.8% at the end of Q4 2025.

Total vacancy decreased to 24.5% in Q1 2026, down from 24.6% in Q4 2025. Class A total vacancy decreased to 27.8% in Q1 2026, down from 28.2% in Q4 2025, while the asking rental rate average decreased to \$39.91 Full Service in Q1 2026, down \$0.74 from the previous quarter.

Bethesda submarket recorded 31,325 square feet of net absorption in Q1 2026, a major setback from 207,017 square feet of net absorption in Q4 2025. Contributing to the positive net absorption were Arlington Capital Partners occupying 30,333 square feet at 7373 Wisconsin Avenue and MD2 occupying 18,154 square feet at 5425 Wisconsin Avenue.

A total of 135,286 square feet leased in Q1 2026, up from 75,842 square feet leased in the previous quarter. Tenants executing leases this quarter included GEICO signing a 21,035-square-foot expansion lease at The Wilson.



10 Year Averages 2016-2025

Net Absorption (SF)	-37 K per year
Deliveries (SF)	178 K per year
Leasing Activity (SF)	732 K per year

Asking Rental Rates (Full Service / PSF)

2016	\$37.45
2025	\$38.20
YTD 2026	\$37.98

Major Leases

	Tenant	Size (SF)	Type
 The Wilson 7272 Wisconsin Avenue	GEICO	21,035	Expansion
 4800 Hampden 4800 Hampden Lane	Carr Workplaces	13,975	Renewal

Sales

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Cap Rate
Cedar Lane Professional Center 5411 - 5415 W Cedar Lane	Bethesda / Chevy Chase	Feb 2026	\$6.2 M	\$181	ShoreGate Partners	Georgetown Park Associates	33,914	C	83%	N/A

Under Construction

Property	Submarket	RBA (SF)	Available	Pre-Leased	Delivery Date	Owner	Major Tenants
No Buildings Under Construction	Bethesda / Chevy Chase	-	-	-	-	-	-

Deliveries

Property	Submarket	RBA (SF)	Available	Leased	Delivery Date	Owner	Major Tenants
No Buildings Delivered	Bethesda / Chevy Chase	-	-	-	-	-	-

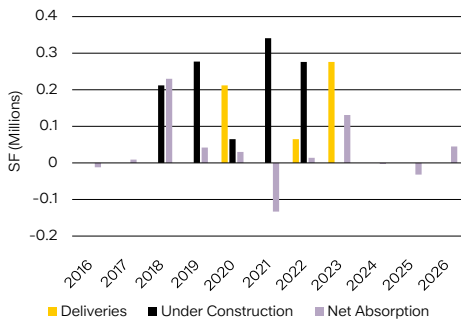
Market Spotlight

North Bethesda / Potomac

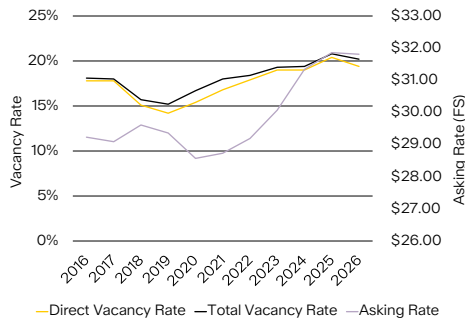
Q1 2026



Deliveries / Under Construction / Net Absorption



Vacancy Rate



Market Stats Q1 2026

Inventory (SF)	10.5 M
Direct Vacancy	19.4%
Total Vacancy	20.2%
YTD 2026 Absorption (SF)	45 K
YTD 2026 Leasing Activity (SF)	100 K
Under Construction (SF)	-
Pre-Leased	-
Deliveries (SF)	-

Direct vacancy in North Bethesda / Potomac decreased to 19.4% at the end of Q1 2026, down from 20.4% at the end of Q4 2025.

Total vacancy decreased to 20.2% in Q1 2026, down from 20.8% in Q4 2025. Class A total vacancy decreased to 21.5% in Q1 2026, down from 21.9% in Q4 2025, while the asking rental rate average increased to \$32.69 Full Service in Q1 2026, up \$0.02 from the previous quarter.

North Bethesda / Potomac submarket recorded 45,322 square feet of net absorption in Q1 2026, a major improvement from negative 41,908 square feet of net absorption in Q4 2025. Contributing to the positive net absorption was NIKA Technologies occupying their 14,586-square-foot space at 915 Meeting Street.

A total of 100,451 square feet leased in Q1 2026, up from 95,654 square feet leased in the previous quarter. Tenants executing leases this quarter included Baldwin Group signing a 20,248-square-foot renewal/expansion lease at 6720 Rockledge Drive.




10 Year Averages 2016-2025

Net Absorption (SF)	20 K per year
Deliveries (SF)	55 K per year
Leasing Activity (SF)	696 K per year

Asking Rental Rates (Full Service / PSF)

2016	\$29.23
2025	\$31.86
YTD 2026	\$31.81

Major Leases

	Tenant	Size (SF)	Type
 Skybridge Tower 6720 Rockledge Drive	Baldwin Group	20,248	Renewal / Expansion
 6000 Executive 6000 Executive Boulevard	Johns Hopkins Community Physicians	10,638	Expansion
 Skybridge Tower 6720 Rockledge Drive	Signal Financial	10,000	New

Sales

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Cap Rate
No Buildings Sold	North Bethesda / Potomac	-	-	-	-	-	-	-	-	-

Under Construction

Property	Submarket	RBA (SF)	Available	Pre-Leased	Delivery Date	Owner	Major Tenants
No Buildings Under Construction	North Bethesda / Potomac	-	-	-	-	-	-

Deliveries

Property	Submarket	RBA (SF)	Available	Leased	Delivery Date	Owner	Major Tenants
No Buildings Delivered	North Bethesda / Potomac	-	-	-	-	-	-

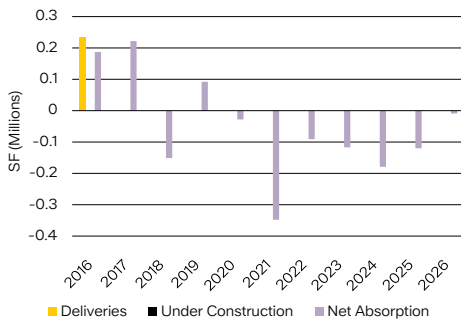
Market Spotlight

Rockville

Q1 2026



Deliveries / Under Construction / Net Absorption



Vacancy Rate



Market Stats Q1 2026

Inventory (SF)	9.0 M
Direct Vacancy	20.4%
Total Vacancy	20.8%
YTD 2026 Absorption (SF)	9 K
YTD 2026 Leasing Activity (SF)	43 K
Under Construction (SF)	-
Pre-Leased	-
Deliveries (SF)	-

Direct vacancy in Rockville decreased to 20.4% at the end of Q1 2026, down from 20.5% at the end of Q4 2025.

Total vacancy decreased to 20.8% in Q1 2026, down from 20.9% in Q4 2025. Class A total vacancy remained flat at 23.7% in Q1 2026, while the asking rental rate average decreased to \$33.71 Full Service in Q1 2026, down \$0.30 from the previous quarter.

Rockville submarket recorded 8,678 square feet of net absorption in Q1 2026, an improvement from negative 37,800 square feet of net absorption in Q4 2025. Contributing to the positive net absorption was Young Artist of America, Inc. occupying 10,601 square feet at 1626 E Jefferson Street.

A total of 43,236 square feet leased in Q1 2026, a decrease from 94,465 square feet leased in the previous quarter. Tenants executing leases this quarter included Kimely-Horn signing a 12,488-square-foot lease at 111 Rockville Pike.




10 Year Averages 2016-2025

Net Absorption (SF)	-49 K per year
Deliveries (SF)	23 K per year
Leasing Activity (SF)	303 K per year

Asking Rental Rates (Full Service / PSF)

2016	\$31.70
2025	\$31.21
YTD 2026	\$31.33

Major Leases

	Tenant	Size (SF)	Type
 111 Rockville 111 Rockville Pike	Kimely-Horn	12,488	New
 5630 Fishers 5630 Fishers Lane	SOAR Autism Center	10,720	New
 Park Potomac Bldg E 12505 Park Potomac Avenue	Pathstone	8,220	Renewal

Sales

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Cap Rate
Montrose West 1201 Seven Locks Road	Rockville	Jan 2026	\$20.3 M	\$156	KPI Commercial / Singh Capital Partners	The Brick Companies	130,000	B	86%	N/A
Twinbrook Metro Plaza 12300 Twinbrook Parkway	Rockville	Mar 2026	\$8.0 M	\$46	Tavaco Properties	MRP Realty	172,845	B	42%	6.8%
Congressional North 121 Congressional Lane (Part of 4 office & retail portfolio sale)	Rockville	Mar 2026	\$7.0 M	\$134	Federal Realty Investment Trust	Cohen Siegel Investors	52,100	B	80%	10.5%

Under Construction

Property	Submarket	RBA (SF)	Available	Pre-Leased	Delivery Date	Owner	Major Tenants
No Buildings Under Construction	Rockville	-	-	-	-	-	-

Deliveries

Property	Submarket	RBA (SF)	Available	Leased	Delivery Date	Owner	Major Tenants
No Buildings Delivered	Rockville	-	-	-	-	-	-

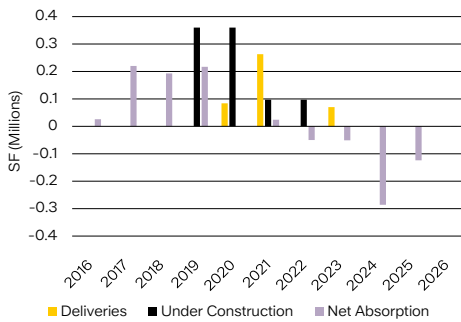
Market Spotlight

North Rockville

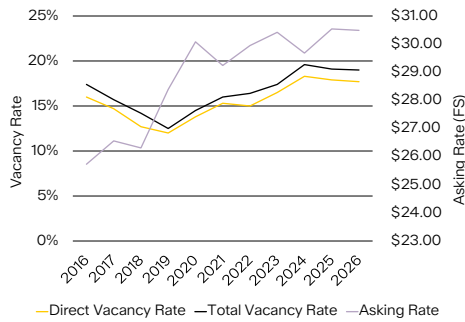
Q1 2026



Deliveries / Under Construction / Net Absorption



Vacancy Rate



Direct vacancy in North Rockville increased to 18.0% at the end of Q1 2026, up from 17.9% at the end of Q4 2025.

Total vacancy increased to 19.2% in Q1 2026, up from 19.1% in Q4 2025. Class A total vacancy decreased to 18.2% in Q1 2026, down from 19.3% in Q4 2025, while the asking rental rate average increased to \$32.60 Full Service in Q1 2026, up \$0.10 from the previous quarter.

North Rockville submarket recorded negative 790 square feet of net absorption in Q1 2026, a notable decrease from 41,235 square feet of net absorption in Q4 2025. Contributing to the negative net absorption was Autoscribe vacating 5,001 square feet at 9711 Washingtonian Boulevard.

A total of 124,162 square feet leased in Q1 2026, an increase from 105,979 square feet leased in the previous quarter. Tenants executing leases this quarter included Capital Bank NA signing a 28,508-square-foot renewal at 2275 Research Boulevard.

Market Stats Q1 2026

Inventory (SF)	13.3 M
Direct Vacancy	18.0%
Total Vacancy	19.2%
YTD 2026 Absorption (SF)	- 790
YTD 2026 Leasing Activity (SF)	124 K
Under Construction (SF)	-
Pre-Leased	-
Deliveries (SF)	-




10 Year Averages 2016-2025

Net Absorption (SF)	13 K per year
Deliveries (SF)	44 K per year
Leasing Activity (SF)	885 K per year

Asking Rental Rates (Full Service / PSF)

2016	\$25.73
2025	\$30.54
YTD 2026	\$30.56

Major Leases

	Tenant	Size (SF)	Type
 Research Office Center II 2275 Research Boulevard	Capital Bank NA	28,508	Renewal
 Research Office Center II 2275 Research Boulevard	Certify Global	11,041	Sublease
 2301 Research 2301 Research Boulevard	SOAR Autism Center	10,792	New

Sales

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Cap Rate
No Buildings Sold	North Rockville	-	-	-	-	-	-	-	-	-

Under Construction

Property	Submarket	RBA (SF)	Available	Pre-Leased	Delivery Date	Owner	Major Tenants
No Buildings Under Construction	North Rockville	-	-	-	-	-	-

Deliveries

Property	Submarket	RBA (SF)	Available	Leased	Delivery Date	Owner	Major Tenants
No Buildings Delivered	North Rockville	-	-	-	-	-	-

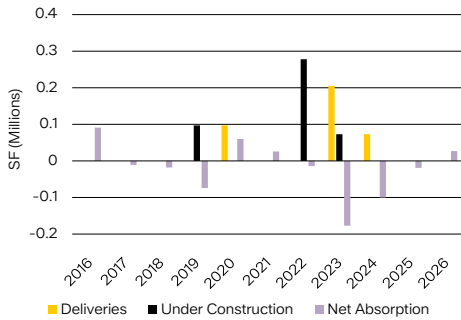
Market Spotlight

Gaithersburg / Germantown

Q1 2026



Deliveries / Under Construction / Net Absorption



Vacancy Rate



Market Stats Q1 2026

Inventory (SF)	8.0 M
Direct Vacancy	17.4%
Total Vacancy	18.6%
YTD 2026 Absorption (SF)	3 K
YTD 2026 Leasing Activity (SF)	35 K
Under Construction (SF)	-
Pre-Leased	-
Deliveries (SF)	-

Direct vacancy in Gaithersburg / Germantown decreased to 17.4% at the end of Q1 2026, down from 17.7% at the end of Q4 2025.

Total vacancy decreased to 18.6% in Q1 2026, down from 19.0% in Q4 2025. Class A total vacancy decreased to 19.3% in Q1 2026, down from 19.4% in Q4 2025, while the asking rental rate average decreased to \$41.89 Full Service in Q1 2026, down \$0.23 from the previous quarter.

Gaithersburg / Germantown submarket recorded 2,692 square feet of net absorption in Q1 2026, an improvement from negative 20,234 square feet of net absorption in Q4 2025.

A total of 35,257 square feet leased in Q1 2026, an increase from 6,432 square feet leased in the previous quarter. Tenants executing leases this quarter included TCN signing a 11,935-square-foot lease at 18310 Montgomery Village Avenue.



10 Year Averages 2016-2025

Net Absorption (SF)	-28 K per year
Deliveries (SF)	38 K per year
Leasing Activity (SF)	207 K per year

Asking Rental Rates (Full Service / PSF)

2016	\$23.47
2025	\$32.01
YTD 2026	\$31.82

Major Leases

		Tenant	Size (SF)	Type
	Montvale Center 18310 Montgomery Village Avenue	TCN	11,935	New
	Montvale Center 18310 Montgomery Village Avenue	Northeast Health Services LLC	7,318	New

Sales

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Cap Rate
Cloverleaf Center 20400 Century Boulevard	Gaithersburg / Germantown	Jan 2026	\$171 M	\$207	Lightstone Group	Alexandria Real Estate Equities, Inc.	82,728	A	57%	N/A

Under Construction

Property	Submarket	RBA (SF)	Available	Pre-Leased	Delivery Date	Owner	Major Tenants
No Buildings Under Construction	Gaithersburg / Germantown	-	-	-	-	-	-

Deliveries

Property	Submarket	RBA (SF)	Available	Leased	Delivery Date	Owner	Major Tenants
No Buildings Delivered	Gaithersburg / Germantown	-	-	-	-	-	-

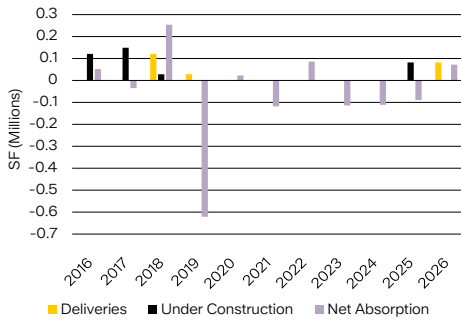
Market Spotlight

Silver Spring

Q1 2026



Deliveries / Under Construction / Net Absorption



Vacancy Rate



Market Stats Q1 2026

Inventory (SF)	6.8 M
Direct Vacancy	21.0%
Total Vacancy	22.2%
YTD 2026 Absorption (SF)	72 K
YTD 2026 Leasing Activity (SF)	31 K
Under Construction (SF)	-
Pre-Leased	-
Deliveries (SF)	82 K

Direct vacancy in Silver Spring decreased to 21.0% at the end of Q1 2026, down from 21.7% at the end of Q4 2025.

Total vacancy decreased to 22.2% in Q1 2026, down from 23.1% in Q4 2025. Class A total vacancy decreased to 24.8% in Q1 2026, down from 26.0% in Q4 2025, while the asking rental rate average increased to \$32.23 Full Service in Q1 2026, up \$0.53 from the previous quarter.

Silver Spring submarket recorded 72,043 square feet of net absorption in Q1 2026, a significant improvement from negative 1,525 square feet of net absorption in Q4 2025. Contributing to the positive net absorption was Housing Opportunity Commission of Montgomery County occupying their 82,000-square-foot HQ at 1328 Fenwick Lane.

A total of 30,778 square feet leased in Q1 2026, down from the 53,795 square feet leased in the previous quarter. Tenants executing leases this quarter included Soar Health signing a 20,464-square-foot lease at 1 Inventa Place.

One building delivered in the Silver Spring submarket. 1328 Fenwick Lane (Class A, 82,000 SF, Housing Opportunity Commission of Montgomery County's HQ) delivered in February 2026.



10 Year Averages 2016-2025

Net Absorption (SF)	-72 K per year
Deliveries (SF)	15 K per year
Leasing Activity (SF)	265 K per year

Asking Rental Rates (Full Service / PSF)

2016	\$29.32
2025	\$29.22
YTD 2026	\$29.87

Major Leases

	Tenant	Size (SF)	Type
 Inventa Towers 1 Inventa Place	Soar Health	13,010	New
 8737 Colesville 8737 Colesville Road	Tappan Dentistry	2,300	New

Sales

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Cap Rate
No Buildings Sold	Silver Spring	-	-	-	-	-	-	-	-	-

Under Construction

Property	Submarket	RBA (SF)	Available	Pre-Leased	Delivery Date	Owner	Major Tenants
No Buildings Under Construction	Silver Spring	-	-	-	-	-	-

Deliveries

Property	Submarket	RBA (SF)	Available	Leased	Delivery Date	Owner	Major Tenants
1328 Fenwick 1328 Fenwick Lane	Silver Spring	82,000	2,767	92%	Feb 2026	Housing Opportunity Commission of Montgomery County	Owner-user

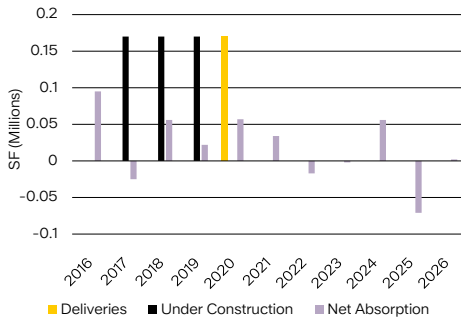
Market Spotlight

North Silver Spring

Q1 2026



Deliveries / Under Construction / Net Absorption



Vacancy Rate



Market Stats Q1 2026

Inventory (SF)	3.2 M
Direct Vacancy	8.0%
Total Vacancy	9.1%
YTD 2026 Absorption (SF)	2 K
YTD 2026 Leasing Activity (SF)	17 K
Under Construction (SF)	-
Pre-Leased	-
Deliveries (SF)	-

Direct vacancy in North Silver Spring remained flat at 8.0% at the end of Q1 2026.

Total vacancy remained flat at 9.1% in Q1 2026. Class A total vacancy decreased to 2.4% in Q1 2026, down from 3.0% in Q4 2025, while the asking rental rate average increased to \$31.64 Full Service in Q1 2026, up \$0.6 from the previous quarter.

North Silver Spring submarket recorded 1,894 square feet of net absorption in Q1 2026, a significant improvement from negative 77,176 square feet of net absorption in Q4 2025.

A total of 17,200 square feet leased in Q1 2026, a slight decrease from 19,143 square feet leased in the previous quarter. Tenants executing leases this quarter included All American Protective Services signing a 1,129-square-foot lease at 12510 Prosperity Drive.


10 Year Averages 2016-2025

Net Absorption (SF)	20 K per year
Deliveries (SF)	17 K per year
Leasing Activity (SF)	103 K per year

Asking Rental Rates (Full Service / PSF)

2016	\$22.70
2025	\$28.40
YTD 2026	\$28.31

Major Leases

	Tenant	Size (SF)	Type
 Meadows I 12510 Prosperity Drive	All American Protective Services	1,129	New

Sales

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Cap Rate
Westech Business Park - Talbot 12120 Plum Orchard Drive	North Silver Spring	Jan 2026	\$8.6 M	\$226	Creative Equities	ESJ Capital Partners	38,132	B	81%	N/A

Under Construction

Property	Submarket	RBA (SF)	Available	Pre-Leased	Delivery Date	Owner	Major Tenants
No Buildings Under Construction	North Silver Spring	-	-	-	-	-	-

Deliveries

Property	Submarket	RBA (SF)	Available	Leased	Delivery Date	Owner	Major Tenants
No Buildings Delivered	North Silver Spring	-	-	-	-	-	-

Market Spotlight

Beltsville / Calverton

Q1 2026



Deliveries / Under Construction / Net Absorption



Vacancy Rate



Direct vacancy in Beltsville / Calverton decreased to 10.9% at the end of Q1 2026, down from 11.4% at the end of Q4 2025.

Total vacancy decreased to 10.9% in Q1 2026, down from 11.4% in Q4 2025. Class A total vacancy decreased to 10.1% in Q1 2026, down from 15.2% in Q4 2025, while the asking rental rate average remained flat at \$22.00 Full Service in Q1 2026.

Beltsville / Calverton submarket recorded 8,096 square feet of net absorption in Q1 2026, a slight improvement from 951 square feet of net absorption in Q4 2025.

A total of 6,568 square feet leased in Q1 2026, down from 12,413 square feet leased in the previous quarter. Tenants executing leases this quarter included Human Touch Healthcare signing a 2,997-square-foot lease at 4041 Powder Mill Road.

Market Stats Q1 2026

Inventory (SF)	1.5 M
Direct Vacancy	10.9%
Total Vacancy	10.9%
YTD 2026 Absorption (SF)	8 K
YTD 2026 Leasing Activity (SF)	7 K
Under Construction (SF)	-
Pre-Leased	-
Deliveries (SF)	-


10 Year Averages 2016-2025

Net Absorption (SF)	21 K per year
Deliveries (SF)	-
Leasing Activity (SF)	70 K per year

Asking Rental Rates (Full Service / PSF)

2016	\$20.86
2025	\$21.53
YTD 2026	\$21.54

Major Leases

	Tenant	Size (SF)	Type
 Centerpark One 4041 Powder Mill Road	Human Touch Healthcare	2,997	New

Sales

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Cap Rate
No Buildings Sold	Beltsville / Calverton	-	-	-	-	-	-	-	-	-

Under Construction

Property	Submarket	RBA (SF)	Available	Pre-Leased	Delivery Date	Owner	Major Tenants
No Buildings Under Construction	Beltsville / Calverton	-	-	-	-	-	-

Deliveries

Property	Submarket	RBA (SF)	Available	Leased	Delivery Date	Owner	Major Tenants
No Buildings Delivered	Beltsville / Calverton	-	-	-	-	-	-

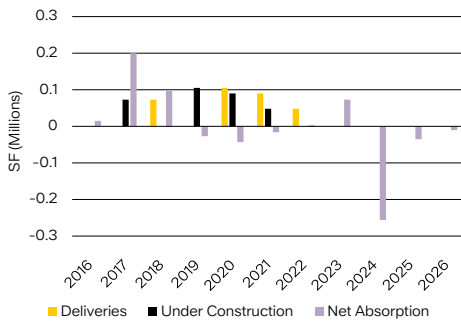
Market Spotlight

Greenbelt / College Park

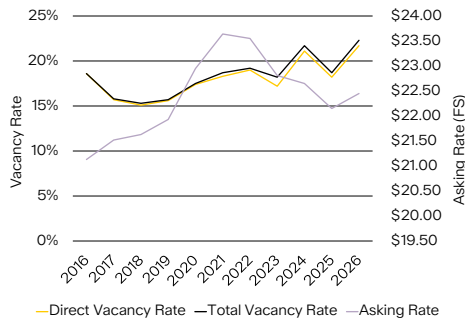
Q1 2026



Deliveries / Under Construction / Net Absorption



Vacancy Rate



Market Stats Q1 2026

Inventory (SF)	7.2 M
Direct Vacancy	21.7%
Total Vacancy	22.3%
YTD 2026 Absorption (SF)	-10 K
YTD 2026 Leasing Activity (SF)	240 K
Under Construction (SF)	-
Pre-Leased	-
Deliveries (SF)	-

Direct vacancy in Greenbelt / College Park increased to 21.7% at the end of Q1 2026, up from 18.2% at the end of Q4 2025.

Total vacancy increased to 22.3% in Q1 2026, up from 18.7% in Q4 2025. Class A total vacancy increased to 21.4% in Q1 2026, up from 18.6% in Q4 2025, while the asking rental rate average increased to \$25.62 in Q1 2026, up \$0.20 from the previous quarter.

Greenbelt / College Park submarket recorded negative 10,238 square feet of net absorption in Q1 2026, a significant drop from 9,988 square feet of net absorption in Q4 2025. Contributing to the negative net absorption was Origin Wireless vacating their 7,815-square-foot space at 7500 Greenway Center Drive.

A total of 239,968 square feet leased in Q1 2026, up from 38,570 square feet leased in the previous quarter. Tenants executing leases this quarter included University of Maryland ARLIS signing a 110,000-square-foot pre-lease at 4400 River Road.


10 Year Averages 2016-2025

Net Absorption (SF)	1 K per year
Deliveries (SF)	32 K per year
Leasing Activity (SF)	292 K per year

Asking Rental Rates (Full Service / PSF)

2016	\$21.13
2025	\$22.15
YTD 2026	\$22.45

Major Leases

	Tenant	Size (SF)	Type
 4400 River 4400 River Road	University of Maryland ARLIS	110,000	Pre-Lease

Sales

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Cap Rate
5700 Rivertech 5700 Rivertech Court	College Park	Jan 2026	\$15.5 M	\$99	University of Maryland	Douglas Development	156,360	B	51%	N/A

Under Construction

Property	Submarket	RBA (SF)	Available	Pre-Leased	Delivery Date	Owner	Major Tenants
No Buildings Under Construction	Greenbelt / College Park	-	-	-	-	-	-

Deliveries

Property	Submarket	RBA (SF)	Available	Leased	Delivery Date	Owner	Major Tenants
No Buildings Delivered	Greenbelt / College Park	-	-	-	-	-	-

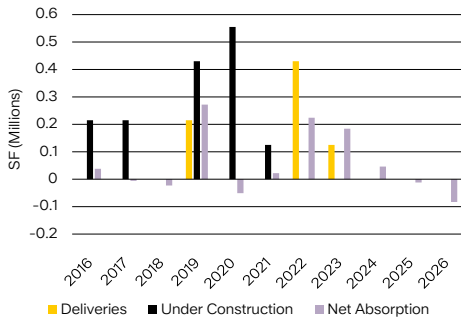
Market Spotlight

Landover / Largo / Capitol Heights

Q1 2026



Deliveries / Under Construction / Net Absorption



Vacancy Rate



Market Stats Q1 2026

Inventory (SF)	4.0 M
Direct Vacancy	11.9%
Total Vacancy	13.1%
YTD 2026 Absorption (SF)	-83 K
YTD 2026 Leasing Activity (SF)	14 K
Under Construction (SF)	-
Pre-Leased	-
Deliveries (SF)	-

Direct vacancy in Landover / Largo / Capitol Heights remained flat at 11.9% at the end of Q1 2026.

Total vacancy increased to 13.1% in Q1 2026, up from 12.8% in Q4 2025. Class A total vacancy increased to 15.2% in Q1 2026, up from 15.0% in Q4 2025, while the asking rental rate average decreased to \$34.91 Full Service in Q1 2026, down \$0.53 from the previous quarter.

Landover / Largo / Capitol Heights submarket recorded negative 83,315 square feet of net absorption in Q1 2026, a major decrease from the negative 906 square feet of net absorption in Q4 2025. Contributing to the negative net absorption was Kaiser Permanente downsizing their space and adding to the market 79,773 square feet of sublease space at 4000 Garden City Drive.

A total of 14,164 square feet leased in Q1 2026, up from 6,793 square feet leased in the previous quarter. Tenants executing leases this quarter included Maryland Primary Care signing a 6,607-square-foot lease at 950 Harry S Truman Drive N.


10 Year Averages 2016-2025

Net Absorption (SF)	72 K per year
Deliveries (SF)	77 K per year
Leasing Activity (SF)	177 K per year

Asking Rental Rates (Full Service / PSF)

2016	\$21.39
2025	\$29.94
YTD 2026	\$30.08

Major Leases

	Tenant	Size (SF)	Type
 The Ella at Carillon 950 Harry S Truman Drive N	Maryland Primary Care	6,607	New

Sales

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Cap Rate
No Buildings Sold	Landover / Largo / Capitol Heights	-	-	-	-	-	-	-	-	-

Under Construction

Property	Submarket	RBA (SF)	Available	Pre-Leased	Delivery Date	Owner	Major Tenants
No Buildings Under Construction	Landover / Largo / Capitol Heights	-	-	-	-	-	-

Deliveries

Property	Submarket	RBA (SF)	Available	Leased	Delivery Date	Owner	Major Tenants
No Buildings Delivered	Landover / Largo / Capitol Heights	-	-	-	-	-	-

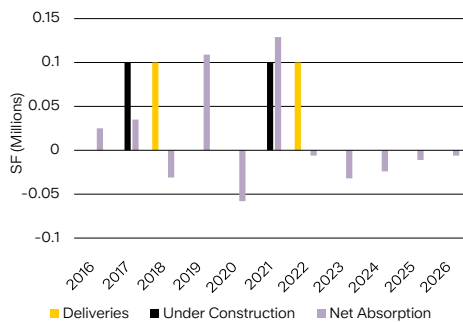
Market Spotlight

National Harbor / Oxon Hill

Q1 2026



Deliveries / Under Construction / Net Absorption



Vacancy Rate



Market Stats Q1 2026

Inventory (SF)	1.0 M
Direct Vacancy	21.5%
Total Vacancy	21.8%
YTD 2026 Absorption (SF)	-6 K
YTD 2026 Leasing Activity (SF)	9 K
Under Construction (SF)	-
Pre-Leased	-
Deliveries (SF)	-

Direct vacancy in National Harbor / Oxon Hill remained flat at 21.5% at the end of Q1 2026.

Total vacancy remained unchanged at 21.8% in Q1 2026. Class A total vacancy increased to 25.7% in Q1 2026, up from 24.6% in Q4 2025, while the asking rental rate average remained flat at \$40.68 Full Service in Q1 2026.

National Harbor / Oxon Hill submarket recorded negative 5,773 square feet of net absorption in Q1 2026, a decline from 5,540 square feet of net absorption in Q4 2025.

A total of 9,453 square feet leased in Q1 2026, up from 3,214 square feet leased in the previous quarter. Tenants executing leases this quarter included Harbor Heights Surgery Center signing a 8,343-square-foot renewal at 6710 Oxon Hill Road.


10 Year Averages 2016-2025

Net Absorption (SF)	17 K per year
Deliveries (SF)	20 K per year
Leasing Activity (SF)	59 K per year

Asking Rental Rates (Full Service / PSF)

2016	\$25.30
2025	\$30.08
YTD 2026	\$29.99

Major Leases

	Tenant	Size (SF)	Type
 6710 Oxon Hill 6710 Oxon Hill Road	Harbor Heights Surgery Center	8,343	Renewal

Sales

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Cap Rate
No Buildings Sold	National Harbor / Oxon Hill	-	-	-	-	-	-	-	-	-

Under Construction

Property	Submarket	RBA (SF)	Available	Pre-Leased	Delivery Date	Owner	Major Tenants
No Buildings Under Construction	National Harbor / Oxon Hill	-	-	-	-	-	-

Deliveries

Property	Submarket	RBA (SF)	Available	Leased	Delivery Date	Owner	Major Tenants
No Buildings Delivered	National Harbor / Oxon Hill	-	-	-	-	-	-

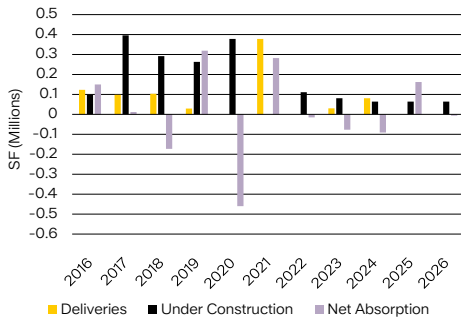
Market Spotlight

Columbia South

Q1 2026



Deliveries / Under Construction / Net Absorption



Vacancy Rate



Market Stats Q1 2026

Inventory (SF)	10.0 M
Direct Vacancy	11.9%
Total Vacancy	13.2%
YTD 2026 Absorption (SF)	-7 K
YTD 2026 Leasing Activity (SF)	101 K
Under Construction (SF)	64 K
Pre-Leased	0%
Deliveries (SF)	-

Direct vacancy in Columbia South decreased to 11.9% at the end of Q1 2026, down from 12.3% at the end of Q4 2025.

Total vacancy decreased to 13.2% in Q1 2026, down from 13.8% in Q4 2025. The vacancy rate was influenced by the withdrawal of 36,217 square feet of vacant space at 7135 Minstrel Way. Class A total vacancy decreased to 14.8% in Q4 2025, down from 15.7% in Q3 2025, while the asking rental rate decreased to \$28.68 Full Service in Q1 2026, down \$0.26 from the previous quarter.

Columbia South submarket recorded negative 6,588 square feet of net absorption in Q1 2026, a decrease from 21,794 square feet of net absorption in Q4 2025.

A total of 100,505 square feet leased in Q1 2026, down from 111,041 square feet leased in the previous quarter. Tenants executing leases this quarter included an undisclosed tenant signing a 27,160-square-foot lease at 8621 Robert Fulton Drive.

There are currently two buildings under construction in the Columbia South submarket: 7575 Maple Lawn Boulevard (Class A, 26,920 SF, 0% pre-leased) and 7585 Maple Lawn Boulevard (Class A, 36,935 SF, 0% pre-leased) are both set to deliver in May 2026.

10 Year Averages 2016-2025

Net Absorption (SF)	16 K per year
Deliveries (SF)	80 K per year
Leasing Activity (SF)	690 K per year

Asking Rental Rates (Full Service / PSF)

2016	\$24.35
2025	\$24.61
YTD 2026	\$24.60

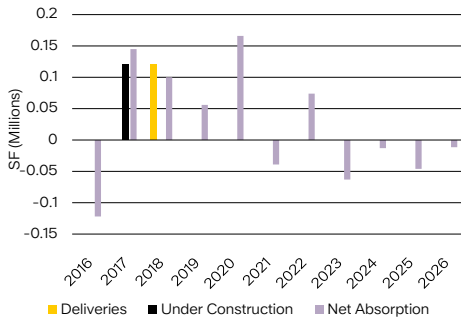
Market Spotlight

BWI North / Linthicum

Q1 2026



Deliveries / Under Construction / Net Absorption



Vacancy Rate



Market Stats Q1 2026

Inventory (SF)	3.4 M
Direct Vacancy	13.0%
Total Vacancy	13.4%
YTD 2026 Absorption (SF)	-11 K
YTD 2026 Leasing Activity (SF)	2 K
Under Construction (SF)	-
Pre-Leased	-
Deliveries (SF)	-

Direct vacancy in BWI North / Linthicum remained flat at 13.0% at the end of Q1 2026.

Total vacancy remained unchanged at 13.4% at the end of Q1 2026. Class A total vacancy increased to 8.6% in Q1 2026, up from 8.1% in Q4 2025, while the asking rental rate average increased to \$26.10 Full Service in Q1 2026, up \$0.32 from the previous quarter.

BWI North / Linthicum submarket recorded negative 11,430 square feet of net absorption in Q1 2026, a setback from 3,013 square feet of net absorption in Q4 2025.

A total of 2,073 square feet leased in Q1 2026, a slight decrease from 2,599 square feet leased in the previous quarter.

10 Year Averages 2016-2025

Net Absorption (SF)	51 K per year
Deliveries (SF)	12 K per year
Leasing Activity (SF)	222 K per year

Asking Rental Rates (Full Service / PSF)

2016	\$22.33
2025	\$24.45
YTD 2026	\$24.96

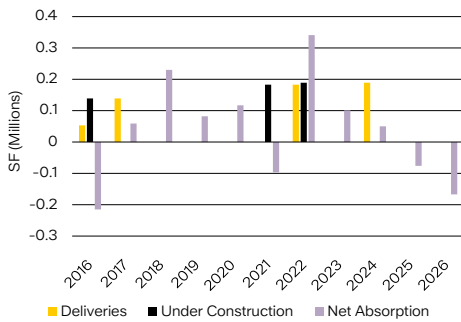
Market Spotlight

BWI / Anne Arundel

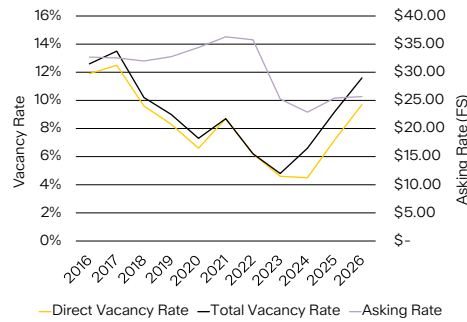
Q1 2026



Deliveries / Under Construction / Net Absorption



Vacancy Rate



Market Stats Q1 2026

Inventory (SF)	7.4 M
Direct Vacancy	9.7%
Total Vacancy	11.6%
YTD 2026 Absorption (SF)	-167 K
YTD 2026 Leasing Activity (SF)	161 K
Under Construction (SF)	-
Pre-Leased	-
Deliveries (SF)	-

Direct vacancy in BWI / Anne Arundel increased to 9.7% at the end of Q1 2026, up from 7.2% at the end of Q4 2025.

Total vacancy increased to 11.6% in Q1 2026, up from 9.2% in Q4 2025. Class A total vacancy increased to 15.2% in Q1 2026, up from 11.4% in Q4 2025, while the asking rental rate decreased to \$32.59 Full Service in Q1 2026, down \$0.25 from the previous quarter.

BWI / Anne Arundel submarket recorded negative 167,010 square feet of net absorption in Q1 2026, a major setback from the negative 58,566 square feet of net absorption in Q4 2025. Contributing to the negative net absorption was Ciena Corporation vacating 88,404 square feet at 7035 Ridge Road.

A total of 160,694 square feet leased in Q1 2026, a significant increase from 15,775 square feet leased in the previous quarter. Tenants executing leases this quarter included a confidential U.S. Defense Contractor signing a 139,980-square-foot lease at 400 National Business Parkway.

10 Year Averages 2016-2025

Net Absorption (SF)	61 K per year
Deliveries (SF)	70 K per year
Leasing Activity (SF)	258 K per year

Asking Rental Rates (Full Service / PSF)

2016	\$32.69
2025	\$25.41
YTD 2026	\$25.67

Suburban Maryland Leasing & Market Research

Brent Prossner

Managing Director,
Senior Vice President

Paul “Rocky” Kern

Senior Vice President

Ethan Bernardi

Senior Vice President

Nathan Bortnick

Senior Vice President

John Olson

Senior Vice President

Kyle Bell

Senior Vice President

Richard Coppola

Vice President

Joe Mehok

Vice President
Market Research

Kit Thu

Senior Associate
Market Research

Lincoln

Washington, D.C.

101 Constitution Ave. NW
Suite 325 East
202.513.6700

Arlington

1530 Wilson Blvd.
Suite 200
703.522.4600

Rockville

1101 Wootton Pkwy.
Suite 410
301.304.8300

Baltimore

300 West Pratt St.
Suite 520
410.659.1234

www.lpc.com

Lincoln