Office Market Report

Northern Virginia

Q1 2025

Lincoln

Contents

Metropolitan D.C. Market Overview

Overall Market Summary

The Washington, D.C. Metropolitan commercial real estate market is comprised of approximately 441.5 million square feet of rentable office space located in the District of Columbia, Northern Virginia, and Suburban Maryland.

The total vacancy rate decreased to 17.8% at the end of Q1 2025, while the market recorded negative 221,166 square feet of net absorption. Contributing to the negative net absorption this quarter included Cambridge Associates vacating 95,558 square feet at 4100 N Fairfax Drive, in the Ballston submarket.

Leasing activity totaled 4,528,833 square feet for the quarter. The largest lease executed in the market was a 171,044-square-foot renewal by the GSA-FDIC at 3701 N Fairfax Drive - Virginia Square Plaza, in Arlington, VA.

A total of 576,992 square feet was under construction at the end of Q1 2025, with 65.3% of the space pre-leased. One building broke ground this quarter, 7125 W Falls Station Boulevard - HITT Headquarters (270,000 SF, 100% pre-leased), in the Merrifield submarket. No additional buildings broke ground, nor delivered, this quarter.

There were twenty-one sales transactions in Q1 2025, totaling $737,540,000. Among the larger sales of the quarter was 1200 1st Street, NE - Capitol Plaza I, trading to Easterly Government Properties for $118,800,000 ($407 psf). The Class A building, located in the NoMa submarket of D.C., was 98.0% leased at the time of sale.

Average asking rental rates increased $0.46 to $41.48 per square foot, Full Service.

The D.C. Metropolitan Statistical Area (MSA) added 23,900 net jobs from February 2024-February 2025, representing 0.7% growth over this 12-month period. The Educational & Health Services sector added the most net new jobs with 17,200, followed by Mining, Logging, & Construction with 4,200; while the Government sector added 10,500 jobs. However, the Professional & Business Services lost 8,700 jobs, the most of any sector.

The unemployment rate for the D.C. Metro increased to 3.4% in Q1 2025.

Direct Vacancy
(Q1 2025)

		(YOY)
DC	16.6%	↓
VA	16.6%	↑
MD	18.0%	↑
Metro Area (YTD)	16.9%	

Total Vacancy
(Q1 2025)

		(YOY)
DC	17.5%	↓
VA	17.5%	↑
MD	18.9%	↑
Metro Area (YTD)	17.8%	

Net Absorption
(SF, YTD Q1 2025)

		(YOY)
DC	327,718	↑
VA	-331,948	↓
MD	-216,936	↓
Metro Area (YTD)	-221,166	

Leasing Activity
(SF, YTD Q1 2025)

		(YOY)
DC	1,931,599	↓
VA	1,870,394	↓
MD	726,840	↑
Metro Area (YTD)	4,528,833	

Market Outlook

Market fundamentals for the Metropolitan Washington, D.C. office market remained soft to start 2025. While total vacancy decreased 20 basis points to 17.8% quarter-over-quarter; the market absorbed negative 221,166 square feet and leasing activity remained relatively flat at 4.5 million square feet at the end of the first quarter. Building sales volume totaled $738 M in Q1 2025, down 47.3% from the $1.4 B in sales totaled in Q4 2024. Office inventory remains relatively stable as the construction pipeline remains at historic lows with only four buildings, totaling 576,992 square feet, currently under construction in the D.C. Metro.

Kastle Systems "return-to-office" tracker averaged approximately 50% for the D.C. Metro in Q1 2025, an increase of 300 basis points from the 47% RTO averaged in 2024. The Peak Day average RTO for the D.C. Metro in Q1 was 60%, with a few of these individual peak days hitting 63% RTO. MetroRail ridership continues to improve, and as of end of the first quarter, was at 69% of 2019 ridership (433,000 passengers per day YTD 2025).

The D.C. MSA unemployment rate increased to 3.4% in Q1 2025, but still outperforms other large commercial office markets nationally including; Atlanta, Dallas/Ft. Worth, Philadelphia, San Francisco, Seattle, New York, Boston, Houston, and Los Angeles.

The D.C. MSA currently ranks 8th nationally in unemployment (compared to other MSAs with populations of 1,000,000 and greater); the current national unemployment rate is 4.2%.

GSA / National Capital Region (NCR)

The Federal Government had an eventful start to 2025. The Trump Administration started with mandating return to office 5 days per week, increasing occupancy across the National Capital Region overnight. This was then followed by a slew of lease terminations, some of which were ultimately rescinded, and significant cuts to the federal workforce across the majority of agencies. The new administration has also signaled its intention to dispose of underutilized federally owned properties across the nation. The ultimate targets for reduction in the federal workforce and owned property remain unknown, but many anticipate it could be as high as 50%. There has also been a push for agencies to consider relocating a portion of their staff outside of the National Capital Region to "less costly parts of the country". These changes are being implemented rapidly and are sometimes announced, only to be changed days or even hours following. We anticipate this state of flux will continue for months, potentially through the end of the year.

Northern Virginia Market Summary

The Northern Virginia office market currently consists of 1,485 buildings, over 25,000 square feet, totaling approximately 190.0 million square feet of rentable space.

Northern Virginia added 24,600 net new jobs from February 2024-February 2025, representing 1.5% growth over this 12-month period.

The Educational & Health Services sector added the most net new jobs with 12,700, followed by Mining, Logging, & Construction with 3,100; while the Government sector added 6,000 jobs. Leisure & Hospitality and Manufacturing were the only two sectors to record net job losses over this period of time, losing a combined 1,800 jobs.

The unemployment rate in Northern Virginia increased to 3.0% in Q1 2025, up from 2.7% in Q4 2024; while the national unemployment rate increased to 4.2%.

The Northern Virginia market recorded negative 331,948 square feet of net absorption in Q1 2025. Tenants contributing to the negative net absorption this quarter included Cambridge Associates vacating 95,558 square feet at 4100 N Fairfax Drive and the Department of the Interior vacating 35,583 square feet at 381 Elden Street.

Northern Virginia totaled 1,870,394 square feet of leasing in Q1 2025. The largest lease signed in the market this quarter was by the GSA - FDIC signing a 171,044-square-foot renewal at 3701 N Fairfax Drive.

There were seven sales transactions this quarter, totaling $315,850,000.

Inside the Beltway there were 50 buildings marketing 50,000 square feet or greater of contiguous space available; while outside the Beltway there were 96 buildings marketing 50,000 square feet or greater of contiguous space available. This represents a net gain of only one large contiguous block available quarter-over-quarter.

	Q1 2025	Q4 2024	Q1 2024
Direct Vacancy	16.6%	16.7%	15.5%
Total Vacancy	17.5%	17.6%	16.6%
Net Absorption (SF, YTD)	-332 K	-2.3 M	-861 K
Leasing Activity (SF, YTD)	1.9 M	9.3 M	1.9 M
Under Construction (SF)	542 K	263 K	1.1 M
Under Construction % Pre-Leased	65.3%	17.8%	26.5%
Deliveries (SF, YTD)	-	1.1 M	124 K
Average Asking Rental Rate (PSF, Full Service)	$35.21	$35.02	$34.20
Sales Volume (YTD)	$315.9 M	$1.44 B	$454.8 M
Unemployment Northern Virginia	3.0%	2.7%	2.6%
Sublease Space Available (SF)	1.7 M	1.7 M	2.3 M

Vacancy Rate

Direct vacancy in Northern Virginia decreased to 16.6% at the end of Q1 2025, down from 16.7% at the end of Q4 2024. A total of 31.48 million square feet of direct space is currently vacant and available.

Total vacancy decreased to 17.5% at the end of Q1 2025, down from 17.6% at the end of Q4 2024. A total of 33.19 million square feet of space (direct and sublet) is currently vacant and available.

The sublease vacancy rate in Northern Virginia remained flat at 0.9% at the end of Q1 2025. A total of 1.70 million square feet of sublease space is currently vacant and available on the market.

Net Absorption & Leasing

The Northern Virginia market recorded negative 331,948 square feet of net absorption in Q1 2025.

Contributing to the negative net absorption this quarter included Cambridge Associates vacating 95,558 square feet at 4100 N Fairfax Drive, the Department of the Interior vacating 35,583 square feet at 381 Elden Street, and CACI vacating 29,017 square feet at 800 N Glebe Road.

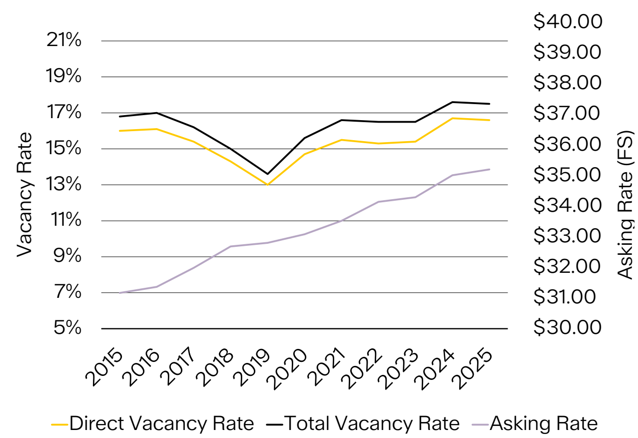
Northern Virginia totaled 1,870,394 square feet of leasing in Q1 2025. The largest public sector lease executed in the market this quarter was by the GSA - FDIC signing a 171,044-square-foot renewal at 3701 N Fairfax Drive, while the largest private sector lease was an 86,586-square-foot relet by Carfax at 1906 Reston Metro Plaza.

The leases in the Top Ten ranged in size from 171,044 square feet to 28,658 square feet. Included in the Top Ten were four relets, two renewals, two subleases, and two new leases; with the GSA-FDIC being the only lease signed over 100,000 square feet.

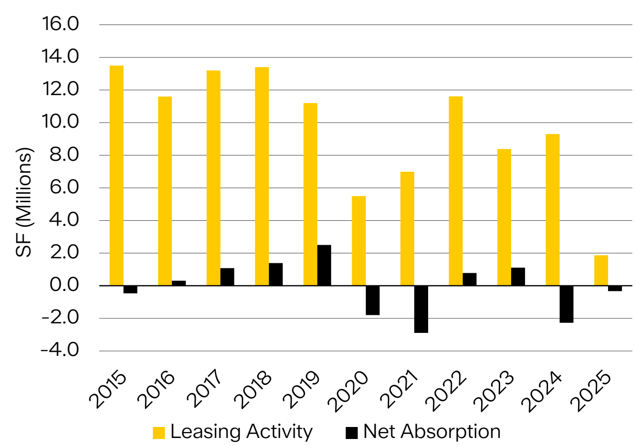
Sales Volume

There were seven sales transactions this quarter, totaling $315,850,000. The largest trade was the foreclosure sale of 8401 and 8405 Greensboro Drive - Highline 1 & 2 trading to CIM from Westbrook / AREP for $140,000,000 ($318 psf). The two Class A buildings were a combined 65.8% leased at the time of sale.

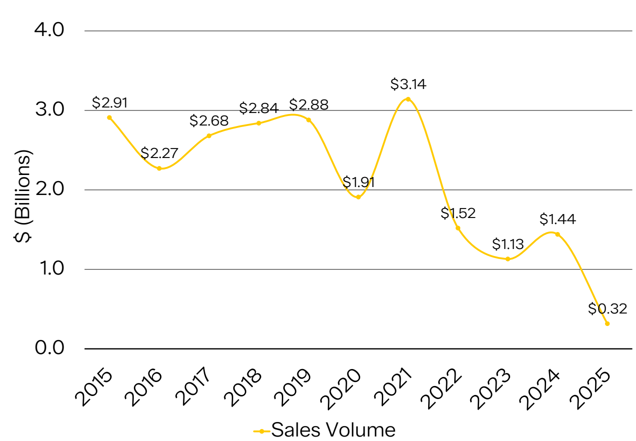
Vacancy Rate | Asking Rate

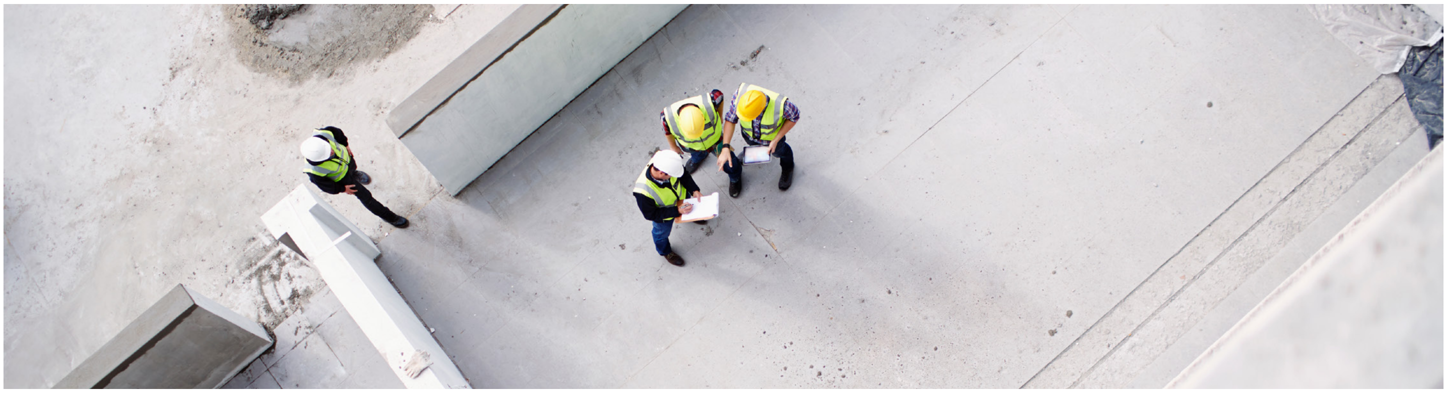


Net Absorption | Leasing



Sales





Construction

Four buildings were under construction in Northern Virginia at the end of Q1 2025, totaling 576,992 square feet (65.3% pre-leased). No buildings delivered in Q1.

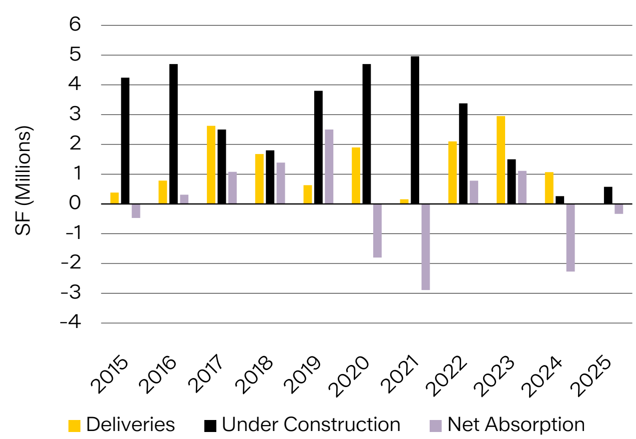
Only one building is expected to deliver in Northern Virginia in 2025. 1880 Reston Row - Reston Row OB5 (210,000 SF, 22.2% pre-leased) is to scheduled to deliver in Q2 2025.

1 & 2 Exchange Street - One & Two Uptown (96,992 SF combined) are expected to deliver in Q1 2026, in the Route 7 Corridor of Loudoun County.

Breaking ground this quarter was HITT's new headquarters at 7125 W Falls Station Boulevard in Merrifield. This 270,000-square-foot building, expected to deliver in Q1 2027, is 100% pre-leased; Virginia Tech signed a pre-lease for 40,000 square feet, while HITT will occupy the rest of the building. No additional buildings broke ground this quarter.

Amazon's 2.7 million-square-foot PenPlace and 500,000-square-foot Helix remain on hold in National Landing.

Deliveries | Under Construction



	RBA (SF)	CLASS	DELIVERING	PRE-LEASED	SUBMARKET
Reston Row - OB5 **1880 Reston Row**	210,000	A	Q2 2025	22.2%	Reston
One Uptown **1 Exchange Street**	61,992	A	Q1 2026	60.1%	Route 7 Corridor
Two Uptown **2 Exchange Street**	35,000	A	Q1 2026	100%	Route 7 Corridor
HITT Headquarters **7125 W Falls Station Boulevard**	270,000	A	Q1 2027	100%	Merrifield

Top Ten Leases

In Q1 2025 there were four relets, two renewals, two subleases, and two new leases in the Top Ten. Only one of these leases was greater than 100,000 square feet.

The largest lease executed in the public sector this quarter was a 171,044-square-foot renewal by GSA - FDIC at Virginia Square Plaza. The largest private sector lease was a 86,586-square-foot relet by Carfax at Reston Station 1906.

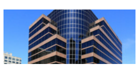
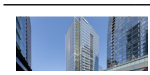
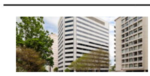
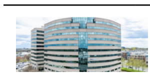
The GSA-FDIC renewal at Virginia Square Plaza was the largest lease signed in the market in Q1, and was the sole federal lease in the Top Ten.

Two technology/software firms were represented in the Top Ten this quarter. DLT Solutions signed a 51,621-square-foot renewal at Dulles Corner I and Cellebrite signed a 31,90-square-foot relet at 1861 International.

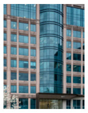
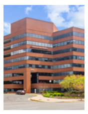
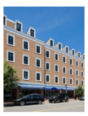
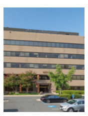
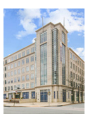
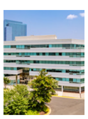
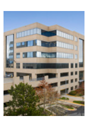
Two consulting firms were also represented in the Top Ten. HNTB signed a lease for 48,046 square feet of new space at 1812 N Moore and VT Services signed a relet for 28,658 square feet at South Pointe I.

Rounding out the remaining leases in the Top Ten were vehicle history report provider Carfax signing an 86,586-square-foot relet at Reston Station 1906, insurance provider FM Global subleasing 31,569 square feet also at Reston Station 1906, Orthodox faith provider STSA Church - Arlington signing a lease for 30,617 square feet of new space at 2640 Shirlington, and lastly, residential home construction provider Pulte Homes signing a 29,194-square-foot relet at Center Pointe.

Northern Virginia recorded 1,870,394 square feet of leasing in Q1 2025.

			Tenant	Size (SF)	Type
	01	**Virginia Square Plaza** 3701 N Fairfax Drive	GSA - FDIC	171,044	Renewal
	02	**Reston Station 1906** 1906 Reston Metro Plaza	Carfax	86,586	Relet
	03	**Dulles Corner I** 2411 Dulles Corner Park	DLT Solutions	51,621	Renewal
	04	**1812 N Moore** 1812 N Moore Street	HNTB	48,046	New
	05	**1861 International** 1861 International Drive	Cellebrite	31,901	Relet
	06	**Reston Station - 1906** 1906 Reston Metro Plaza	FM Global	31,569	Sublease
	07	**2640 Shirlington** 2640 Shirlington Road	STSA Church - Arlington	30,617	New
	08	**Rosslyn Plaza Building North** 1777 N Kent Street	America First Policy Institute	30,253	Sublease
	09	**Center Pointe** 4000 Legato Road	Pulte Homes	29,194	Relet
	10	**South Pointe I** 2350 Corporate Park Drive	VT Services	28,658	Relet

Top Northern Virginia Sales Transactions (over $10.0 M)

	Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Comment
	**Highline 1 & 2** 8401 & 8405 Greensboro Dr	Tysons	Jan 2025	$148.0 M	$318	CIM	Westbrook / AREP	465,727	A	65.8%	Foreclosure Sale
	**Arlington Medical Center** 1005 N Glebe Rd	Ballston	Feb 2025	$47.0 M	$317	Remedy Medical	Brookfield	148,166	A	61.1%	Medical Office Bldg
	**Tavern Square** 123 N Pitt St	Old Town	Feb 2025	$38.85 M	226	Melrose Solomon	Cambridge	171,738	B	84.0%	Mixed-Use, 8.5% Cap Rate
	**1950 Roland Clarke** 1950 Roland Clarke Place	Reston	Mar 2025	$10.75 M	$126	Stewart Investment Partners	Greenblum & Bernstein	85,090	B	78.9%	Expected Resi Redev
	**One Virginia Square** 3601 Wilson Blvd	Virginia Square	Jan 2025	$14.85 M	$123	Gilbane Construction	LaSalle	121,209	A	8.8%	Expected Resi Redev
	**Summit 1 & 2** 2000 & 2002 Edmund Halley Dr	Reston	Mar 2025	$30.0 M	$100	Bernstein Management	Truist / Brookfield	299,764	A	85.7%	Note Sale
	**Metro Plaza I-IV** 12801, 12851, 12825, 12901 Worldgate Dr	Herndon	Feb 2025	$26.2 M	$74	Zumot Real Estate	PNC / Moore & Associates	354,554	A	74.1%	12.0% Cap Rate (pro-forma estimate)

Outlook

Market fundamentals remained soft in Northern Virginia at the end of Q1 2025. Total vacancy decreased 10 basis to 17.5% quarter-over-quarter, however, the market recorded negative 332,000 square feet of net absorption in Q1. Leasing activity decreased 12.0% quarter-over-quarter, while unemployment in increased 30 basis points to 3.0% quarter-over-quarter. The market remains very much in "wait and see" mode as the impacts of DOGE (GSA lease cancellations, Federal work force reductions, NGO contract terminations, and Federally owned buildings expected to be coming to the market) take effect not only in Northern Virginia, but in the entire greater Washington, D.C. region.

Kastle Systems "return-to-office" tracker averaged approximately 50% for the D.C. Metro in Q1 2025, an increase of 300 basis points from the 47% RTO averaged in 2024. The Peak Day average RTO for the D.C. Metro in Q1 was 60%, with a few of these individual peak days hitting 63% RTO. MetroRail ridership continues to improve, and as of end of the first quarter, was at 69% of 2019 ridership (433,000 passengers per day YTD 2025).

Tour activity summary for Lincoln's NoVa leasing team Q1 2025:

- 184 total Tours for Q1 2025
- -2.1% decrease in Tour Activity for Q1 2025 compared to Q4 2024
- -5.2% decrease in Tour Activity for Q1 2025 compared to Q1 2024

Tour analytics Q1 2025:

- New requirement = 31%
- Relocation- same size = 39%
- Relocation- downsize/consolidation = 14%
- Relocation- expansion = 12%
- Extension- same size = 0.5%
- Extension- downsize = 0.5%
- Extension- expansion = 3%

Market Spotlights

Northern Virginia

Q1 2025

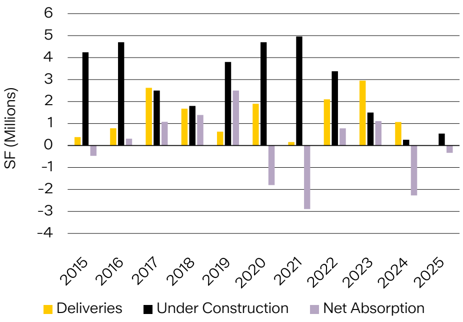
Lincoln

Market Spotlight

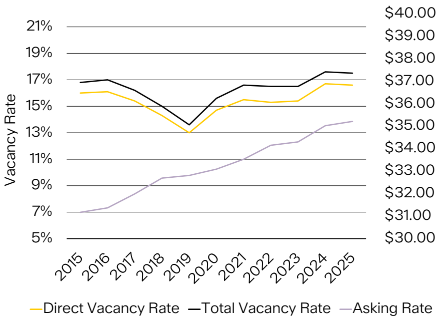
Northern Virginia

Q1 2025

Deliveries / Under Construction / Net Absorption



Vacancy Rate



The Northern Virginia office market consists of 1,485 buildings over 25,000 square feet, totaling approximately 190.0 million square feet of rentable space.

Direct vacancy in Northern Virginia decreased to 16.6% at the end of Q1 2025, down from 16.7% at the end of Q4 2024, and has increased from 15.5% Y-o-Y. Total vacancy decreased to 17.5% at the end of Q1 2025, down from 17.6% at the end of Q4 2024, and has increased from 16.6% Y-o-Y.

The Northern Virginia market recorded negative 331,948 square feet of net absorption in Q1 2025. Contributing to the negative net absorption this quarter included Cambridge Associates vacating 95,558 square feet at 4100 N Fairfax Drive, the Department of the Interior vacating 35,583 square feet at 381 Elden Street, and CACI vacating 29,017 square feet at 800 N Glebe Road.

Northern Virginia totaled 1,870,394 square feet of leasing in Q1 2025. The largest public sector lease executed in the market this quarter was by the GSA - FDIC signing a 171,044-square-foot renewal at 3701 N Fairfax Drive, while the largest private sector lease was an 86,586-square-foot relet by Carfax at 1906 Reston Metro Plaza.

There were seven sales transactions this quarter, totaling $315,850,000. The largest sale was the foreclosure sale of 8401 and 8405 Greensboro Drive - Highline 1 & 2 trading to CIM from Westbrook / AREP for $140,000,000 ($318 psf).

Inside the Beltway there were 50 buildings marketing 50,000 square feet or greater of contiguous space available; while outside the Beltway there were 96 buildings marketing 50,000 square feet or greater of contiguous space available. A total of 146 buildings have a contiguous block of 50,000 square feet or greater available in Northern Virginia.

Market Stats
Q1 2025

Inventory (SF)	190.0 M
Direct Vacancy	16.6%
Total Vacancy	17.5%
YTD 2024 Absorption (SF)	-332 K
YTD 2024 Leasing Activity (SF)	1.9 M
Under Construction (SF)	577 K
Pre-Leased	65.3%
Deliveries (SF)	-

10 Year Averages
2015-2024

Net Absorption (SF)	-30 K per year
Deliveries (SF)	1.4 M per year
Leasing Activity (SF)	10.5 M per year

Asking Rental Rates
(Full Service / PSF)

2015	$31.17
2024	$35.02
YTD 2025	$35.21

Under Construction

	RBA (SF)	CLASS	DELIVERING	PRE-LEASED	SUBMARKET
Reston Row - OB5 1880 Reston Row	210,000	A	Q2 2025	22.2%	Reston
One Uptown 1 Exchange Street	61,992	A	Q1 2026	60.1%	Route 7 Corridor
Two Uptown 2 Exchange Street	35,000	A	Q1 2026	100%	Route 7 Corridor
HITT Headquarters 7125 W Falls Station Boulevard	270,000	A	Q1 2027	100%	Merrifield

Removed from the Office Inventory for Residential Redevelopment YTD 2025

	RBA (SF)	CLASS	SUBMARKET	COMMENT
Parkway One 555 Herndon Parkway	89,710	C	Herndon	Removed from the office inventory in Q1 2025. Demolition has commenced, 399-unit Residential development expected to be built.

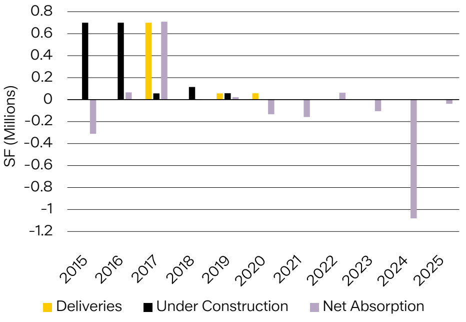
Lincoln

Market Spotlight

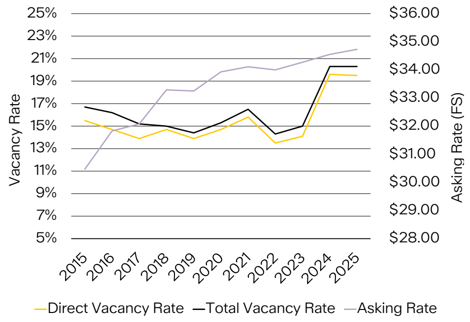
Alexandria

Q1 2025

Deliveries / Under Construction / Net Absorption



Vacancy Rate



Direct vacancy in Alexandria decreased to 19.5% at the end of Q1 2025, down from 19.6% at the end of Q4 2024, and has increased from 13.0% Y-o-Y.

Total vacancy remained flat at to 20.3% at the end of Q1 2025, and has increased from 13.9% Y-o-Y.

The Alexandria submarket recorded negative 37,768 square feet of net absorption in Q1 2025, a decrease from the negative 75,916 square feet absorbed in Q4 2024. Contributing to the negative net absorption this quarter included Virginia Hospital Center vacating 17,784 square feet at 2800 S Shirlington Road and NSBA vacating 10,067 square feet at 1680 Duke Street.

Alexandria recorded 164,977 square feet of leasing in the first quarter, an increase from the 40,877 square feet leased in the previous quarter. The largest lease executed in the submarket this quarter was by STSA Church - Arlington for 30,617 square feet of new space at 2640 Shirlington Road (the building delivered in 2023).

Tavern Square (123 Pitt, 110 N Royal, 421 King, and 132 N Royal) sold to Melrose Solomon Enterprises from Cambridge Property Group for $38.85 M ($226 psf).

Market Stats
Q1 2025

Inventory (SF)	19.7 M
Direct Vacancy	19.5%
Total Vacancy	20.3%
YTD 2025 Absorption (SF)	-38 K
YTD 2025 Leasing Activity (SF)	165 K
Under Construction (SF)	-
Pre-Leased	-
Deliveries (SF)	-

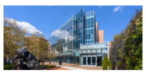
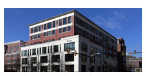
10 Year Averages
2015-2024

Net Absorption (SF)	-93 K per year
Deliveries (SF)	82 K per year
Leasing Activity (SF)	665 K per year

Asking Rental Rates
(Full Service / PSF)

2015	$30.47
2024	$34.55
YTD 2025	$34.73

Major Leases

		Tenant	Size (SF)	Type
	**2640 Shirlington** 2640 Shirlington Rd	STSA Church - Arlington	30,617	New
	**Eisenhower Center III** 2331 Mill Rd	Government of the City of Alexandria, VA	25,952	Relet
	**Atrium Building** 277 S Washington St	American Staffing Association	14,180	Renewal
	**Edmonson Plaza** 1701 Duke St	Keller Williams	11,220	Renewal
	**515 King** 515 King St	Confidential	9,484	Relet
	**The Mason** 1700 Diagonal Rd	Yes & CommCore Consulting	7,856	Sublease
	**Carlyle Gateway** 1900 Duke St	Tidal Basin	6,820	Relet

Sales

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Cap Rate
Tavern Square 123 N Pitt St	Old Town	Feb 2025	$38.85 M	$226	Melrose Solomon	Cambridge	171,738	B	84.0%	8.50%

Under Construction

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

Deliveries

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

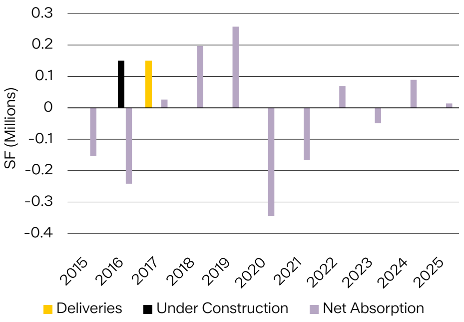
Lincoln

Market Spotlight

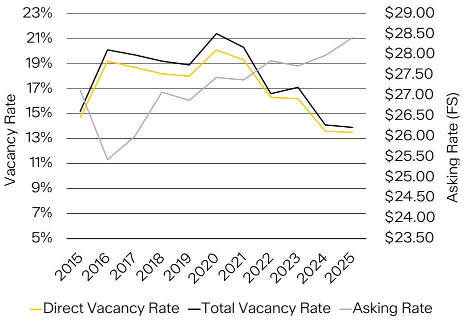
Fairfax Center, Fairfax City, Oakton

Q1 2025

Deliveries / Under Construction / Net Absorption



Vacancy Rate



Direct vacancy in Fairfax decreased to 13.5% at the end of Q1 2025, down from 13.6% at the end of Q4 2024, and has decreased from 16.4% Y-o-Y.

Total vacancy decreased to 13.9% at the end of Q1 2025, down from 14.1% at the end of Q4 2024, and has decreased from 17.3% Y-o-Y.

The Fairfax submarket recorded 14,200 square feet of positive net absorption in Q1 2025, a decrease from the positive 33,133 square feet absorbed in Q4 2024. Tenants contributing to the positive net absorption this quarter included Potomac Economics moving into 8,173-square-feet of relet space at 3050 Chain Bridge Road - Flint Hill Centre and Franklin Johnston Group moving into 6,994-square-feet of relet space at 12150 Monument Drive - One Monument Place.

Fairfax recorded 155,701 square feet of leasing in the first quarter, a decrease from the 420,367 square feet leased in the previous quarter. The largest lease executed in the submarket this quarter was by Pulte Homes signing a 29,194-square-foot relet at 4000 Legato Road - Centerpointe.

Market Stats
Q1 2025

Inventory (SF)	12.6 M
Direct Vacancy	13.5%
Total Vacancy	13.9%
YTD 2025 Absorption (SF)	14 K
YTD 2025 Leasing Activity (SF)	156 K
Under Construction (SF)	–
Pre-Leased	–
Deliveries (SF)	–

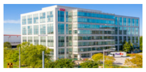
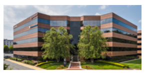
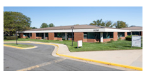
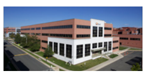
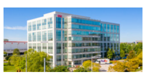
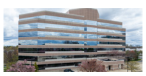
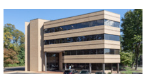
10 Year Averages
2015-2024

Net Absorption (SF)	-31 K per year
Deliveries (SF)	15 K per year
Leasing Activity (SF)	659 K per year

Asking Rental Rates
(Full Service / PSF)

2015	$27.12
2024	$27.98
YTD 2025	$28.41

Major Leases

	Property	Tenant	Size (SF)	Type
	**Centerpointe** 4000 Legato Rd	Pulte Homes	29,194	Relet
	**Bridgewater Corporate Center** 11325 Random Hills Rd	First Heritage Mortgage	20,807	Relet
	**WillowWood Plaza Bldg 2** 10306 Eaton Pl	Crescent Hotels	13,648	Renewal
	**Fair Oaks Business Park** 11216 Waples Mill Rd	ADAMS Center	13,401	Extension / Expansion
	**Fair Oaks Medical Office Bldg** 3620 Joseph Siewick Dr	Orthovirginia	13,145	Renewal
	**Bridgewater Corporate Center** 11325 Random Hills Rd	A.J. Dwoskin Associates	10,896	Relet
	**One Monument Place** 12150 Monument Dr	Franklin Johnston Group	6,994	Relet
	**City Square Office Bldg** 10640 Page Ave	Simply Mindful Solutions	5,700	Relet

Sales

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

Under Construction

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

Deliveries

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

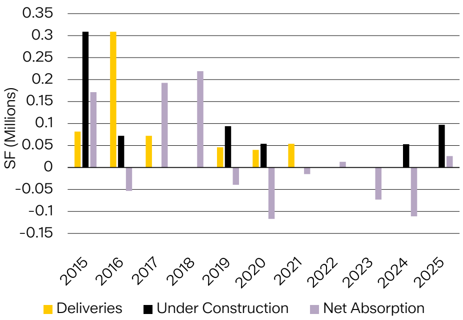
Lincoln

Market Spotlight

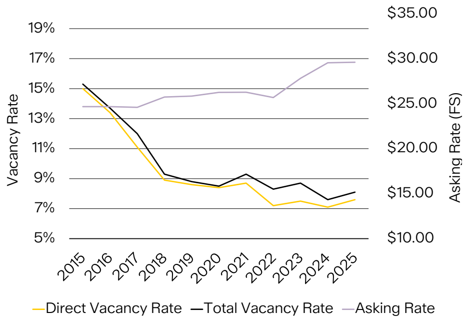
Loudoun County

Q1 2025

Deliveries / Under Construction / Net Absorption



Vacancy Rate



Direct vacancy in Loudoun County increased to 7.6% at the end of Q1 2025, up from 7.1% at the end of Q4 2024, and has decreased from 8.0% Y-o-Y.

Total vacancy increased to 8.1% at the end of Q1 2025, up from 7.6% at the end of Q4 2024, and has decreased from 9.0% Y-o-Y.

The Loudoun County submarket recorded 26,199 square feet of positive net absorption in Q1 2025, a notable improvement from the negative 6,199 square feet absorbed in Q4 2024. Tenants contributing to the positive net absorption this quarter included Inova moving into 19,117 square feet of relet space at 43490 Yukon Drive - Ryan Park Office Center - Building B.

Loudoun recorded 83,441 square feet of leasing activity in the first quarter, an increase from the 72,462 square feet of leased in the previous quarter. The largest lease executed in the submarket this quarter was by Inova signing a 19,117-square-foot relet at 43490 Yukon Drive - Ryan Park Office Center - Building B.

One and Two Uptown, located at 1 and 2 Exchange Street in the Route 7 Corridor submarket of Loudoun County, broke ground in the previous quarter. The two buildings have a combined RBA of 96,992 square feet. One Uptown is currently 60.1% leased, while Two Uptown is 100% pre-leased. Both buildings are expected to deliver in Q1 2026.

Market Stats
Q1 2025

Inventory (SF)	14.4 M
Direct Vacancy	7.6%
Total Vacancy	8.1%
YTD 2025 Absorption (SF)	26 K
YTD 2025 Leasing Activity (SF)	83 K
Under Construction (SF)	97 K
Pre-Leased	74.5%
Deliveries (SF)	-

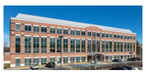
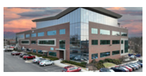
10 Year Averages
2015-2024

Net Absorption (SF)	19 K per year
Deliveries (SF)	60 K per year
Leasing Activity (SF)	823 K per year

Asking Rental Rates
(Full Service / PSF)

2015	$24.67
2024	$29.54
YTD 2025	$29.60

Major Leases

		Tenant	Size (SF)	Type
	**Ryan Park Office Center - Bldg B** 43490 Yukon Drive	Inova	19,117	Relet
	**Ashbrook 6** 20116 Ashbrook Pl	Prison Fellowship International	7,958	Relet
	**One Loudoun Downtown - Bldg E** 20365 Exchange St	PCAOB	7,146	Relet
	**Lakeside at Loudoun - Bldg 1** 21351 Ridgetop Cir	Telestream	4,849	Relet
	**Broderick One at Loudoun Gateway** 22365 Broderick Dr	INI, Inc.	4,234	Relet

Sales

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

Under Construction

Property	Submarket	RBA (SF)	Available (SF)	Pre-Leased	Delivery Date	Owner	Major Tenants
One Uptown 1 Exchange Street	Rt 7 Corridor	61,992	24,720	60.1%	Q1 2026	Kite Realty Group Trust	N/A
Two Uptown 2 Exchange Street	Rt 7 Corridor	35,000	0	100%	Q1 2026	Kite Realty Group Trust	N/A

Deliveries

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

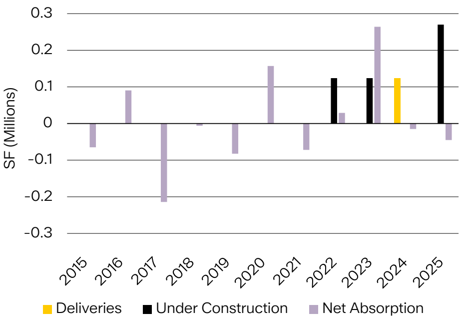
Lincoln

Market Spotlight

Merrifield

Q1 2025

Deliveries / Under Construction / Net Absorption



Vacancy Rate

Direct vacancy in the Merrifield submarket increased to 12.2% in Q1 2025, up from 11.9% at the end of Q4 2024, and has decreased from 12.8% Y-o-Y.

Total vacancy has remained flat at 13.2% the end of Q1 2025, and has decreased from 13.8% Y-o-Y.

The Merrifield submarket recorded negative 45,028 square feet of net absorption in Q1 2025, a decrease from the negative 83,697 square feet absorbed in Q4 2024. Contributing to the negative net absorption this quarter was CustomInk vacating 72,750-square-feet of relet space at 2910 District Avenue - One Mosaic.

Merrifield recorded 81,116 square feet of leasing in Q1 2025, down from the 91,982 square feet leased in the previous quarter. The largest lease signed in the submarket this quarter was a 18,517-square-foot relet by USI at 3110 Fairview Park Drive - Fairview Park.

7125 W Falls Station Boulevard broke ground at the beginning of the first quarter. The 270,000-square-foot, Class A office building is scheduled to deliver in Q1 2027. The building is 100% pre-leased to HITT and Virginia Tech. VA Tech pre-leased 40,000 square of the building, while the owner and developer, HITT, will occupy the rest.

Market Stats
Q1 2025

Inventory (SF)	10.1 M
Direct Vacancy	12.2%
Total Vacancy	13.2%
YTD 2025 Absorption (SF)	-45 K
YTD 2025 Leasing Activity (SF)	81 K
Under Construction (SF)	270 K
Pre-Leased	100%
Deliveries (SF)	-

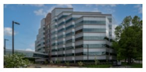
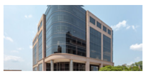
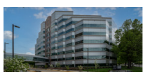
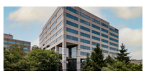
10 Year Averages
2015-2024

Net Absorption (SF)	9 K per year
Deliveries (SF)	12 K per year
Leasing Activity (SF)	547 K per year

Asking Rental Rates
(Full Service / PSF)

2015	$32.92
2024	$31.93
YTD 2025	$32.08

Major Leases

		Tenant	Size (SF)	Type
	**Fairview Park** 3110 Fairview Park Dr	USI	18,517	Relet
	**Willow Oaks 2** 8280 Willow Oaks Corporate Dr	Praescient Analytics	15,794	Renewal
	**Willow Oaks 2** 8280 Willow Oaks Corporate Dr	Regus	14,646	Relet
	**Prosperity Metro Plaza** 2677 Prosperity Ave	Moseley Architects	13,981	Relet
	**Willow Oaks 2** 8280 Willow Oaks Corporate Dr	Putnam Group	8,471	Relet
	**Metroplace II** 2600 Park Tower Dr	American Rheinmetall Munitions	6,325	Relet

Sales

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

Under Construction

Property	Submarket	RBA (SF)	Available (SF)	Pre-Leased	Delivery Date	Owner	Major Tenants
HITT Headquarters 7125 W Falls Station Blvd	Merrifield	270,000	0	100%	2027	HITT	HITT & Virginia Tech

Deliveries

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

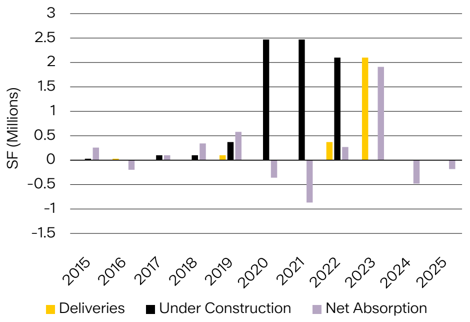
Lincoln

Market Spotlight

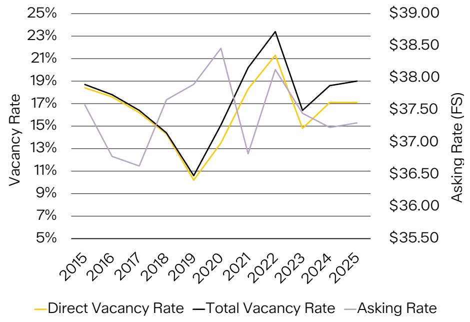
National Landing (Crystal City & Pentagon City)

Q1 2025

Deliveries / Under Construction / Net Absorption



Vacancy Rate



Direct vacancy in the National Landing submarket remained flat at 17.1% at the end of Q1 2025, and has increased from 16.0% Y-o-Y.

Total vacancy increased to 19.0% at the end of Q1 2025, up from 18.6% at the end Q4 2024, and has increased from 17.3% Y-o-Y.

The National Landing submarket recorded negative 182,442 square feet of net absorption in Q1 2025, an increase from the negative 115,556 square feet absorbed in Q4 2024. Tenants contributing to negative net absorption this quarter included the Mine Safety and Health Administration vacating 84,164-square-feet of relet space at 201 12th Street South – Crystal Gateway 5 and Wallace Center vacating 30,616-square-feet of sublet space at 2451 Crystal Drive – Crystal Park 5.

Leasing activity in National Landing totaled 31,978 square feet in Q1 2025, a decrease from the 139,283 square feet leased in the previous quarter. While the largest lease executed in the submarket this quarter was a 9,113-square-foot relet by a confidential tenant at 2451 Crystal Drive - Crystal Park 5, the second largest lease was a 6,412-square-foot relet by DrFirst.Com at 1400 Crystal Drive.

Market Stats
Q1 2025

Inventory (SF)	15.9 M
Direct Vacancy	17.1%
Total Vacancy	19.0%
YTD 2025 Absorption (SF)	-182 K
YTD 2025 Leasing Activity (SF)	32 K
Under Construction (SF)	–
Pre-Leased	–
Deliveries (SF)	–

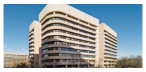
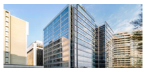
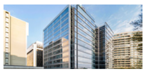
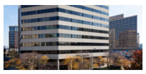
10 Year Averages
2015-2024

Net Absorption (SF)	156 K per year
Deliveries (SF)	260 K per year
Leasing Activity (SF)	763 K per year

Asking Rental Rates
(Full Service / PSF)

2015	$37.58
2024	$37.23
YTD 2025	$37.30

Major Leases

		Tenant	Size (SF)	Type
	**Crystal Park Five** 2451 Crystal Dr	Confidential	9,113	Relet
	**1400 Crystal** 1400 Crystal Dr	DrFirst.Com	6,412	Relet
	**1400 Crystal** 1400 Crystal Dr	Applied Research Associates, Inc.	4,613	Relet
	**2611 S Clark** 2611 S Clark St	Boulevard Consulting	3,999	Relet

Sales

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

Under Construction

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

Deliveries

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

Lincoln

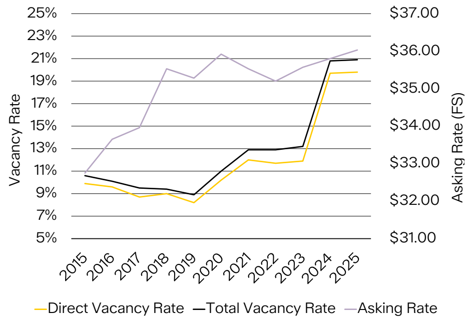
Market Spotlight

Old Town / Eisenhower Avenue

Q1 2025

Deliveries / Under Construction / Net Absorption

Vacancy Rate



Direct vacancy in the Old Town / Eisenhower Avenue submarket increased to 19.8% at the end of Q1 2025, up from 19.7% at the end of Q4 2024, and has increased from 12.3% Y-o-Y.

Total vacancy remained flat at 20.8% at the end of Q1 2025, and has increased from 13.4% Y-o-Y.

The Old Town / Eisenhower submarket recorded negative 15,332 square feet of net absorption in Q1 2025, an increase from the negative 5,907 feet absorbed in Q4 2024. Contributing to the negative net absorption this quarter included Global Impact vacating 11,231 square feet at 1199 N Fairfax Street - TransPotomac Plaza and NSBA vacating 10,067 square feet at 1680 Duke Street.

Old Town / Eisenhower recorded 134,360 square feet of leasing in the first quarter, an increase from the 30,996 square feet leased in the previous quarter. The largest lease executed in the submarket this quarter was by the Government of the City of Alexandria, VA for 25,952 square feet at 2331 Mill Road - Eisenhower Center III.

Tavern Square (123 Pitt, 110 N Royal, 421 King, and 132 N Royal) sold to Melrose Soloman Enterprises from Cambridge Property Group for $38.85 M ($226 psf).

Market Stats
Q1 2025

Inventory (SF)	13.0 M
Direct Vacancy	19.8%
Total Vacancy	20.8%
YTD 2025 Absorption (SF)	-15 K
YTD 2025 Leasing Activity (SF)	134 K
Under Construction (SF)	–
Pre-Leased	–
Deliveries (SF)	–

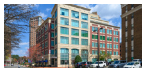
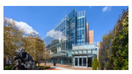
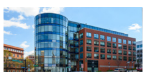
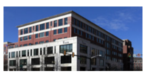
10 Year Averages
2015-2024

Net Absorption (SF)	-108 K per year
Deliveries (SF)	76 K per year
Leasing Activity (SF)	548 K per year

Asking Rental Rates
(Full Service / PSF)

2015	$32.75
2024	$35.80
YTD 2025	$36.03

Major Leases

		Tenant	Size (SF)	Type
	**Eisenhower Center III** 2331 Mill Rd	Government of the City of Alexandria, VA	25,952	Relet
	**Atrium Bldg** 277 S Washington St	American Staffing Association	14,180	Renewal
	**Edmonson Plaza** 1701 Duke St	Keller Williams	11,220	Renewal
	**515 King** 515 King St	Confidential	9,484	Relet
	**The Mason** 1700 Diagonal Rd	Yes & CommCore Consulting	7,856	Sublease
	**Carlyle Gateway** 1900 Duke St	Tidal Basin	6,820	Relet

Sales

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Cap Rate
Tavern Square 123 N Pitt St	Old Town	Feb 2025	$38.85 M	$226	Melrose Solomon	Cambridge	171,738	B	84.0%	8.50%

Under Construction

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

Deliveries

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

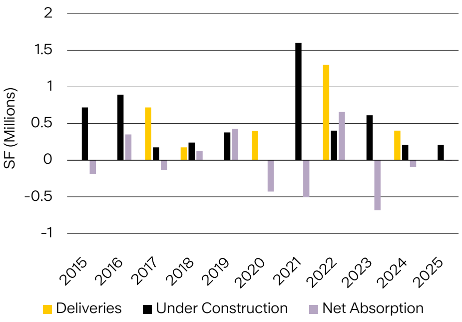
Lincoln

Market Spotlight

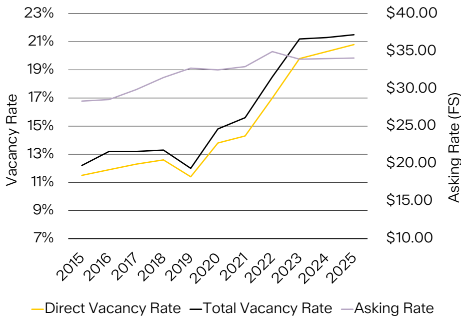
Reston-Herndon

Q1 2025

Deliveries / Under Construction / Net Absorption



Vacancy Rate



Direct vacancy in Reston-Herndon increased to 20.8% at the end of Q1 2025, up from 20.3% at the end of Q4 2024, and has increased from 19.1% Y-o-Y.

Total vacancy increased to 21.6% at the end of Q1 2025, up from 21.3% at the end of Q4 2024, and has increased from 20.2% Y-o-Y.

Year-to-date direct vacancy in Reston is 19.9%, total vacancy is 20.8%. Year-to-date direct vacancy in Herndon is 22.5%, total vacancy is 23.2%.

The Reston-Herndon submarket recorded 6,025 square feet of negative net absorption in Q1 2025, a decrease from the positive 44,218 square feet absorbed in Q4 2024. Tenants contributing to the negative net absorption included the Department of the Interior vacating 35,583 square feet at 381 Elden Street, Electrify America vacating 32,481 square feet at 2001 Edmund Halley Drive - Reston Crossing West, and Jackson Lewis vacating 26,748 square feet at 10701 Parkridge Boulevard - Parkridge III.

Reston-Herndon recorded 300,200 square feet of leasing in the first quarter, an increase from the 247,910 square feet leased in the previous quarter. The largest lease executed in the submarket this quarter was a 86,586-square-foot relet by Carfax at 1906 Reston Metro Plaza - Reston Station 1906.

One building remained under construction at the end of Q1 2025; 1880 Reston Row Plaza (210,000 SF, 22.2% pre-leased) is expected to deliver Q2 2025.

Market Stats
Q1 2025

Inventory (SF)	33.4 M
Direct Vacancy	20.8%
Total Vacancy	21.6%
YTD 2025 Absorption (SF)	-6 K
YTD 2025 Leasing Activity (SF)	300 K
Under Construction (SF)	210 K
Pre-Leased	22.2%
Deliveries (SF)	-

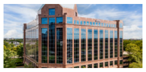
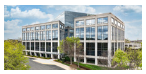
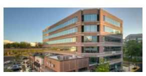
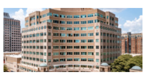
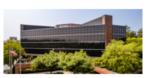
10 Year Averages
2015-2024

Net Absorption (SF)	-46 K per year
Deliveries (SF)	300 K per year
Leasing Activity (SF)	1.8 M per year

Asking Rental Rates
(Full Service / PSF)

2015	$28.34
2024	$34.00
YTD 2025	$34.08

Major Leases

		Tenant	Size (SF)	Type
	**Reston Station - 1906** 1906 Reston Metro Plz	Carfax	86,586	Relet
	**Dulles Corner I** 2411 Dulles Corner Park	DLT Solutions	51,621	Renewal
	**Reston Station - 1906** 1906 Reston Metro Plz	FM Global	31,569	Sublease
	**South Pointe I** 2350 Corporate Park Dr	VT Services	28,658	Relet
	**Worldgate Metro Plaza IV** 12801 Worldgate Dr	Tyler Technologies	21,957	Sublease
	**Herndon Spring Park Bldg 3** 450 Springpark Pl	Klas Government, Inc.	12,718	Renewal
	**RTC West I** 12100 Sunset Hills Rd	Nuix North America, Inc.	12,298	Relet
	**Two Fountain Square** 11921 Freedom Dr	ISI Defense	11,263	Relet
	**Two Commons - Reston Station** 1900 Campus Commons Dr	Jacobs	10,870	Relet

Sales

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Comments
1950 Roland Clarke 1950 Roland Clarke Pl	Reston	Mar 2025	$10.75 M	$126	Stewart Investment Partners	Greenblum & Bernstein	85,090	B	78.9%	Resi Redev Project
Summit 1 & 2 2000 & 2002 Edmund Halley Dr	Reston	Mar 2025	$30.0 M	$100	Bernstein Management	Truist / Brookfield	299,764	A	85.7%	Note Sale
Metro Plaza I-IV 12801, 12851, 12825, 12901 Worldgate Dr	Herndon	Feb 2025	$26.2 M	$74	Zumot	PNC / Moore & Associates	354,554	A	74.1%	12.00% Cap Rate (estimate)

Under Construction

Property	Submarket	RBA (SF)	Available	Pre-Leased	Delivery Date	Owner	Major Tenants
Reston Row - OB5 1880 Reston Row Plaza	Reston	210,000	163,331	22.2%	Q2 2025	Comstock	Puttshack

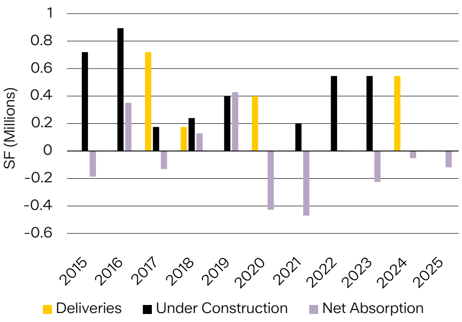
Lincoln

Market Spotlight

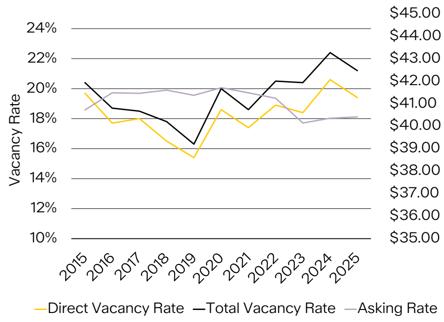
Rosslyn-Ballston Corridor

Q1 2025

Deliveries / Under Construction / Net Absorption



Vacancy Rate



Direct vacancy in the Rosslyn-Ballston Corridor decreased to 19.4% at the end of Q1 2025, down from 20.6% at the end of Q4 2024, and has increased from 18.2% Y-o-Y.

Total vacancy decreased to 21.2% at the end of Q1 2025, down from 22.4% at the end of Q4 2024, and has increased from 20.1% Y-o-Y.

The RB Corridor recorded 119,430 square feet of negative net absorption in Q1 2025, a decrease from the negative 126,098 square feet absorbed in Q4 2024. Tenants contributing to the negative net absorption this quarter included Cambridge Associates vacating 95,558 square feet at 4100 N Fairfax Drive and CACI vacating 29,017 square feet at 800 N Glebe Road.

The RB Corridor recorded 528,697 square feet of leasing in the first quarter, a decrease from the 549,020 square feet leased in the previous quarter. The largest lease executed in the submarket this quarter was by the GSA - FDIC signing a 171,044-square-foot renewal at 3701 N Fairfax Drive.

Two buildings sold in the RB Corridor in Q1 2025. 1005 N Glebe Road - Arlington Medical Center sold to Remedy Medical from Brookfield for $47.0 M ($317 psf) and 3601 Wilson Boulevard - One Virginia Square sold to Gilbane Construction from LaSalle Investment for $14.85 ($123 psf). 1005 N Glebe will remain a Medical / Office building, while 3601 Wilson will be converted into a 94-unit, mixed-use residential building; construction scheduled to start in Q1 2026.

Market Stats
Q1 2025

Inventory (SF)	26.1 M
Direct Vacancy	19.4%
Total Vacancy	21.2%
YTD 2025 Absorption (SF)	-119 K
YTD 2025 Leasing Activity (SF)	527 K
Under Construction (SF)	–
Pre-Leased	–
Deliveries (SF)	–

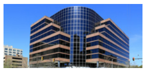
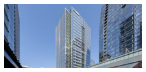
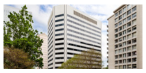
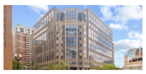
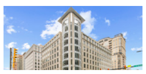
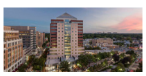
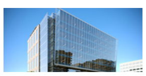
10 Year Averages
2015-2024

Net Absorption (SF)	-58 K per year
Deliveries (SF)	184 K per year
Leasing Activity (SF)	1.5 M per year

Asking Rental Rates
(Full Service / PSF)

2015	$40.72
2024	$40.35
YTD 2025	$40.32

Major Leases

		Tenant	Size (SF)	Type
	**Virginia Square Plaza** 3701 N Fairfax Dr	GSA - FDIC (Federal Deposit Insurance Corporation)	171,044	Renewal
	**1812 N Moore** 1812 N Moore St	HNTB Corporation	48,046	New
	**Rosslyn Plaza Bldg North** 1777 N Kent St	America First Policy Institute	30,253	Sublease
	**Ballston Exchange I** 4201 Wilson Blvd	Gilbane Building Company	26,470	Relet
	**Two Liberty Center** 4075 Wilson Blvd	Nalej Corporation	21,879	Relet
	**International Place** 1735 N Lynn St	Salem Media of Virginia, Inc	18,739	Renewal
	**3100 Clarendon** 3100 Clarendon Blvd	Pacific Legal Foundation	17,899	Renewal
	**3901 N Fairfax** 3901 N Fairfax Dr	Evermay Wealth Management	14,486	New
	**The Navy League Building** 2300 Wilson Blvd	Cerberus Capital Management	11,794	Sublease

Sales

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Comments
Arlington Medical Center 1005 N Glebe Rd	Ballston	Feb 2025	$47.0 M	$317	Remedy Medical	Brookfield	148,166	A	61.1%	-
One Virginia Square 3601 Wilson Blvd	Virginia Square	Jan 2025	$14.85 M	$123	Gilbane	LaSalle	121,209	A	8.8%	Resi-Conversion

Deliveries

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

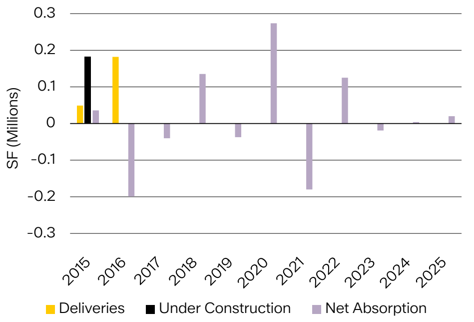
Lincoln

Market Spotlight

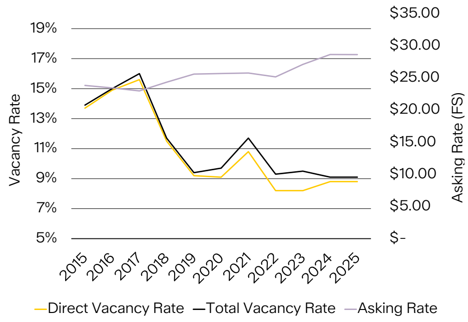
Route 28 North

Q1 2025

Deliveries / Under Construction / Net Absorption



Vacancy Rate



Direct vacancy in Route 28 North remained flat at 8.8% at the end of Q1 2025, and has decreased from 8.9% Y-o-Y.

Total vacancy remained flat at 9.1% at the end of Q1 2025, and has decreased from 10.1% Y-o-Y.

The Route 28 North submarket recorded 20,037 square feet of positive net absorption in Q1 2025, an increase from the positive 9,214 square feet absorbed in Q4 2024. Tenants contributing to the positive net absorption this quarter included Inova moving into 19,117 square feet of relet space at 43490 Yukon Drive - Ryan Park Office Center - Building B and Data Sync moving into a 4,062-square-foot relet space at 45610 Woodland Road - Atlantic Corporate Park.

Route 28 North recorded 45,610 square feet of leasing in the first quarter, down from the 62,862 square feet leased in the previous quarter. The largest lease executed in the submarket this quarter was by Inova signing a 19,117- square-foot relet at 43490 Yukon Drive - Ryan Park Office Center - Building B.

No buildings are currently under construction in Route 28 North.

No buildings sold in Route 28 North in the first quarter.

Market Stats
Q1 2025

Inventory (SF)	8.5 M
Direct Vacancy	8.8%
Total Vacancy	9.1%
YTD 2025 Absorption (SF)	20 K
YTD 2025 Leasing Activity (SF)	46 K
Under Construction (SF)	–
Pre-Leased	–
Deliveries (SF)	–

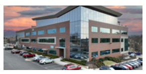
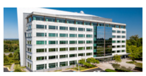
10 Year Averages
2015-2024

Net Absorption (SF)	10 K per year
Deliveries (SF)	23 K per year
Leasing Activity (SF)	614 K per year

Asking Rental Rates
(Full Service / PSF)

2015	$23.83
2024	$28.64
YTD 2025	$28.63

Major Leases

		Tenant	Size (SF)	Type
	**Ryan Park Center - Bldg 8** 43490 Yukon Dr	Inova	19,117	Relet
	**Lakeside at Loudoun - Bldg 1** 21351 Ridgetop Cir	Telestream	4,849	Relet
	**Broderick One at Loudoun Gateway** 22365 Broderick Dr	INI, Inc.	4,234	Relet
	**The Corporate Office Park** 21000 Atlantic Blvd	Cynet	3,392	Relet

Sales

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Cap Rate
No Buildings Sold	Rt 28 North	-	-	-	-	-	-	-	-	-

Under Construction

Property	Submarket	RBA (SF)	Available (SF)	Pre-Leased	Delivery Date	Owner	Major Tenants
No Buildings Under Construction	Rt 28 North	-	-	-	-	-	-

Deliveries

Property	Submarket	RBA (SF)	Available (SF)	Leased	Delivery Date	Owner	Major Tenants
No Buildings Delivered	Rt 28 North	-	-	-	-	-	-

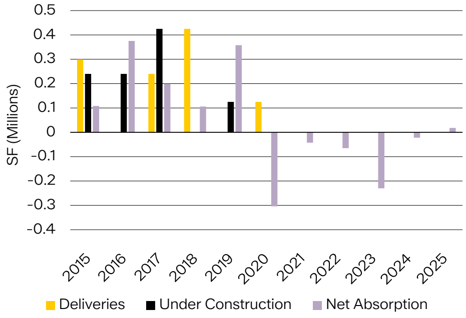
Lincoln

Market Spotlight

Route 28 South

Q1 2025

Deliveries / Under Construction / Net Absorption



Vacancy Rate

Market Stats
Q1 2025

Inventory (SF)	13.9 M
Direct Vacancy	12.3%
Total Vacancy	12.7%
YTD 2025 Absorption (SF)	19 K
YTD 2025 Leasing Activity (SF)	78 K
Under Construction (SF)	-
Pre-Leased	-
Deliveries (SF)	-

10 Year Averages
2015-2024

Net Absorption (SF)	48 K per year
Deliveries (SF)	109 K per year
Leasing Activity (SF)	763 K per year

Asking Rental Rates
(Full Service / PSF)

2015	$24.49
2024	$29.78
YTD 2025	$30.31

Direct vacancy in the Route 28 South submarket decreased to 12.3% at the end of Q1 2025, down from 13.0% at the end of Q4 2024, and has decreased from 12.5% Y-o-Y.

Total vacancy decreased to 12.7% at the end of Q1 2025, down from 13.3% at the end of Q4 2024, and has decreased from 12.9% Y-o-Y.

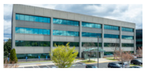
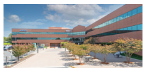
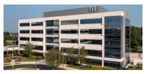
The Route 28 South submarket recorded 18,828 square feet of positive net absorption in Q1 2025, a notable improvement from the negative 47,729 square feet absorbed in Q4 2024. Contributing to the positive net absorption this quarter was the Fairfax County Board of Supervisors moving into 37,406 square feet of relet space at 14501 George Carter Way - The Camber at Westfields and Rigil Corporation moving into a 3,547-square-foot relet space 4800 Westfields Boulevard - Stoneleigh I.

Route 28 South recorded 78,158 square feet of leasing in the first quarter, a decrease from the 203,420 square feet leased in the previous quarter. The largest lease executed in the submarket this quarter was a 20,579-square-foot relet by ICR at 14155 Newbrook Drive - Newbrook II.

No buildings are currently under construction in Route 28 South.

No buildings sold in Route 28 South in the first quarter.

Major Leases

		Tenant	Size (SF)	Type
	**Newbrook II** 14155 Newbrook Dr	ICR	20,579	Relet
	**Venture Park** 4795 Meadow Wood Ln	Sequoia Management	12,184	Relet
	**Penrose Center III** 14399 Penrose Pl	Battelle Memorial Institute	5,478	Relet
	**Stoneleigh I** 4800 Westfields Blvd	Rigil Corporation	3,547	Relet

Sales

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Cap Rate
No Buildings Sold	Rt 28 South	-	-	-	-	-	-	-	-	-

Under Construction

Property	Submarket	RBA (SF)	Available (SF)	Pre-Leased	Delivery Date	Owner	Major Tenants
No Buildings Under Construction	Rt 28 South	-	-	-	-	-	-

Deliveries

Property	Submarket	RBA (SF)	Available (SF)	Leased	Delivery Date	Owner	Major Tenants
No Buildings Delivered	Rt 28 South	-	-	-	-	-	-

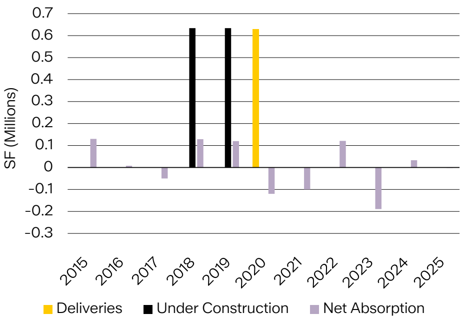
Lincoln

Market Spotlight

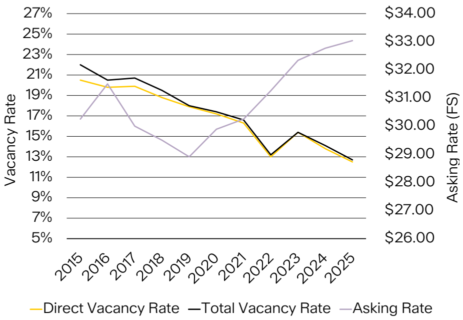
Springfield

Q1 2025

Deliveries / Under Construction / Net Absorption



Vacancy Rate



Market Stats
Q1 2025

Inventory (SF)	6.3 M
Direct Vacancy	12.5%
Total Vacancy	12.7%
YTD 2025 Absorption (SF)	-2 K
YTD 2025 Leasing Activity (SF)	36 K
Under Construction (SF)	–
Pre-Leased	–
Deliveries (SF)	–

10 Year Averages
2015-2024

Net Absorption (SF)	8 K per year
Deliveries (SF)	63 K per year
Leasing Activity (SF)	310 K per year

Asking Rental Rates
(Full Service / PSF)

2015	$30.25
2024	$32.77
YTD 2025	$33.04

Direct vacancy in Springfield decreased to 12.5% at the end of the Q1 2025, down from 13.8% at the end of Q4 2024, and has decreased from 15.0% Y-o-Y.

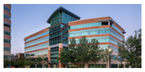
Total vacancy decreased to 12.7% at the end of the Q1 2025, down from 14.1% at the end of the Q4 2024, and has decreased from 15.1% Y-o-Y.

The Springfield submarket recorded 1,796 square feet of negative net absorption in Q1 2025, a decrease from the positive 35,651 square feet absorbed in Q4 2024. Contributing to the negative net absorption this quarter included Accenture Federal Services vacating 12,626 square feet of relet space at 5911 Kingstowne Village Parkway - Kingstowne Towne Center.

Springfield recorded 36,124 square feet of leasing in the first quarter, an increase from the 20,971 square feet leased in the previous quarter. The largest lease executed in the submarket this quarter was a 14,017-square-foot renewal and expansion by DPR Construction at 6359 Walker Lane - Metro Park Four, consisting of an 8,888-square-foot renewal and a 5,129-square-foot expansion.

No new construction or sales were reported in this quarter.

Major Leases

		Tenant	Size (SF)	Type
	**Metro Park Four** 6359 Walker Ln	DPR Construction	14,017	Renewal / Expansion
	**Metro Park Six** 6361 Walker Ln	Shepherd Homes Group	4,685	Relet
	**Forbes Bldg** 8001 Forbes Pl	Black Cat Jiu Jitsu	3,241	Relet
	**Forbes Bldg** 8001 Forbes Pl	Terestris	3,075	Sublease

Sales

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

Under Construction

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

Deliveries

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

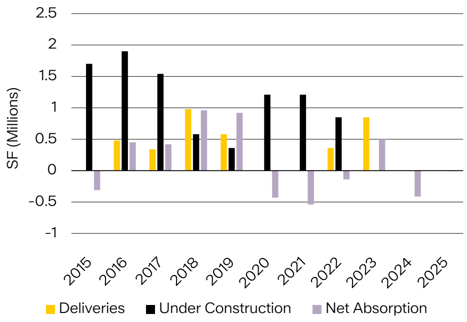
Lincoln

Market Spotlight

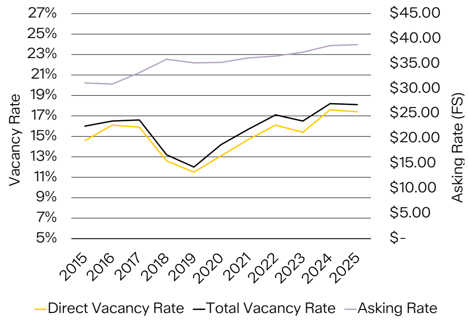
Tysons

Q1 2025

Deliveries / Under Construction / Net Absorption



Vacancy Rate



Direct vacancy in Tysons decreased to 17.4% at the end of Q1 2025, down from 17.6% at the end of Q4 2024, and has increased from 16.3% Y-o-Y.

Total vacancy decreased to 18.1% at the end Q1 2025, down from 18.2% at the end of Q4 2024, and has increased from 17.3% Y-o-Y.

The Tysons submarket recorded negative 8,213 square feet of net absorption in Q1 2025, a significant decrease from the positive 211,937 square feet absorbed in Q4 2024. Tenants contributing to the negative net absorption this quarter included ServiceNow vacating 24,964 square feet at 8045 Leesburg Pike and eGlobal Tech vacating 24,535 square feet at 1900 Gallows Road.

Tysons recorded 359,600 square feet of leasing in the first quarter, an increase from the 295,774 square feet leased in the previous quarter. The largest lease signed in the submarket this quarter was a 31,901-square-foot relet by Cellebrite at 1861 International Drive - Tysons Corner Center.

There was one sale transaction in Tysons submarket in the fist quarter. 8401 and 8405 Greensboro Drive - Highline 1 & 2, traded in a foreclosure sale to CIM from Westbrook / AREP for $148,000,000 ($318). The two Class A buildings, both built in 2000, were a combined 65.8% leased at time of sale.

Market Stats
Q1 2025

Inventory (SF)	30.8 M
Direct Vacancy	17.4%
Total Vacancy	18.1%
YTD 2025 Absorption (SF)	-8 K
YTD 2025 Leasing Activity (SF)	360 K
Under Construction (SF)	–
Pre-Leased	–
Deliveries (SF)	–

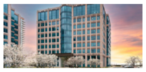
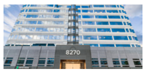
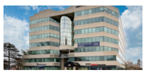
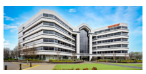
10 Year Averages
2015-2024

Net Absorption (SF)	142 K per year
Deliveries (SF)	360 K per year
Leasing Activity (SF)	1.7 M per year

Asking Rental Rates
(Full Service / PSF)

2015	$31.14
2024	$38.62
YTD 2025	$38.80

Tysons

		Tenant	Size (SF)	Type
	**Tysons Corner Center** 1861 International Dr	Cellebrite	31,901	Relet
	**Highline II** 8405 Greensboro Dr	Xcelerate Solutions	23,073	Relet
	**8270 Greensboro** 8270 Greensboro Dr	GRVTY	22,158	Relet
	**8521 Leesburg** 8521 Leesburg Pike	Lessard Design	22,079	Renewal
	**Tysons Plaza I** 1410 Spring Hill Rd	West Publishing Corporation	21,479	Relet
	**Tysons Tower** 7900 Tysons One Pl	Vensana Capital	21,000	Relet
	**8230 Leesburg** 8230 Leesburg Pike	Standard Nursing	17,473	Relet

Sales

Property	Submarket	Date Sold	Price	Price (PSF)	Buyer	Seller	RBA (SF)	Class	Leased	Comments
Highline 1 & 2 8401 & 8405 Greensboro Dr	Tysons	Jan 2025	$148.0 M	$318	CIM	Westbrook / AREP	465,727	A	65.8%	Foreclosure

Under Construction

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

Deliveries

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

Northern Virginia Leasing & Market Research

Neil Alt
Managing Director,
Senior Vice President

Doug McLearn
Managing Director,
Senior Vice President

Gary Cook
Senior Vice President

Chris Dyson
Senior Vice President

Eamon McCrann
Senior Vice President

Stoddie Nibley
Senior Vice President

Correll Caulfield
Vice President

Jack Redmond
Vice President

John Olson
Senior Vice President

Jae Lee
Senior Vice President

William Ruppe
Vice President

Jack Pezzulla
Associate

Ashley Superville
Associate

Joe Mehok
Vice President
Market Research

Andrew Poore
Associate
Market Research

Lincoln Property Company

Washington, D.C.
101 Constitution Ave. NW
Suite 325 East
202.513.6700

Arlington
1530 Wilson Blvd.
Suite 200
703.522.4600

Bethesda
1101 Wootton Pkwy.
Suite 410
301.304.8300

Baltimore
300 West Pratt St.
Suite 520
410.659.1234

www.lpc.com

Lincoln