

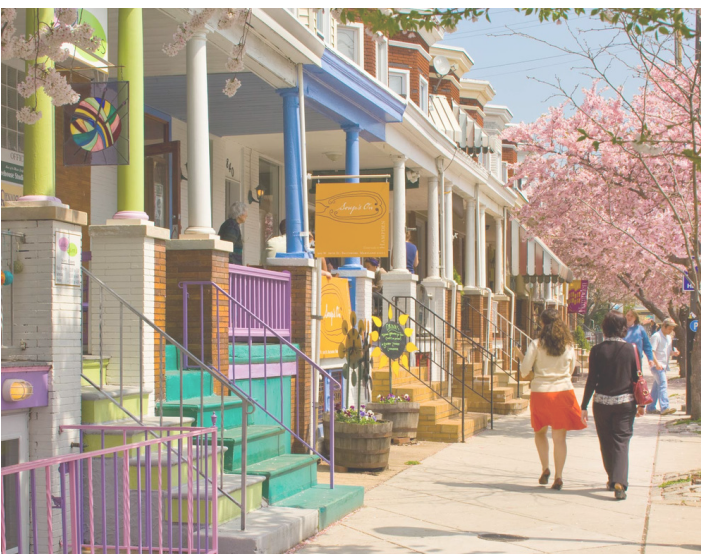
MACKENZIE'S LOCAL OUTLOOK

BALTIMORE & DC METRO
COMMERCIAL REAL ESTATE

MARKET REPORT
2ND QUARTER

2022

ECONOMY | CAPITAL | CONSTRUCTION | OFFICE | RETAIL | INDUSTRIAL





CONTENTS

Economic Factors	1
Capital & Investment Sales	2
Projects & Construction	3
Office Overview	4
Retail Overview	7
Industrial Overview	10
Our Research	15





ECONOMIC INDICATORS*

Employment
1,444,287

Unemployment Rate
4.0%

Consumer Price Index (CPI)
+8.5% (YOY in May)

Maryland Area Employment Growth by Industry Sector (YOY)*

5.7%
Manufacturing

0.2%
Education/Health

3.3%
Professional

2.4%
Construction

The State of Maryland's top employing industry as of May 2022 was Education & Health Services employing 262,000 followed by Trade, Transportation and Utilities, and Professional & Business Services industries at 257,200 and 250,700 respectively.

CONSUMERS FINALLY PULL BACK

The economic outlook has become decidedly bleaker over the past several weeks. Inflation, which refuses to peak, surged another 1% in May 2022, which is both a larger increase than expected and only the second time the Consumer Price Index rose by 1% or greater during a single month since 1990. Job growth reached its slowest pace in more than a year in May. Financial markets are getting hammered—the S&P 500 declined in nine of ten weeks for just the third time in the past 40 years. Home sales have slowed to a crawl, with mortgage applications at their lowest level since 2000. The personal savings rate fell to 4.4% in April, the lowest level since August 2008. Credit card debt surged at a 10.1% annual rate for the month as consumers took on more debt simply to afford basics like rent, food, and fuel.

As a result, consumers have finally begun to pull back. Total retail and food service sales fell 0.3% in nominal terms in May, the first decrease since December 2021. The University of Michigan Consumer Sentiment Index dipped to its lowest level since the series began in November 1952. Put simply, inflation is wearing on American consumers.

Coming into 2022, conventional wisdom suggested that this would be another year of robust economic recovery. Alas, things haven't worked out as expected. On February 24th, the Russians made their move on Ukraine. Oil, natural gas, wheat, and other prices spiked. America and much of the balance of the world find themselves in an inflationary spiral.

While inflation remains stubbornly high and has yet to manifest any definite indication of peaking, many of the underlying factors that have pushed prices higher have begun to moderate over recent weeks. For instance, there is evidence that supply side pressures are beginning to ease. Certain retailers, including Target, are reporting a glut of inventory and a desire to sell merchandise at a discount in order to reduce that inventory. The cost of international container shipping is down approximately 26% over the past three months and is 35% below its September 2021 peak according to data from Freightos. The Cass Freight Index, which measures the number of intra-continental freight shipments in North America, is down 2.7% year-over-year, perhaps an indication of waning demand and somewhat diminished pressure on the economy's supply side.

There also appears to be some relief in terms of labor supply. While the number of available, unfilled jobs remains elevated at greater than 11 million, that tally declined in April. A number of technology companies have already begun to slow hiring. High profile layoffs have been announced in segments as diverse as housing and crypto. Business leaders can expect additional layoff activity as the economy slows and enterprises strive to preserve cash.

At the same time, elevated inflation is inducing some Americans back into the workforce. According to an Indeed analysis of Census Bureau microdata, 3.4% of workers who said they were retired in May 2021 are now employed. The labor force, which has grown by 2.1 million through the first five months of 2022, was just 207,000 people below pre-pandemic levels in May and will likely reach full recovery by the end of June.

Despite these early signs of inflation peaking, high prices and rising interest rates will eventually limit growth. Before, the question was whether there would be recession in 2023; however, given a recent string of bleak economic data, the question has shifted to whether the economy will maintain growth throughout the current year.

Contributed by industry partner
Anirban Basu, CEO of Sage Policy Group, Inc.

For more information, please visit <http://www.sagepolicy.com>.



CAPITAL & INVESTMENT SALES

SECOND QUARTER | 2022



CAPITAL INDICATORS 2022

12-Month Volume
\$3,502.6B

Total Square Feet
23,791,256

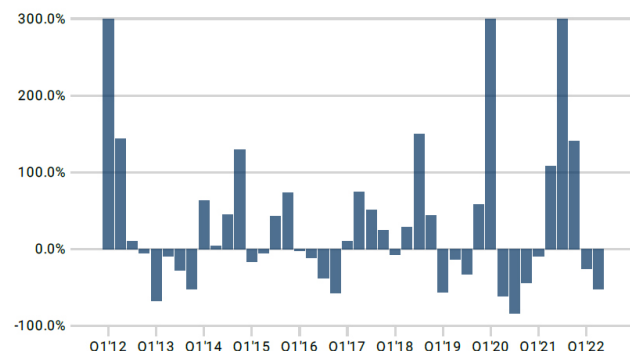
Average Price PSF
\$147/sf

Average Cap Rate
6.9%

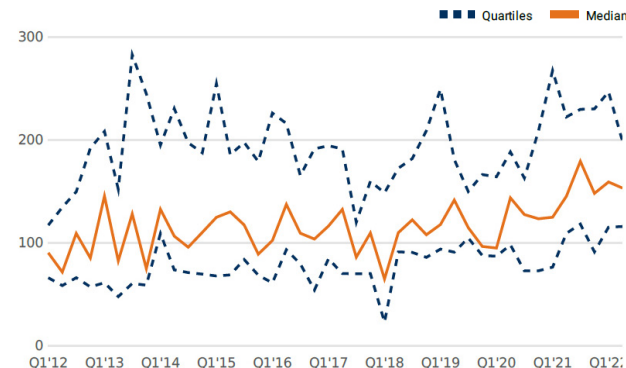
Properties Sold
174

Volume vs. Prior Year
53%

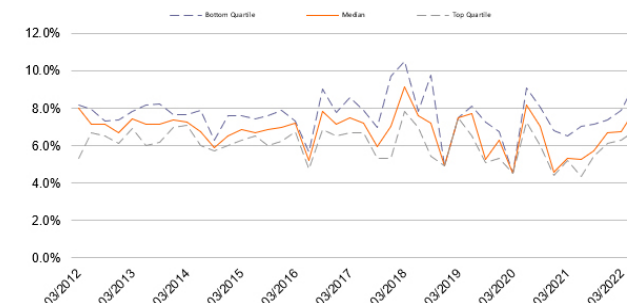
Change In Sales (Year over Year)



Average Sale Price Per Square Foot



Average Cap Rates



- The Federal Reserve rose the Federal Funds Rate by 50 basis points in May and an additional 75 basis points in June. They have indicated another 75 basis point increase in July (*Minutes of the Federal Open Market Committee*).
- The 10-year Treasury Rate rose from 2.39% April 1st to 2.98% on June 30th with a high of 3.49% on June 14th (*U.S. Federal Reserve*). The 2-year and 10-year U.S. Treasuries have inverted twice this year and there continues to be volatility in the interest markets.
- Capital sources have taken notice of this volatility and are becoming creative in their pricing.
- Targeted asset classes include industrial and multifamily with great sponsorship.
- Out of 300 of the largest transactions in the past year, banks have originated 54% of loans by volume, making them the most active in the lending space (*Real Capital Analytics*).

TOP INVESTMENT 'PLAYERS' BY ACQUISITION/DISPOSITION VOLUME

TOP BUYERS (24 MONTHS ROLLING)	Base City	Average Price Per Sale	Acquisition Volume (\$m)	Properties
CBRE Investment Mgmt	Los Angeles, CA	\$112,700,000	\$338,200,000	3
Kite Realty Group	Indianapolis, IN	\$51,300,000	\$307,900,000	6
NGP Capital	McLean, VA	\$290,600,000	\$290,600,000	1
Ventas	Chicago, IL	\$136,000,000	\$272,000,000	2
Armada Hoffer	Virginia Beach, VA	\$245,700,000	\$245,700,000	1
TOP SELLERS (24 MONTHS ROLLING)	Base City	Average Price Per Sale (\$m)	Disposition Volume (\$m)	Properties
Blackstone	New York, NY	\$62,200,000	\$497,700,000	8
JP Morgan	New York, NY	\$205,000,000	\$410,100,000	2
Retail Properties of America	Oak Brook, IL	\$51,300,000	\$307,900,000	6
CoreCivic	Nashville, TN	\$290,600,000	\$290,600,000	1
Beatty Development	Baltimore, MD	\$245,700,000	\$245,700,000	1

2022 YTD BUYER COMPOSITION

Private Buyers

Privately-controlled business geared toward operating, developing, or investing CRE.

42.1%

18.4%

Listed/REITs

Corporation that combines the capital of many investors to acquire or provide financing.

Institutional Buyers

Investor such as a bank or mutual fund.

32.1%

*Indicators taken from Real Capital Analytics for a rolling 12-month period based on reported sales; office, retail, and industrial. Benchmark compares to the U.S. market. Buyer type percentages are limited to YTD reported sales. All data as of 7/6/22.



PROJECT INDICATORS

RBA Under Construction
8,524,855

Count Under Construction
81

RBA Delivered YTD
1,144,980

Availability
35.02%

Proposed Buildings
347

Count Under Renovation
27

THE CONSTRUCTION OUTLOOK

Demand for construction services remains elevated despite a sea of headwinds and rising risk of recession. The industry continues to add workers, though perhaps at a slower pace than desired.

Nonetheless, the race to hire is evidence of ongoing demand for construction services. In April 2021, there were 329,000 available, unfilled construction jobs in America according to the Job Openings and Labor Turnover Survey conducted by the U.S. Bureau of Labor Statistics. One year later, that tally stood at 449,000.

The industry is not simply looking to hire—it has been hiring. In May, the U.S. construction industry added 36,000 jobs, with 19,400 jobs created in nonresidential segments. Heavy and civil engineering, which encompasses road building, added 11,300 net new jobs. That helped drive the construction unemployment rate down to 3.8 %.

There's more. While certain commercial real estate segments like office, traditional retail, and hotels continue to struggle in the context of remote work, e-commerce, and Zoom meetings, contractors serving publicly financed segments stand to be busy for years. Anecdotal evidence indicates that implementation of the Infrastructure Investment and Jobs Act has scarcely begun. Much of the \$1.2 trillion infrastructure spending is likely to transpire over the next 5-7 years, which means that some contractors can look forward to many years of robust demand for their services.

Even so, the industry still faces several headwinds, including labor shortages, persistently high material prices, and rising interest rates. While contractors remain busy, contractor expectations have worsened in recent months. According to the May 2022 reading of Associated Builders and Contractors Construction Backlog Indicator, backlog is at a post-pandemic high while profit-margin expectations have fallen to their lowest level in eight months.



QUARTERLY TAKEAWAY FROM MACKENZIE CONTRACTING COMPANY, LLC

- Material production delays are causing delays to project completion. Current lead times for HVAC equipment are 30-40 weeks, wood doors are 18-20 weeks, and underground storage tanks are taking up to 60 weeks.
- We do not anticipate any letup in ongoing supply chain issues; some analysts predict this will continue into 2023 and 2024.
- Despite high backlog of work, profits remain low to stay competitive.
- With rising interest rates and increased material costs, economists feel a recession is lurking in the shadows; most predict if a recession hits, it will be short-lived.
- Labor shortages remain, as statistics show there are almost 450,000 job openings in the construction industry. This figure could continue to grow into 2023 despite the cloudy outlook.

This Quarterly Takeaway has been provided by Marty Copsey, President & COO of MacKenzie Contracting Company, LLC. Marty can be reached at mcopsey@mackenziecontracting.com.

Contributed by industry partner

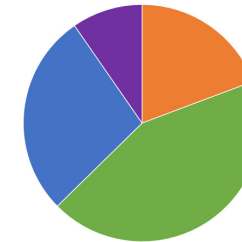
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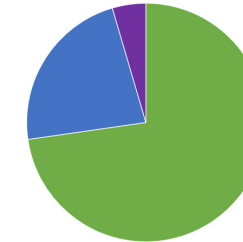
PROPERTY TYPE BREAKDOWN

Legend: Office Retail Warehouse Flex

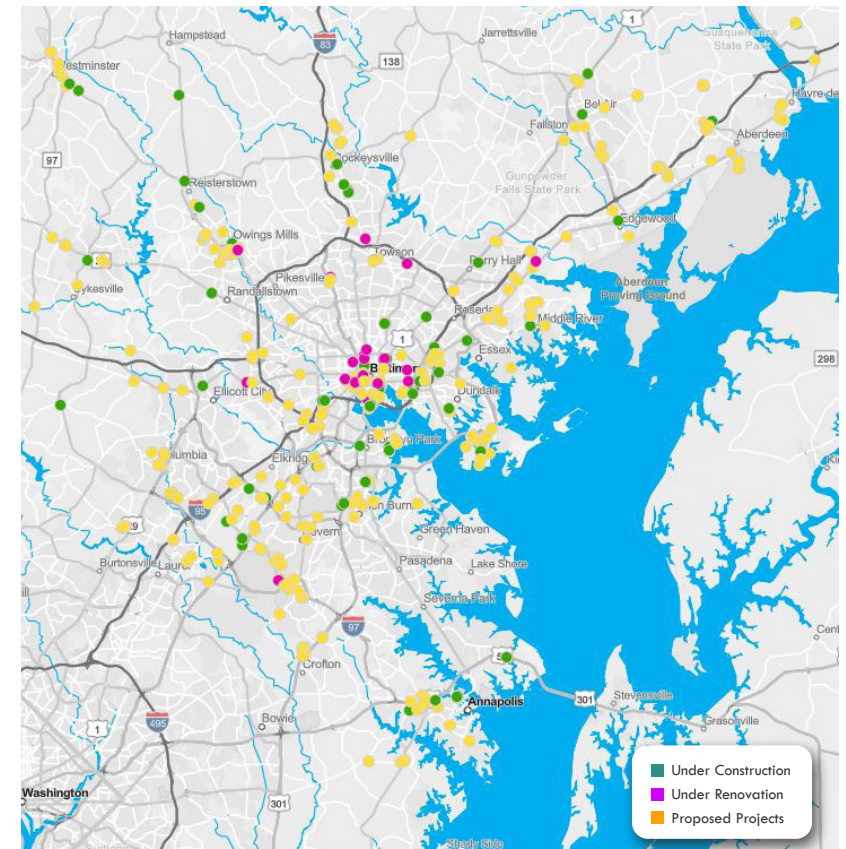
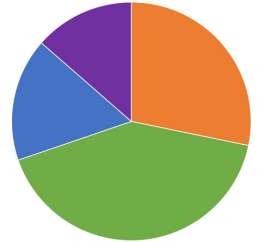
Under Construction



Deliveries YTD



Proposed Buildings



OFFICE OVERVIEW

SECOND QUARTER | 2022



OFFICE INDICATORS

Market Size
116,096,292

Building Count
2,561

Absorption
-567,027

YTD Absorption
-658,128

Vacancy
13.3%

Rental Rate
\$24.81/sf

The second quarter showed subtle signs that leasing activity is slowing down in the Baltimore Metropolitan Area compared to last year with the number and size of deals this quarter closer to the 2020 figures than 2021. The Columbia submarket led the way with the most deals completed totaling 287,978 sf, followed closely by Baltimore City CBD with 270,193 sf signed. The negative net absorption trend continues as some major tenants downsize. For example, Merkle, a global marketing agency, occupied the entire building at 7001 Columbia Gateway Drive in Columbia totaling 119,112 sf however only renewed 63,639 sf this quarter. Sublease space hit an all-time market high with over 1.7 million square feet available, 59% of which is vacant; Columbia has the highest sublease availability at 199,590 square feet. Though, not all companies are responding post-Covid by downsizing; Carefirst signed a lease for 85,000 square feet at 6100 Merriweather Drive to create the right work-life balance for employees. Building owners have been prioritizing occupancy over rental rates given how many companies continue to reassess their spatial needs, and owners continue upgrading building amenities to attract new tenants. Rents appeared to be on the rise this quarter, but not due to high demand but rather a way to offset the rise in concessions and TI packages. Currently rental rates in the Baltimore Metro are running an average of \$24.81 psf compared to \$24.51 psf this time last year. Under construction inventory appears to be on the rise; however, spec space is still limited with approximately 60% of new construction already spoken for. Construction began this quarter on T. Rowe Price's new campus in Baltimore City adding 450,000 square feet of pre-leased space to the under-construction pipeline.

THE NUMBERS

	MARKET SIZE	VACANCY %			ABSORPTION		RENTAL RATES		
		Current	Prior Qtr	Prior Yr	Net	YTD	Current	Prior Qtr	Prior Yr
Baltimore City CBD	14,093,086	24.8%	24.1%	22.8%	-88,104	-149,465	\$24.09	\$24.18	\$25.01
Baltimore City Midtown	2,280,429	7.5%	7.3%	7.8%	-5,424	11,485	\$21.56	\$23.52	\$22.36
Baltimore City NE	1,444,142	2.8%	2.7%	2.4%	-2,737	1,627	\$32.89	\$32.17	\$31.75
Baltimore City NW	2,385,538	4.2%	4.4%	4.5%	4,612	6,602	\$24.72	\$24.71	\$28.31
Baltimore City SE	4,232,827	10.1%	8.5%	8.3%	-70,012	-121,976	\$22.76	\$22.61	\$22.89
Baltimore City SW	2,963,073	25.1%	26.8%	26.4%	50,246	24,568	\$23.41	\$23.41	\$23.41
Baltimore City	27,399,095	18.2%	17.7%	17.0%	-111,419	-227,159	\$24.12	\$24.27	\$24.93
Baltimore County East	4,587,633	13.6%	11.5%	12.8%	-96,427	-87,841	\$22.92	\$22.95	\$23.51
Baltimore County West	9,374,741	7.3%	6.7%	6.5%	-56,241	-72,472	\$19.42	\$19.16	\$19.57
Carroll County	2,364,788	5.4%	5.5%	9.5%	1,944	18,307	\$20.36	\$20.40	\$21.63
Cecil County	859,958	19.2%	19.2%	19.1%	74	-17,292	\$30.29	\$28.99	\$26.97
Harford County	5,206,619	16.6%	15.2%	13.6%	-75,248	681	\$23.81	\$23.97	\$23.97
I-83 Corridor	10,091,626	13.6%	12.8%	12.6%	-118,933	-168,205	\$23.12	\$22.99	\$22.92
Reisterstown Rd	8,400,685	13.0%	13.2%	12.7%	20,909	-6,264	\$24.41	\$22.32	\$21.67
Towson	8,440,705	10.7%	10.1%	10.1%	-49,773	-40,384	\$20.93	\$21.03	\$20.74
Northern Metro	49,326,755	11.8%	11.1%	11.1%	-373,695	-373,470	\$22.31	\$21.89	\$21.87
Annapolis	5,082,739	11.0%	10.8%	9.9%	-8,644	-7,109	\$31.64	\$30.60	\$30.34
BWI Corridor	13,484,764	10.4%	10.1%	11.4%	-43,642	111,762	\$29.66	\$28.72	\$28.80
Columbia	18,020,071	13.8%	13.8%	11.9%	-11,321	-161,074	\$27.38	\$27.41	\$26.58
Route 2 Corridor	2,782,868	7.6%	7.0%	6.9%	-18,306	-1,078	\$23.29	\$23.09	\$22.31
Southern Metro	39,370,442	11.8%	11.7%	11.1%	-81,913	-57,499	\$28.42	\$27.97	\$27.53
Totals	116,096,292	13.3%	12.9%	12.5%	-567,027	-658,128	\$24.81	\$24.51	\$24.51

ITEMS TO NOTE:

Restorative Therapies Inc. will be moving from Harbor East to 17,585 sf at 8098 Sandpiper Cir. in White Marsh.

The historic Cokesbury Building in Mt. Vernon sold for \$1.925 million in an off-market transaction. The 21,700 sf building is located at 516 N Charles St. and was 90% leased at the time of sale.

Groove Commerce will relocate its headquarters to 10,000 sf at the Village of Cross Keys in 3Q2022. The full service, e-commerce agency will vacate its current location in Locust Point.

Second Sight Systems has inked a deal to take 15,000 sf at 508 McCormick Dr. The utility installation company plans to move into the new office by the end of the third quarter.

MAG Partners and MacFarlane Partners will lead all future development outside the initial phase for Port Covington. While the newest additions to the Port Covington Project are not from the area, they have completed high-profile urban projects in other major U.S. cities.

WMS Partners, a Towson wealth management firm, is relocating to 1 W. Pennsylvania Ave. The expansion reflects the company's belief in a mostly in-office model and the new 17,000 sf space will accommodate future growth.

Vita Therapeutics, a cell engineering company, has relocated into 10,000 sf at the University of MD BioPark. The team of 25+ will operate under one roof for the first time, taking advantage of the larger space to house office and laboratory space.

CareFirst BlueCross BlueShield is expanding 80,000 sf at 6100 Merriweather in Columbia. As part of a workforce strategy to retain workers, this will be the first of its planned satellite offices and is set to open by the start of 2024.



OFFICE INDICATORS

Market Size
116,096,292

Building Count
2,561

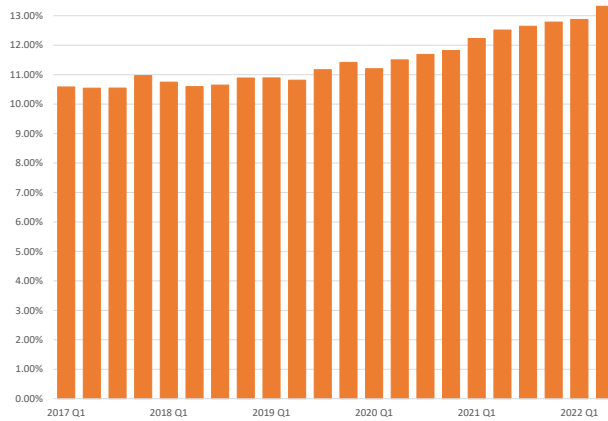
Absorption
-567,027

YTD Absorption
-658,128

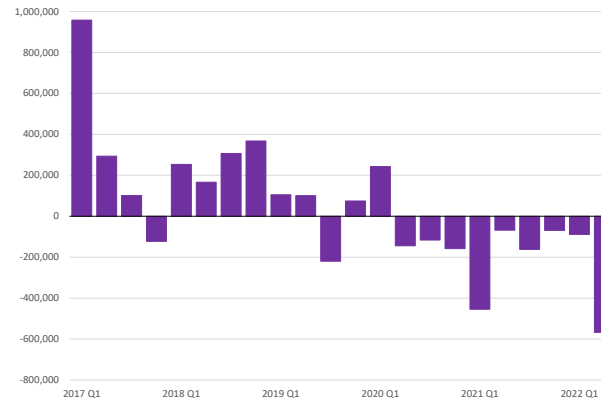
Vacancy
13.3%

Rental Rate
\$24.81/sf

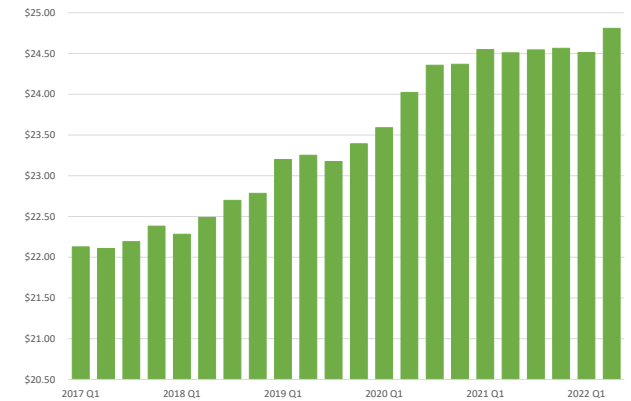
VACANCY



NET ABSORPTION



RENTAL RATES



Lowest Vacancy

1	Baltimore City NE	2.8%
2	Baltimore City NW	4.2%
3	Carroll County	5.4%

Highest Vacancy

1	Baltimore City SW	25.1%
2	Baltimore City CBD	24.8%
3	Cecil County	19.2%

Most Change vs. Prior Quarter

-	Baltimore City SW	-1.74%
+	Baltimore County East	+2.07%

Lowest Net Absorption

1	I-83 Corridor	-118,933
2	Baltimore County East	-96,427
3	Baltimore City CBD	-88,104

Highest Net Absorption

1	Baltimore City SW	50,246
2	Reisterstown Rd. Corridor	20,909
3	Baltimore City NW	4,612

Most Absorption, Year-to-Date

-	I-83 Corridor	-168,205
+	BWI Corridor	111,762

Cheapest Rates

1	Baltimore County West	\$19.42
2	Carroll County	\$20.36
3	Towson	\$20.93

Most Expensive Rates

1	Baltimore City NE	\$32.89
2	Annapolis	\$31.64
3	Cecil County	\$30.29

Most Change vs. Prior Quarter

-	Baltimore City Midtown	-\$1.96
+	Reisterstown Rd. Corridor	+\$2.09

LEASE TRANSACTIONS

Location	Region	Tenant	Leased (sf)
25 S Charles St.	Baltimore CBD	Department of Human Services	149,024
6100 Merriweather Dr.	Columbia	CareFirst BlueCross BlueShield	85,188
7001 Columbia Gateway Dr.*	Columbia	Merkle	63,639
201 N Charles St.	Baltimore CBD	Office of the Public Defender	32,034

* Renewal, Expansion, or Sublease

SALE TRANSACTIONS

Location	Region	Price	PSF	Bldg. Size (sf)
4801 Dorsey Hall Dr.	Columbia	\$21,300,000	\$399.18	53,360
201 E Baltimore St.	Baltimore CBD	\$11,100,000	\$65.64	169,098
50 Schilling Rd.	I-83 Corridor	\$8,000,000	\$181.41	44,100
18 Magothy Beach Rd.	Annapolis/Route 2	\$4,100,000	\$410.00	10,000

OFFICE OVERVIEW (DC METRO)

SECOND QUARTER | 2022



OFFICE INDICATORS

Market Size
110,158,507

Building Count
2,013

Absorption
-196,136

YTD Absorption
-184,255

Vacancy
14.8%

Rental Rate
\$27.68

THE NUMBERS

MARKET SIZE

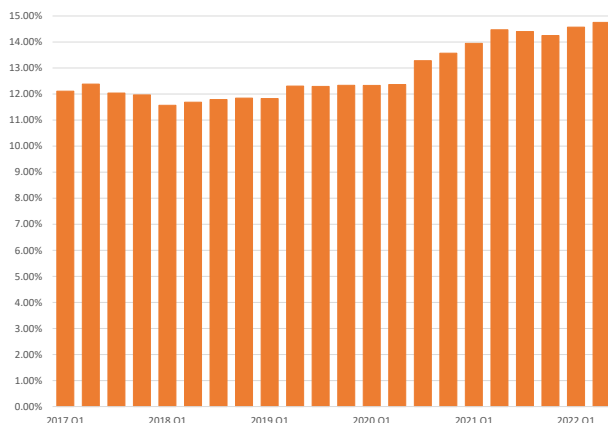
VACANCY %

ABSORPTION

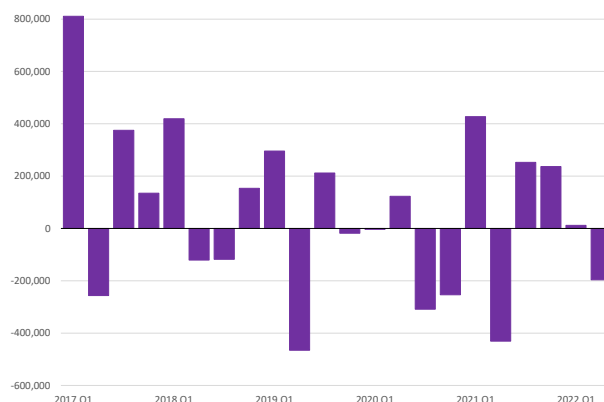
RENTAL RATES

		Current	Prior Qtr	Prior Yr	Net	YTD	Current	Prior Qtr	Prior Yr
Frederick Co.	8,588,217	8.2%	8.7%	8.4%	50,197	75,298	\$22.02	\$21.45	\$21.76
Montgomery Co. North	12,122,186	10.5%	10.6%	11.0%	512	-31,389	\$23.39	\$23.67	\$24.74
Montgomery Co. South; Rockville/Bethesda	51,079,745	17.6%	17.5%	16.7%	-23,541	-7,389	\$31.18	\$31.19	\$31.00
Prince George's Co. North	21,593,151	15.0%	13.9%	15.2%	-238,306	-198,949	\$22.89	\$23.00	\$22.68
Prince George's Co. South	5,350,685	5.2%	5.5%	5.9%	14,122	-6,110	\$29.47	\$28.78	\$26.91
Silver Spring North/Route 29	3,997,712	11.2%	11.0%	11.8%	-7,852	-31,845	\$27.08	\$27.11	\$28.31
Silver Spring South	7,426,811	18.0%	18.1%	17.3%	8,732	16,129	\$30.09	\$29.99	\$29.88
Totals	110,158,507	14.8%	14.6%	14.5%	-196,136	-184,255	\$27.68	\$27.65	\$27.57

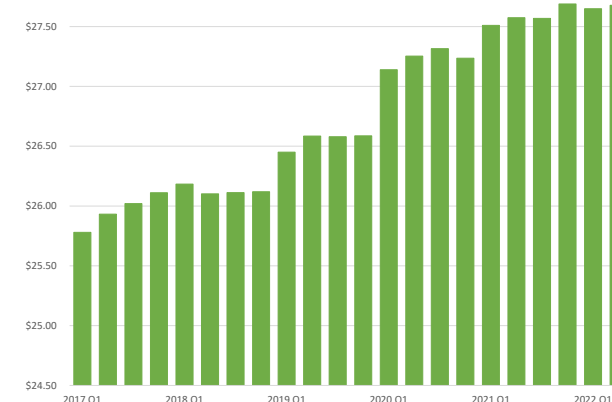
VACANCY



NET ABSORPTION



RENTAL RATES



LEASE TRANSACTIONS

Location	Region	Tenant	Leased (sf)
9603 Medical Center Dr.	Montgomery County S	Confidential	47,395
700 King Farm Blvd.	Montgomery County S	Confidential	26,422
7500 Old Georgetown Rd.*	Silver Spring	Clark Construction	21,518

SALE TRANSACTIONS

Location	Region	Price	PSF	Bldg. Size (sf)
9713-9717 Key West Ave.	Montgomery County S	\$148,000,000	\$524.06	282,410
15 & 45 W Gude Dr.	Montgomery County S	\$66,000,000	\$287.98	229,186
3311 Toledo Rd.	Prince George's County N	\$45,000,000	\$237.58	189,410

* Renewal, Expansion, or Sublease



RETAIL INDICATORS

Market Size
115,752,506

Building Count
4,593

Absorption
162,434

YTD Absorption
386,553

Vacancy
6.2%

Rental Rate
\$20.25/sf

2ND QUARTER SUMMARY

As leasing activity increased during the 2nd Quarter, vacancy rates continued a downward trend indicating an active deal-making environment regardless of external economic factors, nearly 80,000 sf of new retail being delivered to the market, and the rising tide of higher interest rates. Within the industry spirits were high at this year's ICSC Global Retail Convention in Las Vegas; Maryland had a substantial presence of many leading industry attorneys, elected officials, brokers, and developers. This year's convention revealed some evolving trends, gone were the mega-booths for Chick-fil-a, Starbucks, and Walgreens; instead, the convention floor was occupied by newer faces: hotels, car wash operators, children's learning centers, and national self-storage brands to name a few. Retailers intending to expand through new construction continue to face rising construction costs, extended time frames due to a shortage of materials and staffing, and delays in local occupancy permitting. Tenants continue to seek Class A, second generation restaurant spaces; however, the inventory has been depleted due to the dramatic demand and absorption during late 2021 and start of 2022. The recent rise in triple net expenses is also keeping landlords and tenants alike on their toes. Activity in Baltimore City has seen little movement, though the overall vacancy rate is still among the lowest in the Baltimore Metro area at 5.2%. Annapolis is boasting one of the highest average rental rates at more than \$30.68/sf but also has the highest vacancy at 13%, mostly due to the large footprints of space available at the mall. The recent acquisition of Harbor Place by MCB Real Estate spreads hope among locals that a new Baltimore City center point will bring life back into this once thriving, waterfront tourist attraction. Though success will not be overnight since a project of this scale will take years to develop from concept to completion; however, having a local, experienced, and talented firm spearhead the initiative is certainly a positive going into the balance of 2022.

THE NUMBERS	MARKET SIZE	VACANCY %			ABSORPTION		RENTAL RATES		
		Current	Prior Qtr	Prior Yr	Net	YTD	Current	Prior Qtr	Prior Yr
Annapolis	5,213,388	13.0%	13.7%	12.2%	37,573	-8,584	\$30.68	\$30.63	\$30.10
Baltimore City	19,168,172	5.2%	5.1%	5.2%	58,208	103,725	\$17.32	\$16.28	\$17.00
Baltimore County East	15,174,384	4.9%	5.4%	7.0%	75,994	212,748	\$15.30	\$15.16	\$15.10
Baltimore County West	7,401,580	6.1%	5.8%	5.4%	-22,288	-32,776	\$19.70	\$19.60	\$20.85
BWI Corridor	9,033,341	2.6%	3.8%	5.3%	107,064	109,911	\$23.38	\$24.20	\$23.46
Carroll County	6,856,745	3.3%	4.0%	4.6%	48,348	82,608	\$16.32	\$16.54	\$15.63
Cecil County	3,152,814	6.2%	5.4%	4.8%	-25,434	-30,293	\$13.98	\$14.35	\$14.49
Columbia	10,253,812	5.2%	5.4%	6.6%	15,660	70,783	\$31.18	\$32.30	\$31.56
Harford County	10,344,812	6.2%	6.4%	6.6%	22,299	51,930	\$20.95	\$21.98	\$19.46
Howard County West	768,849	4.5%	4.5%	4.5%	-499	-12,499	\$19.45	\$19.25	\$32.38
I-83 Corridor	5,055,990	7.4%	7.4%	8.6%	393	82,359	\$21.37	\$21.30	\$22.40
Reisterstown Rd Corridor	7,342,194	10.5%	10.6%	7.7%	18,639	-26,678	\$16.45	\$17.38	\$17.93
Route 2 Corridor	10,681,811	10.3%	8.6%	8.4%	-179,564	-234,861	\$17.92	\$18.07	\$18.52
Towson	5,304,614	4.7%	4.8%	5.4%	6,041	18,180	\$25.56	\$25.56	\$32.66
Totals/Averages	115,752,506	6.2%	6.3%	6.6%	162,434	386,553	\$20.25	\$20.40	\$20.70

ITEMS TO NOTE:

Brightside Boutique will move its Fells Point store to 830 Aliceanna St. in Harbor East. The new location will be larger and offer a better in-store shopping experience.

A 48,000 sf retail condo at Towson Commons sold for \$10.3M. Located at 435 York Rd., it was fully leased to L.A. Fitness at the time of sale.

Farm Charm, a family-owned home décor business, has opened its second location totaling 4,700 sf at Waterside Village in Easton.

Urbano Mexican Fare will open at Annapolis Town Center in early 2023. The 5,000 sf restaurant will be able to seat 150 people, design inspired by downtown Mexico City.

Rosedale Federal Savings & Loan Association signed a lease for a free-standing building at 1730 York Rd. in Timonium, MD. This location represents the 10th full-service branch office for the locally operated financial institution.

Café Hon in Hampden has been leased by Foreman Wolf and they have only said, "we have something really interesting coming that we are very excited about."

Continental Realty Corp. sold the Merritt Manor Shopping Center in Dundalk to Abrams Development for \$11.9 Million. The 88,332 sf center is located on Merritt Blvd. and was 96% leased at the time of sale.

Giant Food will replace outgoing Shoppers at the Southside Marketplace located at 857 E. Fort Ave. in Locust Point. Giant plans to open by the end of 2022.

Aldi has opened its fourth location in Anne Arundel County and is the new anchor of Robinson Crossing Shopping Center. Located at 484 Ritchie Hwy in Severna Park, this newest location is a little over 22,000 sf.

The Goddard School announced it will open its fourth Greater Baltimore location in early 2023. The new facility will be 15,000 sf and located at 1111 Key Hwy in Locust Point across from the Domino Sugar Plant.



RETAIL INDICATORS

Market Size
115,752,506

Building Count
4,593

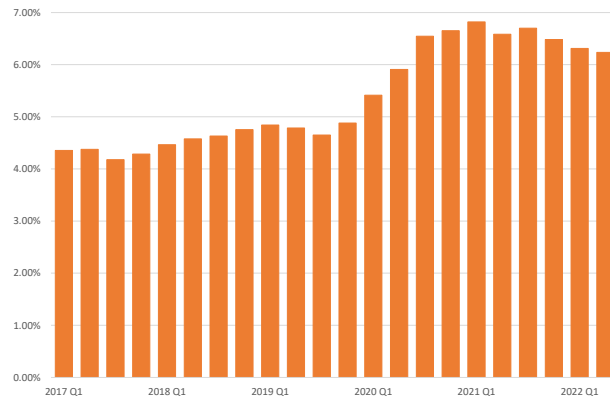
Absorption
162,434

YTD Absorption
386,553

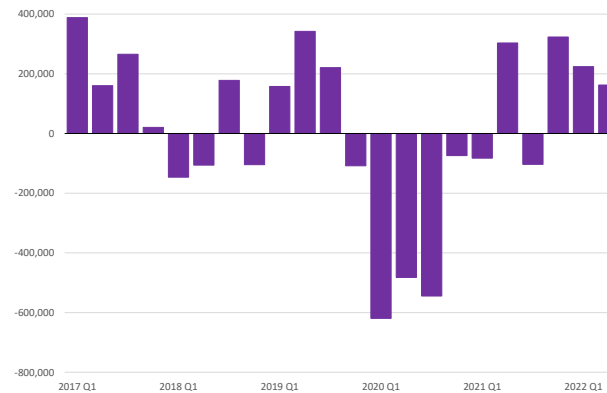
Vacancy
6.2%

Rental Rate
\$20.25/sf

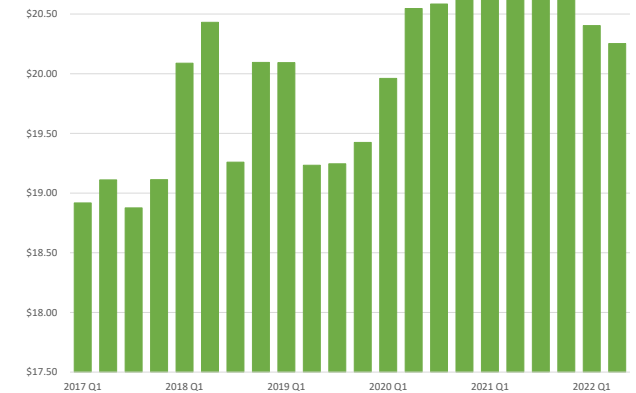
VACANCY



NET ABSORPTION



RENTAL RATES



Lowest Vacancy

1	BWI	2.6%
2	Carroll County	3.3%
3	Howard County West	4.5%

Highest Vacancy

1	Annapolis	13.0%
2	Reisterstown Rd Corridor	10.5%
3	Route 2 Corridor	10.3%

Most Change vs. Prior Quarter

-	BWI	-1.22%
+	Route 2 Corridor	+1.72%

Lowest Net Absorption

1	Route 2 Corridor	-179,564
2	Cecil County	-25,434
3	Baltimore County West	-22,288

Highest Net Absorption

1	BWI	107,064
2	Baltimore County East	75,994
3	Baltimore City	58,208

Most Absorption, Year-to-Date

-	Route 2 Corridor	-234,861
+	Baltimore County East	131,004

Cheapest Rates

1	Cecil County	\$13.98
2	Baltimore County East	\$15.30
3	Carroll County	\$16.32

Most Expensive Rates

1	Columbia	\$31.18
2	Annapolis	\$30.68
3	Towson	\$25.56

Most Change vs. Prior Quarter

-	Columbia	-\$1.12
+	Baltimore City	+\$1.04

LEASE TRANSACTIONS

Location	Region	Tenant	Leased (sf)
1900 Pulaski Hwy.	Harford County	Gabe's	50,000
857 E Fort Ave.	Baltimore SE	Giant Food	44,264
2452 Solomons Island Rd.	Annapolis	Landmark Theater	36,000
11989 Reisterstown Rd.*	BWI Corridor	Planet Fitness	16,783

SALE TRANSACTIONS

Location	Region	Price	PSF	Bldg. Size (sf)
Perry Hall Square & Center	Baltimore County E	\$45,700,000	\$197.19	231,754
9909-9999 Pulaski Hwy.	Baltimore County E	\$25,436,250	\$121.21	209,851
1123-1215 Merritt Blvd.	Baltimore County E	\$11,900,000	\$134.72	88,332
1 W Pennsylvania Ave.	Towson	\$10,375,000	\$216.15	48,000

* Renewal, Expansion, or Sublease

RETAIL OVERVIEW (DC METRO)

SECOND QUARTER | 2022



OFFICE INDICATORS

Market Size
80,228,013

Building Count
2,779

Absorption
-433,338

YTD Absorption
-382,002

Vacancy
6.2%

Rental Rate
\$26.44/sf

THE NUMBERS

MARKET SIZE

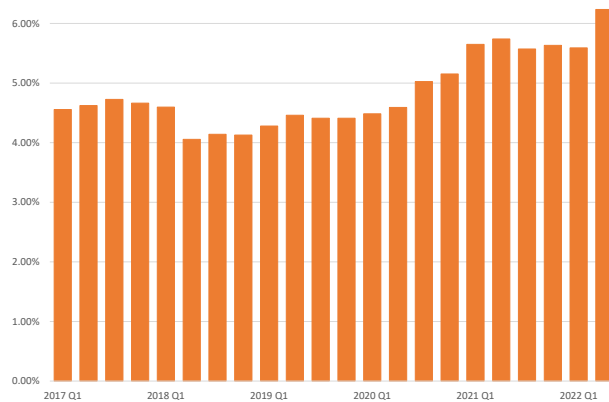
VACANCY %

ABSORPTION

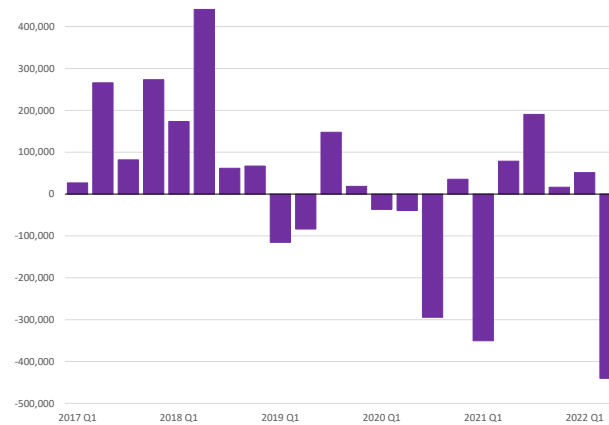
RENTAL RATES

		Current	Prior Qtr	Prior Yr	Net	YTD	Current	Prior Qtr	Prior Yr
Frederick Co.	12,226,956	7.2%	7.3%	8.4%	5,973	106,837	\$21.06	\$22.01	\$18.83
Montgomery Co. North	10,796,062	6.6%	2.2%	3.3%	-462,707	-409,938	\$26.41	\$26.67	\$26.58
Montgomery Co. South; Rockville/Bethesda	17,419,235	6.2%	5.9%	5.3%	-43,165	-68,783	\$32.47	\$31.29	\$30.50
Prince George's Co. North	22,122,354	5.7%	5.6%	6.0%	57,866	97,906	\$25.26	\$24.75	\$23.35
Prince George's Co. South	12,181,069	5.0%	5.0%	3.9%	-227	-125,466	\$24.92	\$25.04	\$27.86
Silver Spring North/Route 29	3,134,955	12.1%	12.0%	12.0%	-2,270	7,695	\$25.10	\$25.21	\$24.97
Silver Spring South	2,347,382	3.9%	4.4%	5.1%	11,082	9,747	\$30.82	\$31.39	\$26.90
Totals	80,228,013	6.2%	5.6%	5.7%	-433,448	-382,002	\$26.44	\$26.27	\$25.50

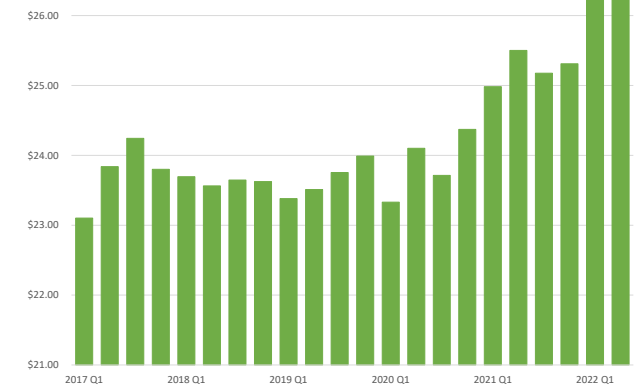
VACANCY



NET ABSORPTION



RENTAL RATES



LEASE TRANSACTIONS

Location	Region	Tenant	Leased (sf)
5820 Silver Hill Rd.*	Prince George's County S	Shopper's	51,831
5520 Randolph Rd.	Montgomery County S	Planet Fitness	29,035
2400-2520 University Blvd. E*	Prince George's County N	Mega Farmers Market	21,111

SALE TRANSACTIONS

Location	Region	Price	PSF	Bldg. Size (sf)
Gaithersburg Plaza	Montgomery County N	\$24,450,000	\$342.78	71,329
1845 Brookfield Ct.	Frederick County	\$6,350,000	\$97.69	65,000
4007 Norbeck Rd.	Montgomery County S	\$5,500,000	\$666.10	8,257

* Renewal, Expansion, or Sublease

INDUSTRIAL OVERVIEW

SECOND QUARTER | 2022



INDUSTRIAL INDICATORS

Market Size
260,516,363

Building Count
3,586

Absorption
965,373

YTD Absorption
2,984,390

Vacancy
5.5%

Rental Rate
\$8.19/sf

Over 950,000 square feet was added to the industrial market inventory this quarter; however, vacancy rates have dropped and are holding at 5.5% overall. Currently, the lowest vacancy is in the Annapolis/Route 2 submarket while the Reisterstown Road submarket is among the highest at 3.04% and 11.38%, respectfully. Proximity to major interstates like I-95 appear to be the deciding factor in most transactions when inventory allows. Rental rates have continued to trend upward in both warehouse and flex properties in most submarkets and tend to be based on inventory, location, and building and market conditions. This quarter the Harford & Cecil Counties submarket has seen the largest increase of \$1.37/sf. While traditionally sublease space has a lower rental rate than its direct counterpart, recently this is not always the case for flex buildings. Current asking rates for available sublease space is averaging \$14.25/sf, while the direct space is averaging \$12.73/sf. Current construction costs, delays in necessary equipment, and a shortage of materials are driving tenants to properties that are ready for occupancy. Demand has driven sublet rents higher in some areas due to a lack of inventory. Over 6.5 million square feet of industrial and flex space across 27 buildings is under construction; approximately 65% of that inventory has been pre-leased. Baltimore International Warehouse & Transportation just inked a deal for 598,000 square feet in the re-development of Aviation Station in the Baltimore County East submarket. Industrial sales continued at their red-hot pace this quarter with the average sale price for warehouse properties just over \$144/sf and flex properties averaging \$125/sf. Over 3.1 million square feet has already traded hands this quarter bringing year-to-date numbers up to over seven million square feet sold.

THE NUMBERS

MARKET SIZE

VACANCY %

ABSORPTION

RENTAL RATES

		Current	Prior Qtr	Prior Yr	Net	YTD	Current	Prior Qtr	Prior Yr
Annapolis/Route 2	5,927,354	7.3%	7.2%	9.6%	-5,956	41,809	\$14.36	\$14.41	\$13.55
Baltimore City	5,054,956	9.0%	8.2%	9.2%	-38,741	-76,524	\$13.78	\$14.02	\$14.31
Baltimore County East	3,943,277	8.7%	7.6%	7.4%	15,072	22,532	\$15.50	\$14.56	\$14.82
Baltimore County West	4,693,638	7.9%	6.8%	6.4%	-48,756	-7,471	\$9.11	\$8.69	\$8.50
BWI Corridor	9,245,206	6.6%	7.5%	7.6%	83,293	161,888	\$10.29	\$10.22	\$12.41
Carroll County	1,763,117	11.7%	10.3%	15.4%	-24,741	25,729	\$9.35	\$9.35	\$6.97
Columbia	8,383,478	4.6%	4.7%	5.4%	8,408	2,055	\$12.27	\$12.27	\$13.92
Harford & Cecil Counties	2,930,511	5.5%	4.8%	7.7%	-21,166	6,942	\$11.22	\$10.19	\$10.23
I-83 Corridor	5,309,106	7.2%	7.6%	7.2%	17,139	-36,786	\$11.40	\$11.63	\$9.68
Reisterstown Rd	2,886,554	11.7%	11.9%	14.1%	4,558	20,528	\$11.04	\$10.85	\$9.70
Flex Totals	50,137,197	7.4%	7.2%	8.1%	-10,890	160,702	\$11.94	\$11.79	\$12.05
Annapolis Route 2	10,158,964	0.6%	0.5%	6.5%	-435	157,573	\$9.35	\$9.30	\$10.68
Baltimore City	48,454,670	5.3%	5.2%	5.5%	-44,292	-186,807	\$6.35	\$6.24	\$6.11
Baltimore County East	31,332,252	5.7%	5.9%	6.2%	-50,626	505,110	\$7.53	\$7.43	\$5.76
Baltimore County West	9,817,496	5.7%	7.9%	5.7%	212,379	60,814	\$6.89	\$6.86	\$4.48
BWI Corridor	43,321,696	3.5%	3.4%	3.9%	103,319	190,185	\$8.47	\$8.09	\$6.80
Carroll County	8,880,138	1.7%	1.3%	1.4%	9,915	512	\$6.94	\$6.77	\$5.42
Columbia	5,297,995	8.6%	6.0%	6.3%	-47,736	99,455	\$8.13	\$7.48	\$7.04
Harford & Cecil Counties	46,173,854	6.9%	8.3%	14.2%	799,450	1,988,119	\$6.36	\$6.02	\$5.17
I-83 Corridor	5,239,895	3.8%	3.7%	4.4%	-5,711	8,727	\$8.46	\$8.46	\$8.99
Reisterstown Rd	1,702,206	10.8%	10.8%	11.7%	0	0	\$10.69	\$10.69	\$9.34
Warehouse Totals	210,379,166	5.1%	5.4%	7.1%	976,263	2,823,688	\$7.29	\$7.08	\$6.24
Totals	260,516,363	5.5%	5.7%	7.3%	965,373	2,984,390	\$8.19	\$7.98	\$7.37

ITEMS TO NOTE:

Homefix Custom Remodeling acquired 14880 Sweitzer Ln., a 73,555 sf industrial/flex building in Laurel, MD for approximately \$7.2 million. The new owner plans to relocate offices in Columbia and approximately 200 employees to the building by 4Q2022.

Nations Roof signed a deal to move its 100 employees to nearly 30,000 sf in the Caton Research Center at 1615-1617 Knecht Ave.

The former Bainbridge Naval Training Center Redevelopment in Cecil County has begun. Two massive e-commerce warehouses will soon begin development on spec as the first phase of the \$300 million project gets underway.

Greenland Technologies Holding Corp. intends to occupy approximately 50,000 sf in a new facility at 5301 Nottingham Dr. in White Marsh and intends to open 3Q2022.

Kyocera Document Solutions is expanding its Mid-Atlantic operations into 12,148 sf at 1320 Innovation St. in the Greenleigh development.

Sugarloaf Business Center, a two-building flex complex in Frederick County has sold for \$6.2 million. Located in Ijamsville at 9639 Doctor Perry Rd., the buildings total 62,000 sf and were 97% leased at the time of sale.

High Street Logistics acquired a six-building portfolio for \$67.5M. The portfolio totals 430,118 sf with buildings in the Meadowridge Business Park in Elkridge and Rutherford Business Center in Windsor Mill.

Pioneer Cladding & Glazing Systems Inc. acquired the 103,640 sf warehouse at 1407 Parker Rd. in Halethorpe as well as a small flat-surface parking lot at 1441 Knecht Ave. for \$10.34 million.

Amazon.com plans to list at least 10 million square feet for sublease after its first quarterly loss in seven years. As e-commerce slows, they will be scaling back on some of its new space.

INDUSTRIAL OVERVIEW (WAREHOUSE)

SECOND QUARTER | 2022



WAREHOUSE INDICATORS

Market Size
210,379,166

Building Count
2,383

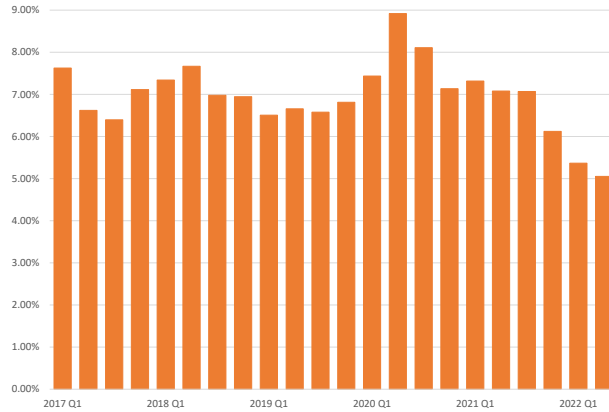
Absorption
976,263

YTD Absorption
2,823,688

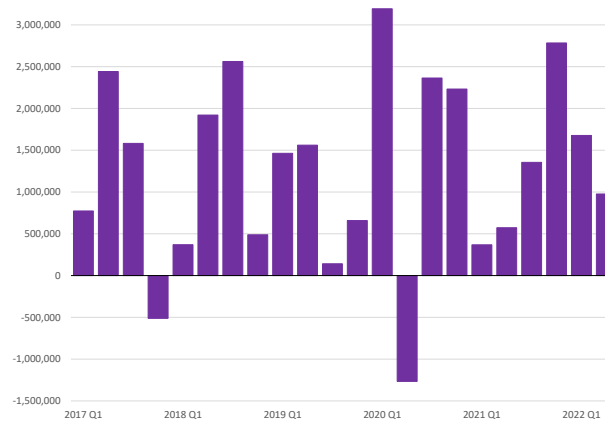
Vacancy
5.1%

Rental Rate
\$7.29/sf

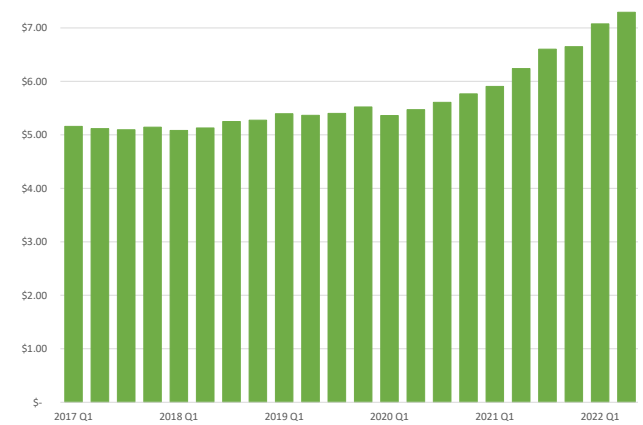
VACANCY



NET ABSORPTION



RENTAL RATES



Lowest Vacancy

1	Annapolis/Route 2	0.6%
2	Carroll County	1.7%
3	BWI Corridor	3.5%

Highest Vacancy

1	Reisterstown Rd	10.8%
2	Columbia	8.6%
3	Harford & Cecil Counties	6.9%

Most Change vs. Prior Quarter

-	Baltimore County West	-2.16%
+	Columbia	+2.63%

Lowest Net Absorption

1	Baltimore County East	-50,626
2	Columbia	-47,736
3	Baltimore City	-44,292

Highest Net Absorption

1	Harford & Cecil Counties	799,450
2	Baltimore County West	212,379
3	BWI Corridor	103,319

Most Absorption, Year-to-Date

-	Baltimore City	-186,807
+	Harford & Cecil Counties	1,988,119

Cheapest Rates

1	Baltimore City	\$6.35
2	Harford & Cecil Counties	\$6.36
3	Baltimore County West	\$6.89

Most Expensive Rates

1	Reisterstown Rd	\$10.69
2	Annapolis/Route 2	\$9.35
3	BWI Corridor	\$8.47

Most Change vs. Prior Quarter

-	Reisterstown Rd.	No Change
+	Columbia	+\$0.65

LEASE TRANSACTIONS

Location	Region	Tenant	Leased (sf)
2800 Eastern Blvd.	Baltimore County E	Baltimore Intl. Whse. & Transportation	598,000
8700 Robert Fulton Dr.	Columbia	InFarm	183,853
6740 Business Pky.*	BWI Corridor	Alcon, Inc.	142,008
350 Winmeyer Ave.*	BWI Corridor	CEVA Logistics	108,078

* Renewal, Expansion, or Sublease

SALE TRANSACTIONS

Location	Region	Price	PSF	Bldg. Size (sf)
I-95 Last Mile Portfolio	City & BWI Corridor	\$160,000,000	\$166.74	959,570
1900 Clark Rd.	Harford County	\$80,547,452	\$131.37	613,137
1407 Parker Rd.	Baltimore County W	\$10,340,000	\$99.80	103,609
600 S Caroline St.	Baltimore SE	\$10,000,000	\$196.08	51,000

INDUSTRIAL OVERVIEW (FLEX)

SECOND QUARTER | 2022



FLEX INDICATORS

Market Size
50,137,197

Building Count
1,203

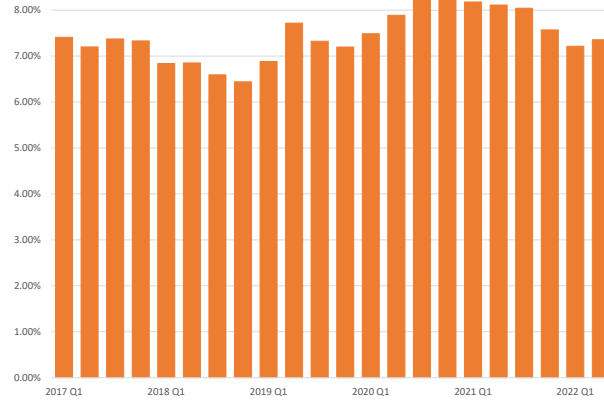
Absorption
-10,890

YTD Absorption
160,702

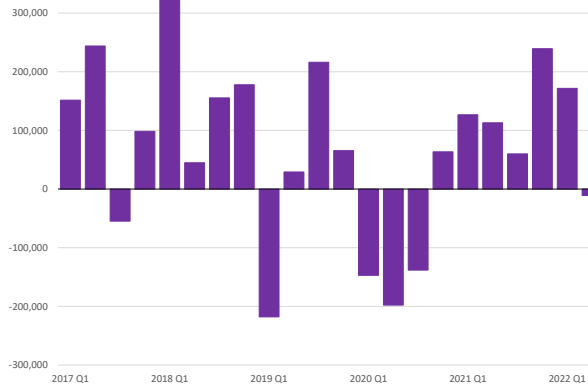
Vacancy
7.4%

Rental Rate
\$11.94/sf

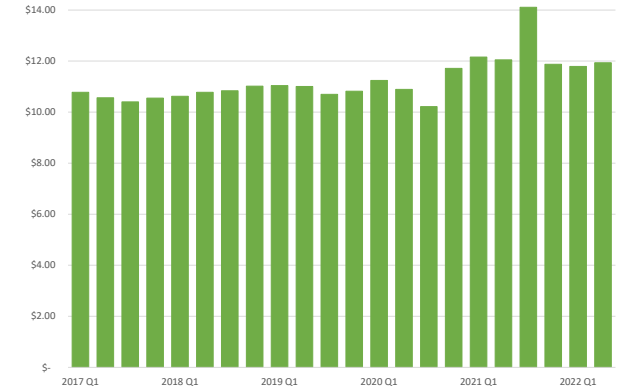
VACANCY



NET ABSORPTION



RENTAL RATES



Lowest Vacancy

1	Columbia	4.6%
2	Harford & Cecil Counties	5.5%
3	BWI Corridor	6.6%

Highest Vacancy

1	Reisterstown Rd	11.7%
2	Carroll County	11.7%
3	Baltimore City	9.0%

Most Change vs. Prior Quarter

-	BWI Corridor	-0.89%
+	Carroll County	+1.40%

Lowest Net Absorption

1	Baltimore County West	-48,756
2	Baltimore City	-38,741
3	Carroll County	-24,741

Highest Net Absorption

1	BWI Corridor	83,293
2	I-83 Corridor	17,139
3	Baltimore County East	15,072

Most Absorption, Year-to-Date

-	Baltimore City	-76,524
+	BWI Corridor	161,888

Cheapest Rates

1	Baltimore County West	\$9.11
2	Carroll County	\$9.35
3	BWI Corridor	\$10.29

Most Expensive Rates

1	Baltimore County East	\$15.50
2	Annapolis/Route 2	\$14.36
3	Baltimore City	\$13.78

Most Change vs. Prior Quarter

-	Baltimore City	-\$0.24
+	Harford & Cecil Counties	+\$1.03

LEASE TRANSACTIONS

Location	Region	Tenant	Leased (sf)
1025 W Nursery Rd.	BWI Corridor	Confidential	28,513
11515 Cronridge Dr.	Reisterstown Rd Corridor	Medifast	18,360
8 Easter Ct.	Reisterstown Rd Corridor	Confidential	18,294
11438 Cronridge Dr.	Reisterstown Rd Corridor	Confidential	18,000

SALE TRANSACTIONS

Location	Region	Price	PSF	Bldg. Size (sf)
Rutherford & Meadowridge Bus. Parks	Baltimore Co. W	\$67,500,000	\$156.92	430,156
9221-9251 Rumsey Rd.	Columbia	\$14,650,000	\$123.44	118,677
1512-1516 Jabez Run	Annapolis/Route 2	\$5,000,000	\$128.21	39,000
2712 Sparrows Point Rd.	Baltimore County E	\$385,000	\$143.66	2,680

* Renewal, Expansion, or Sublease

INDUSTRIAL OVERVIEW (DC METRO)

SECOND QUARTER | 2022



INDUSTRIAL INDICATORS

Market Size
108,493,056

Building Count
2,267

Absorption
56,982

YTD Absorption
13,723

Vacancy
5.0%

Rental Rate
\$11.79/sf

THE NUMBERS

MARKET SIZE

VACANCY %

ABSORPTION

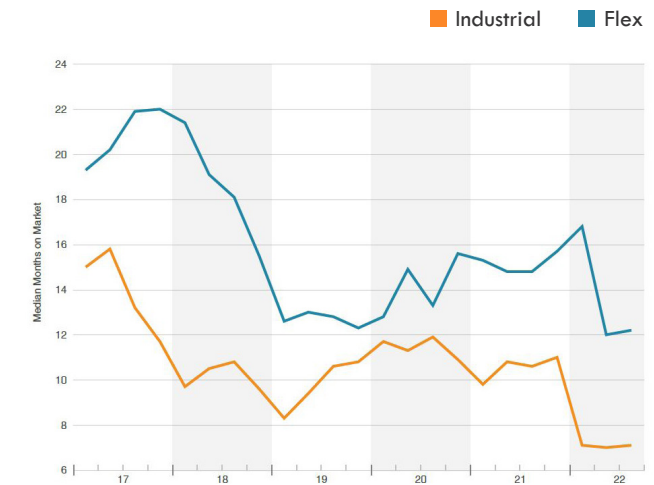
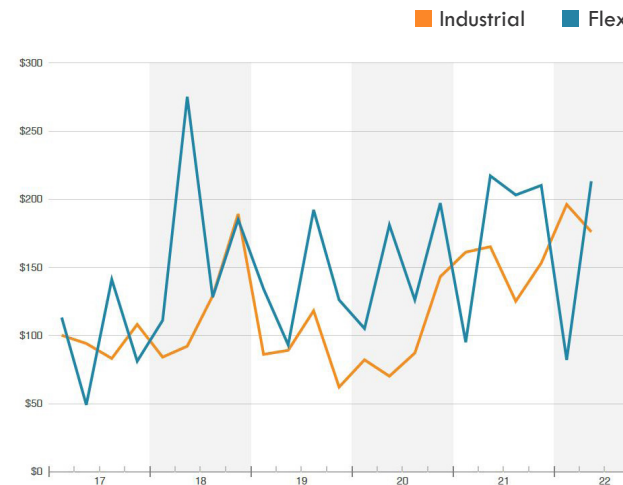
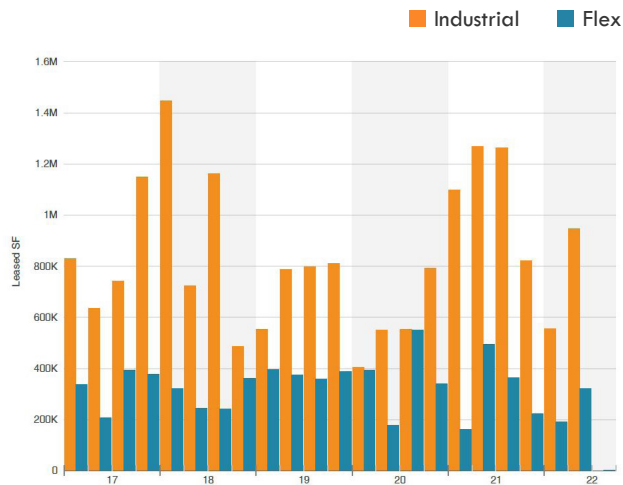
RENTAL RATES

		Current	Prior Qtr	Prior Yr	Net	YTD	Current	Prior Qtr	Prior Yr
Frederick Co.	6,806,909	6.7%	7.3%	7.0%	37,588	96,442	\$12.76	\$12.76	\$10.40
Montgomery Co. North	7,464,340	8.2%	8.1%	10.5%	-13,009	92,109	\$18.48	\$18.31	\$15.61
Montgomery Co.; Rockville/Bethesda	4,966,753	4.6%	5.1%	5.6%	22,812	22,635	\$15.89	\$15.47	\$15.93
Prince George's Co.	9,055,103	5.9%	4.7%	6.3%	-107,824	-68,560	\$11.77	\$12.09	\$12.13
Silver Spring	1,506,864	4.6%	4.9%	8.1%	4,380	-2,311	\$16.02	\$14.61	\$14.73
Flex Totals	29,799,969	6.4%	6.2%	7.5%	-56,053	140,315	\$14.58	\$14.49	\$13.40
Frederick Co.	13,882,602	3.1%	3.1%	1.9%	5,489	4,858	\$9.86	\$9.78	\$8.03
Montgomery Co. North	5,958,334	3.5%	3.7%	3.3%	11,420	43,896	\$13.40	\$12.91	\$12.39
Montgomery Co.; Rockville/Bethesda	6,770,155	5.0%	5.0%	5.7%	-5	10,518	\$14.27	\$14.14	\$13.31
Prince George's Co.	50,368,142	5.0%	4.8%	5.4%	97,491	-189,054	\$10.10	\$9.59	\$8.32
Silver Spring	1,713,854	1.5%	1.5%	3.7%	-1,360	3,190	\$13.34	\$13.34	\$13.74
Warehouse Totals	78,693,087	4.5%	4.4%	4.6%	113,035	-126,592	\$10.74	\$10.35	\$9.13
Totals	108,493,056	5.0%	4.9%	5.4%	56,982	13,723	\$11.79	\$11.49	\$10.31

LEASING ACTIVITY

SALES PRICE PER SQUARE FOOT

SALES: MONTHS ON THE MARKET



* Renewal, Expansion, or Sublease

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INDUSTRIAL OVERVIEW (DC METRO)

SECOND QUARTER | 2022



WAREHOUSE (DC METRO)

Market Size
78,693,087

Building Count
1,633

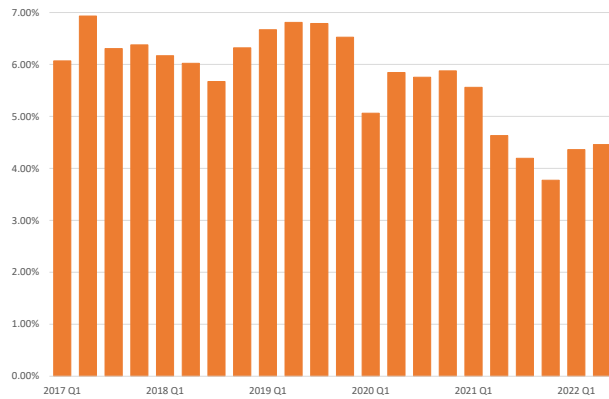
Absorption
113,035

YTD Absorption
-126,592

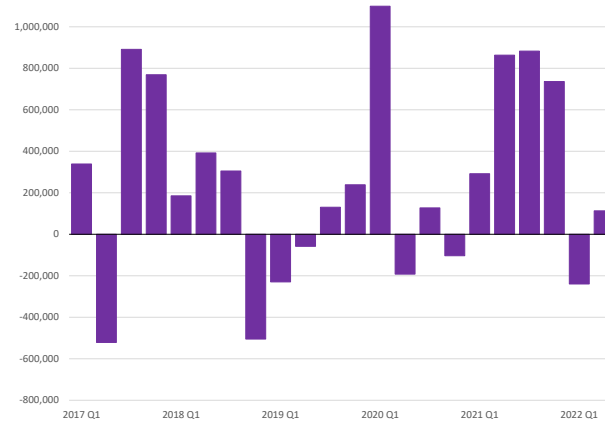
Vacancy
4.5%

Rental Rate
\$10.74/sf

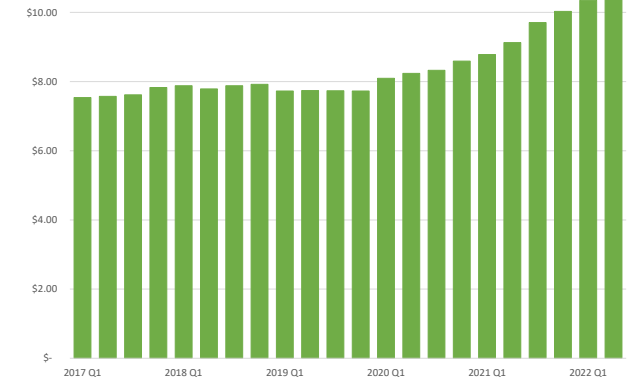
VACANCY



NET ABSORPTION



RENTAL RATES



FLEX (DC METRO)

Market Size
29,799,969

Building Count
634

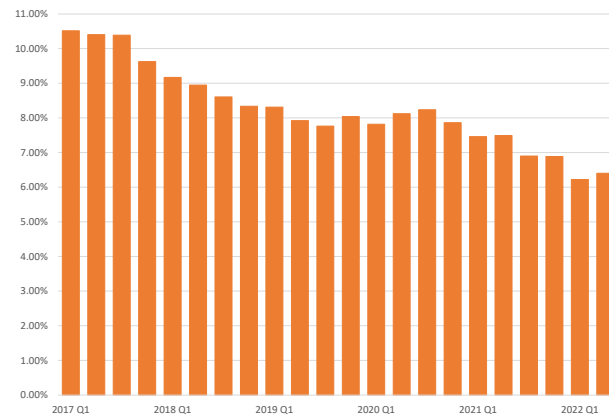
Absorption
-56,053

YTD Absorption
140,315

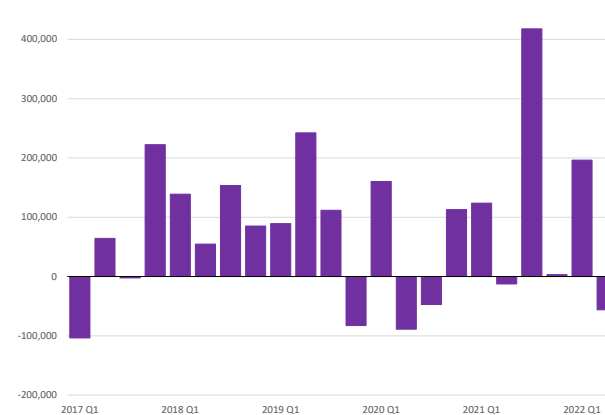
Vacancy
6.4%

Rental Rate
\$14.58/sf

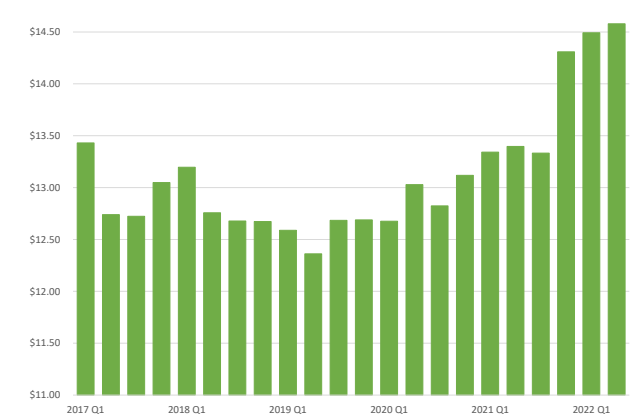
VACANCY



NET ABSORPTION

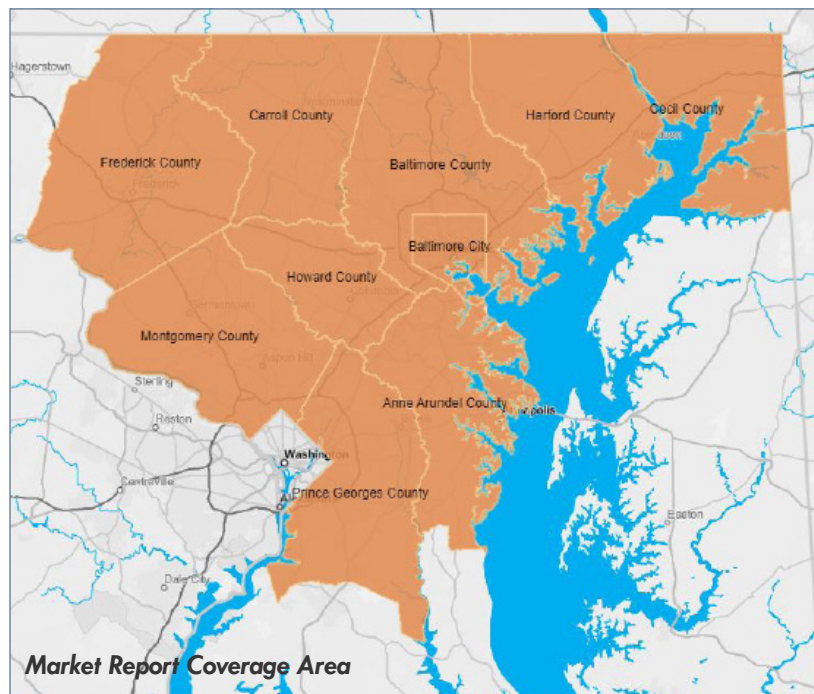


RENTAL RATES





REPORT CRITERIA AND SUBMARKETS



About Us:

MacKenzie Ventures, LLC (MacKenzie) possesses the multi-disciplined team necessary to excel in Maryland's corporate real estate community. Comprising six firms, MacKenzie provides clients a competitive, full service platform of offerings in leasing, sales, investments, tenant and landlord advisory services, development, general construction, property and asset management, debt and equity capital placement, and location intelligence. With more than 225 employees and offices in Annapolis, Baltimore, Bel Air, Columbia, and Lutherville, Maryland, MacKenzie is one of the largest full service commercial real estate firms in the Mid-Atlantic. Please visit www.mackenziecommercial.com for more information.

MacKenzie Commercial Real Estate Services, LLC
Corporate Headquarters: 2328 W. Joppa Road, Suite 200
Lutherville, MD 21093
Website: MacKenzieCommercial.com
Contact Us: Media@MacKenzieCommercial.com

OFFICE MARKET: Office buildings 5,000 sf in size and greater in the Metro areas within Anne Arundel County, Baltimore County, Harford County, and Howard County; buildings 20,000 sf in size and greater within Baltimore City; and, there is no minimum size requirement in Annapolis. MacKenzie includes all class types except in Baltimore City and Annapolis where only classes A and B are tracked; owner occupied buildings are not tracked in Baltimore City. Data does not include under construction or proposed projects. The office market is separated into the following submarkets: Annapolis, Baltimore City CBD, Baltimore City Midtown, Baltimore City NE, Baltimore City NW, Baltimore City SE, Baltimore City SW, Baltimore County East, Baltimore County West, BWI Corridor, Carroll County, Cecil County, Columbia, Harford County, Howard County West, I-83 Corridor, Reisterstown Rd Corridor, Route 2 Corridor, and Towson.

RETAIL MARKET: Retail buildings 5,000 sf or greater in Anne Arundel County, Baltimore City, Baltimore County, Carroll County, Harford County, and Howard County; there is no minimum size requirement in Annapolis. MacKenzie includes all class types and includes retail buildings that are for investment or owner user. Data does not include under construction or proposed projects. The region is broken down into 14 submarkets; Annapolis, Baltimore City, Baltimore County East, Baltimore County West, BWI Corridor, Carroll County, Cecil County, Columbia, Harford County, Howard County West, I-83 Corridor, Reisterstown Road Corridor, Route 2 Corridor, and Towson.

INDUSTRIAL MARKET: Flex properties are industrial buildings that have at least 70% office build out and single-story office buildings that have at least one dock door. Industrial buildings include warehouse, distribution, and manufacturing facilities. Both property types included are at least 10,000 sf in size and include all classes. Data does not include under construction or proposed projects. We have classified the properties into 10 submarkets for industrial identified as the following: Annapolis, Baltimore City, Baltimore County East, Baltimore County West, BWI Corridor, Carroll, Columbia, Harford/Cecil Counties, I-83 Corridor, and Reisterstown Road Corridor.

DC METRO MARKETS: We apply the same size parameters and building specifications noted above to office, retail, and industrial product throughout the DC Metro market, and have separated this market into the following submarkets for each asset class: Frederick County, Montgomery County North, Montgomery County South; Rockville/Bethesda; Prince George's County North and South, Silver Spring North/29, and Silver Spring South.

RENTAL RATES: Rental rates are based on values provided by CoStar's availability-weighted rents. The availability-weighted rents exist where CoStar has a space for lease listed and an associated rent. These rents only exist at a building level in quarters when the listing is active, and aggregates of this series are an average weighted by the amount of available space associated with the listing.

Disclaimer:

All information furnished regarding property for sale, rent, exchange or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and all such information is submitted subject to errors, omissions, or changes in conditions, prior sale, lease or withdrawal without notice. All information should be verified to the satisfaction of the person relying thereon. Portions of the base statistics are from CoStar Property data and Real Capital Analytics (RCA). To learn more about our methodology, research team, or to access previous market reports, please visit www.mackenziecommercial.com/market-report/. To join our Market Report mailing list, please send us an email: Media@MacKenzieCommercial.com.