

Office Market Snapshot for College Park, MD

Availability	Survey	5-Year Avg
Gross Rent Per SF	\$22.34	\$21.08
Vacancy Rate	5.4%	7.5%
Vacant SF	81,853	108,767
Availability Rate	5.5%	9.4%
Available SF	83,930	143,260
Sublet SF	100	63
Months on Market	69.1	25.1

Inventory	Survey	5-Year Avg
Existing Buildings	58	58
Existing SF	1,523,368	1,442,559
12 Mo. Const. Starts	0	0
Under Construction	0	80,629
12 Mo. Deliveries	0	76,789

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	10,027	62,822
12 Mo. Leasing SF	26,674	89,898

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$89	\$313
Asking Price Per SF	\$98	\$157
Sales Volume (Mil.)	\$1.6	\$12
Cap Rate	8.0%	10.0%

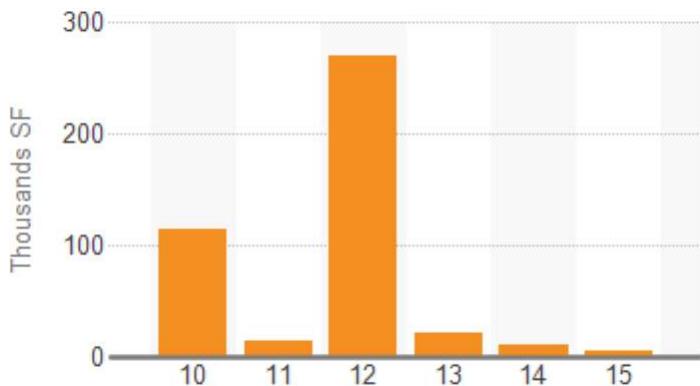
Vacancy Rate



Gross Asking Rent Per SF



Net Absorption



Probability of Leasing in Months

