

# 2015 YEAR IN REVIEW

## Washington/Baltimore Office Market

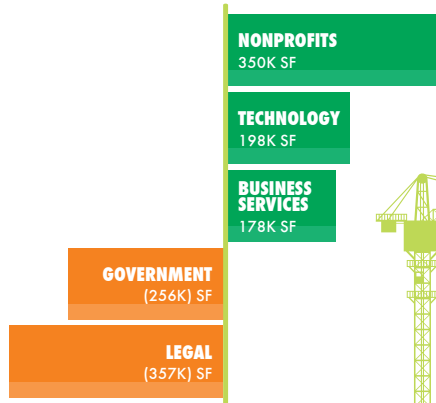
### TOP TAKEAWAYS

### DISTRICT OF COLUMBIA

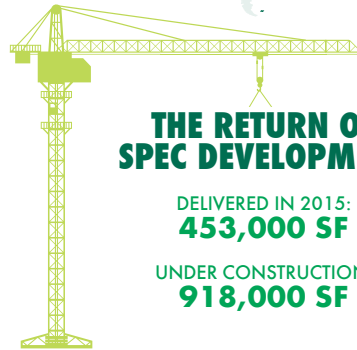
OFFICE-USING EMPLOYMENT SEES ROBUST GROWTH (JAN - OCT 2015)



Leasing fundamentals slowly strengthening and catching up with investor demand



#2 MOST ACTIVE U.S. DESTINATION FOR FOREIGN CAPITAL INVESTMENT



### THE RETURN OF SPEC DEVELOPMENT

DELIVERED IN 2015: **453,000 SF**  
UNDER CONSTRUCTION: **918,000 SF**

8,700



MOST JOBS ADDED SINCE 2000

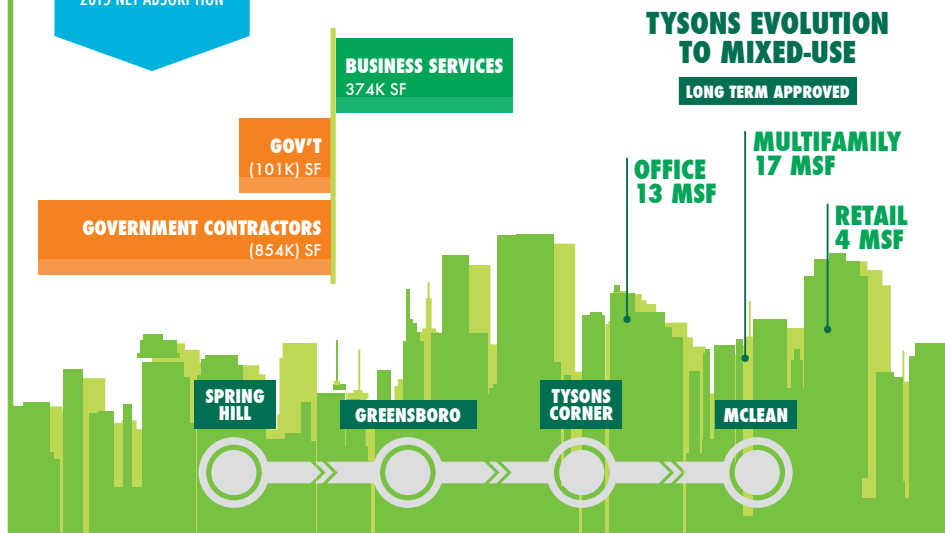
### NONTRADITIONAL SECTORS DRIVING GROWTH

2015 NET ABSORPTION

### NORTHERN VIRGINIA



Technology, media and financial services drive office leasing activity and market growth, particularly areas with Metro access



7,600



MOST JOBS ADDED SINCE 2012

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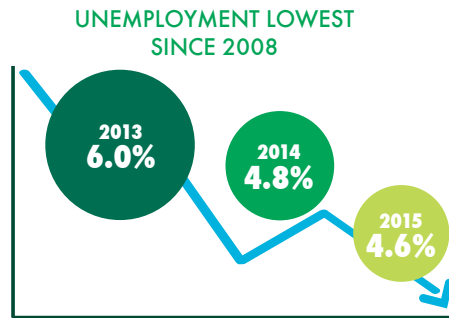
### TOP TAKEAWAYS

### SUBURBAN MARYLAND

OFFICE-USING EMPLOYMENT SEES ROBUST GROWTH (JAN - OCT 2015)



Demand for high-quality space in core markets outpaces commodity products with the I-270 corridor continuing to attract investors



### FLIGHT TO QUALITY

2015 NET ABSORPTION BY BUILDING CLASS



PURPLE LINE CONSTRUCTION TO COMMENCE IN 2016

6,900

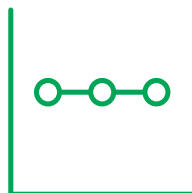


MOST JOBS ADDED SINCE 2005

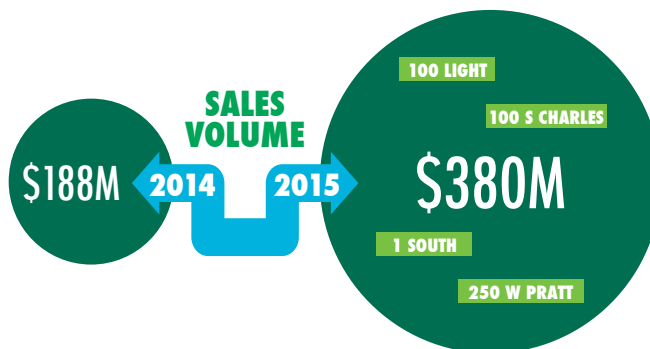
### BALTIMORE

### DOWNTOWN PRIME ASSET TRADES ACTIVE

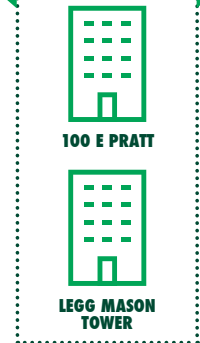
ALL TIME HIGH SINCE 2007



A stable market in 2015 and a well-preleased construction pipeline



### ON THE MARKET



7,400



MOST JOBS ADDED SINCE 2012

### FOR MORE INFORMATION PLEASE CONTACT:

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