

# **Handout One**



## **Office and Industrial Vacancy Handout**

**July 10, 2009**

***Source: CoStar Group, June 15, 2009***

# Loudoun and Western Fairfax Market



*LC- Loudoun; WFC – Western Fairfax*

## **Office**

- LC: 480 buildings representing 16 million square feet
  - ✦18.9% vacancy with average rental rate \$25.16/fs
- WFC: 530 buildings representing 42.7 million square feet
  - ✦16% vacancy with average rental rate \$27.74/fs

## **Flex**

- LC: 176 buildings representing 10 million square feet
  - ✦17.8% vacancy with average rental rate \$11.17/nnn
- WFC: 168 buildings representing 8.7 million square feet
  - ✦12.4% vacancy with average rental rate \$13.07/nnn

## **Industrial**

- LC: 289 buildings representing 12.4 million square feet
  - ✦11.1% vacancy with average rental rate \$8.60/nnn
- WFC: 100 buildings representing 5.8 million square feet
  - ✦10.8% vacancy with average rental rate \$7.91/nnn

# Vacancy Over 100,000 SF



## Office

### ○LC

- ✦ 5 Class A buildings totaling 552,840 square feet
  - One in University Center, two in Loudoun Gateway, two Atlantic Corp. Park
- ✦ 1 Class B building totaling 120,000 square feet (United bldg)

### ○WFC

- ✦ 18 Class A buildings totaling 2.8 million square feet
- ✦ 3 Class B buildings totaling 540,391 square feet

# Vacancy 50,000-100,000 SF



## Office

### ○LC

- ✦ 13 Class A buildings totaling 1.17 million square feet (1 medical)
- ✦ 1 Class B buildings totaling 51,153 square feet

### ○WFC

- ✦ 38 Class A buildings totaling 4.62 million square feet
- ✦ 7 Class B buildings totaling 853,241 square feet

## Flex

### ○LC

- ✦ 4 buildings totaling 301,305 square feet
- ✦ 2 buildings (listed a data center) totaling 259,000 square feet

### ○WFC

- ✦ 2 buildings totaling 100,823 square feet

## Industrial

### ○LC

- ✦ 8 buildings totaling 474,555 square feet

### ○WFC

- ✦ 3 buildings totaling 211,830 square feet

# Vacancy 25,000-50,000 SF



## Office

- LC
  - ✦ 23 buildings totaling 1.63 square feet
- WFC
  - ✦ 80 buildings totaling 7.07 square feet

## Flex

- LC
  - ✦ 20 buildings totaling 1.023 million square feet
  - ✦ 1 building (listed as data center) totaling 130,000 square feet
- WFC
  - ✦ 11 buildings totaling 442,846 square feet

## Industrial

- LC
  - ✦ 18 buildings totaling 862,243 square feet
- WFC
  - ✦ 8 buildings totaling 370,697 square feet

# Vacancy Under 25,000 SF



## Office

- LC

- ✦172 buildings totaling 2.52 million square feet

- WFC

- ✦255 buildings totaling 8.86 million square feet

## Flex

- LC

- ✦94 buildings totaling 2.02 million square feet

- WFC

- ✦83 buildings totaling 1.24 million square feet

## Industrial

- LC

- ✦76 buildings totaling 1.52 million square feet

- WFC

- ✦32 buildings totaling 624,812 square feet