

COMMERCIAL CONSTRUCTION INDICATORS

Information on the number, location, structure type, and size of new development projects in metropolitan Washington

2018 Edition



Metropolitan Washington
Council of Governments

COMMERCIAL CONSTRUCTION INDICATORS 2018

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ABOUT COG

The Metropolitan Washington Council of Governments (COG) is an independent, nonprofit association that brings area leaders together to address major regional issues in the District of Columbia, suburban Maryland, and Northern Virginia. COG's membership is comprised of 300 elected officials from 24 local governments, the Maryland and Virginia state legislatures, and U.S. Congress.

CREDITS

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ABOUT COG'S COMMERCIAL CONSTRUCTION INVENTORY

The Commercial Construction Inventory focuses on “non-residential” projects that have been completed in metropolitan Washington. These include office, retail, industrial, flex, healthcare, religious, educational, utility, and some government properties and other projects that develop employment space, and in many cases, include associated parking structures. The inventory is limited to projects that create new or additional space. Metropolitan Washington Council of Governments (COG) staff compiled this report by analyzing commercial property records from the CoStar [subscription database](#).

In this report, the metropolitan Washington region refers to the areas surrounding the District of Columbia that are members of COG, shown right.

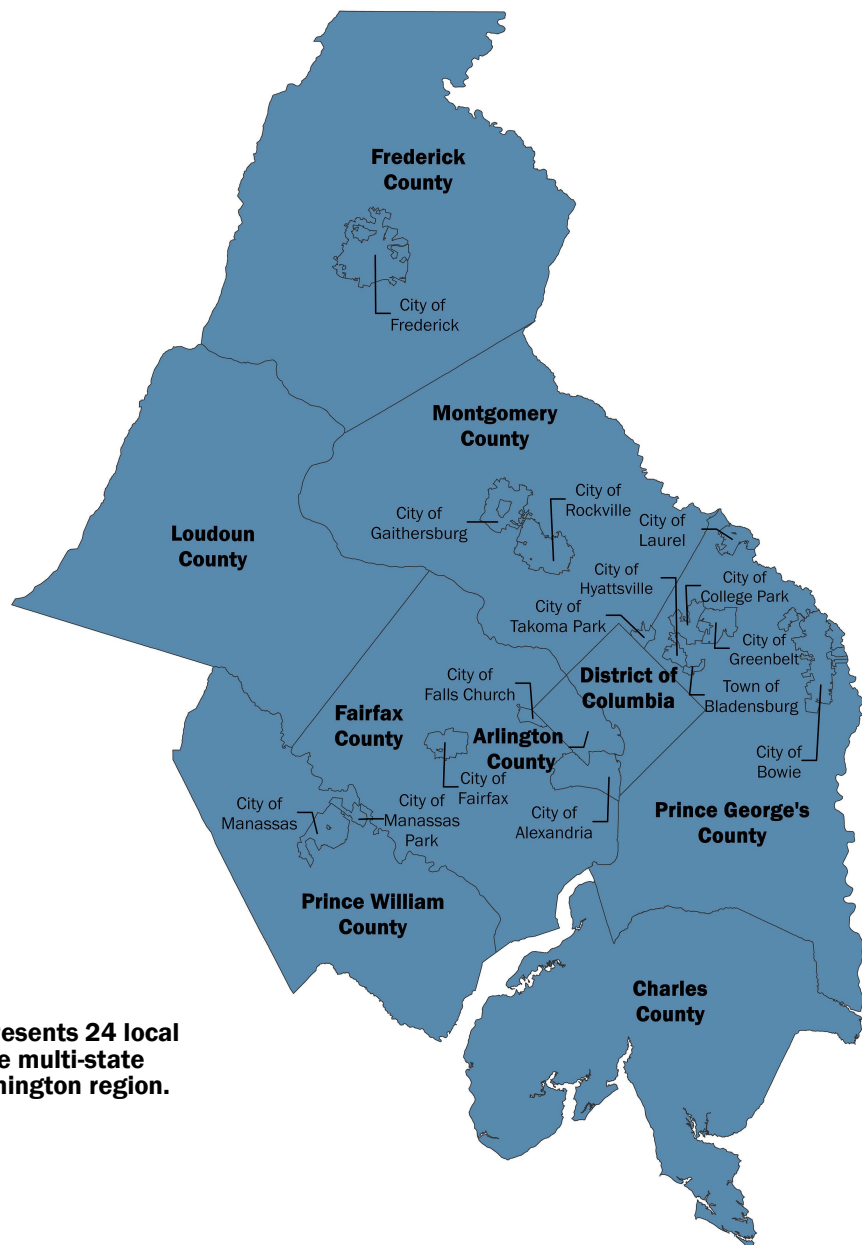


Figure 1: COG represents 24 local governments in the multi-state metropolitan Washington region.

Commercial Construction at a Glance

Commercial construction activity in the metropolitan Washington region fell by 28 percent in 2018. The 114 new commercial buildings added last year represent the lowest annual building total since the end of the Second World War. Altogether, 10.4 million square feet of new space was added, a decline of more than four million square feet from 2017.

Northern Virginia accounted for more than half of all new construction with 5.5 million square feet of commercial space in 2018. The District of Columbia added 3.5 million square feet. Suburban Maryland jurisdictions added only 1.4 million square feet of new commercial space, the fewest since 1956.

Central jurisdictions led regional commercial construction with 39 percent of new projects in the metropolitan Washington region. Inner suburban jurisdictions built 33 percent of new space, while 29 percent of area construction was in the region's outer suburban jurisdictions.

From 2017 to 2018, commercial construction within Activity Centers increased 19 percent. In 2018, 77 percent of all commercial construction occurred within Activity Centers, the highest share since 1944.

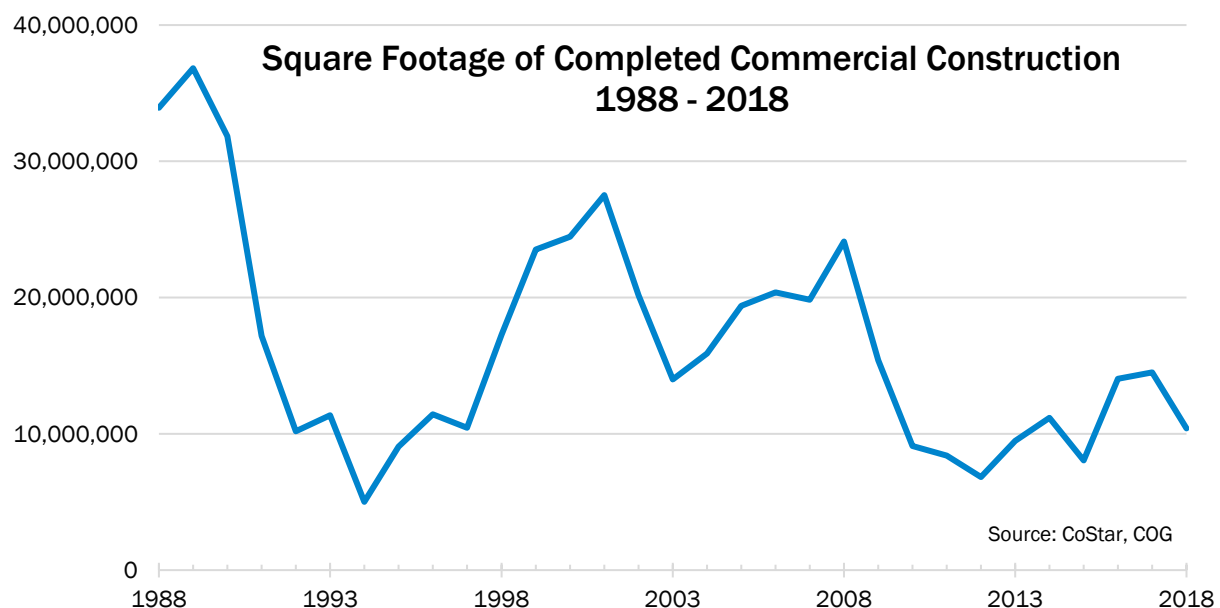
Twenty-two buildings representing 44 percent of all regional commercial construction by square feet were sited within a half-mile of a Metrorail station in 2018. Construction in station areas increased two percent from 2017.

Central Jurisdictions - The District of Columbia, Arlington County, and the City of Alexandria in Virginia.

Inner Suburban Jurisdictions - Montgomery and Prince George's Counties, and the Cities of Bowie, College Park, Gaithersburg, Greenbelt, Hyattsville, Laurel, Rockville and Takoma Park in Maryland, Fairfax County and the Cities of Fairfax and Falls Church in Virginia.

Outer Suburban Jurisdictions - Charles and Frederick Counties and the City of Frederick in Maryland; Loudoun and Prince William Counties, and the Cities of Manassas and Manassas Park in Virginia.

Figure 2



Office space construction increased for the third straight year, while all other major sectors experienced declines in construction from 2017. The 4.8 million square feet of new office space—82 percent of which was sited within a half-mile of a Metro station—is the most since 2010. The five largest projects in the region were office buildings, led by the 32-story, 975,000 square foot Capital One Tower near the McLean Metro station in Fairfax. Construction of stand-alone retail space has continued to decline; retail construction in 2018 was at its lowest rate since 1948.

The overall regional vacancy rate for commercial space fell for the fifth consecutive year and was at 9.1 percent at the end of 2018. Vacancy rates remain high compared to both current national trends and historical regional trends.

Figure 3: Ten Largest Projects by Rentable Building Area from 2014 to 2017

Project Name	Year	Land Use	Street Address	Jurisdiction	Stories	RBA
Stonewall Generating Station	2017	Power Plant	20077 Gant, Leesburg, VA	Loudoun	1	2,280,802
Marriott Marquis	2014	Hotel	901 Massachusetts Ave NW, Washington, DC	District of Columbia	14	1,262,000
CyrusOne Data Center	2017	Flex	21350 Pacific Blvd, Sterling, VA	Loudoun	2	1,000,000
MGM National Harbor	2016	Hotel Casino	1 National Harbor Blvd, Oxon Hill, MD	Prince George's	24	945,288
Hoffman Town Center	2017	Office	2415 Eisenhower Ave, Alexandria, VA	Alexandria	14	700,000
Inova Women and Children's Hospital	2016	Hospital	3300 Gallows Rd, Falls Church, VA	Fairfax County	11	660,000
Costco Distribution Center	2016	Industrial	5151 Intercoastal Ct, Monrovia, MD	Frederick County	1	600,000
Central Place Tower	2017	Office	1201 Wilson Blvd, Arlington, VA	Arlington	31	552,781
NIAID	2014	Office	5601 Fishers Ln, Rockville, MD	Montgomery	10	490,998
601 Mass Ave	2015	Office	601 Massachusetts Ave NW, Washington, DC	District of Columbia	11	478,818

Source: CoStar, COG

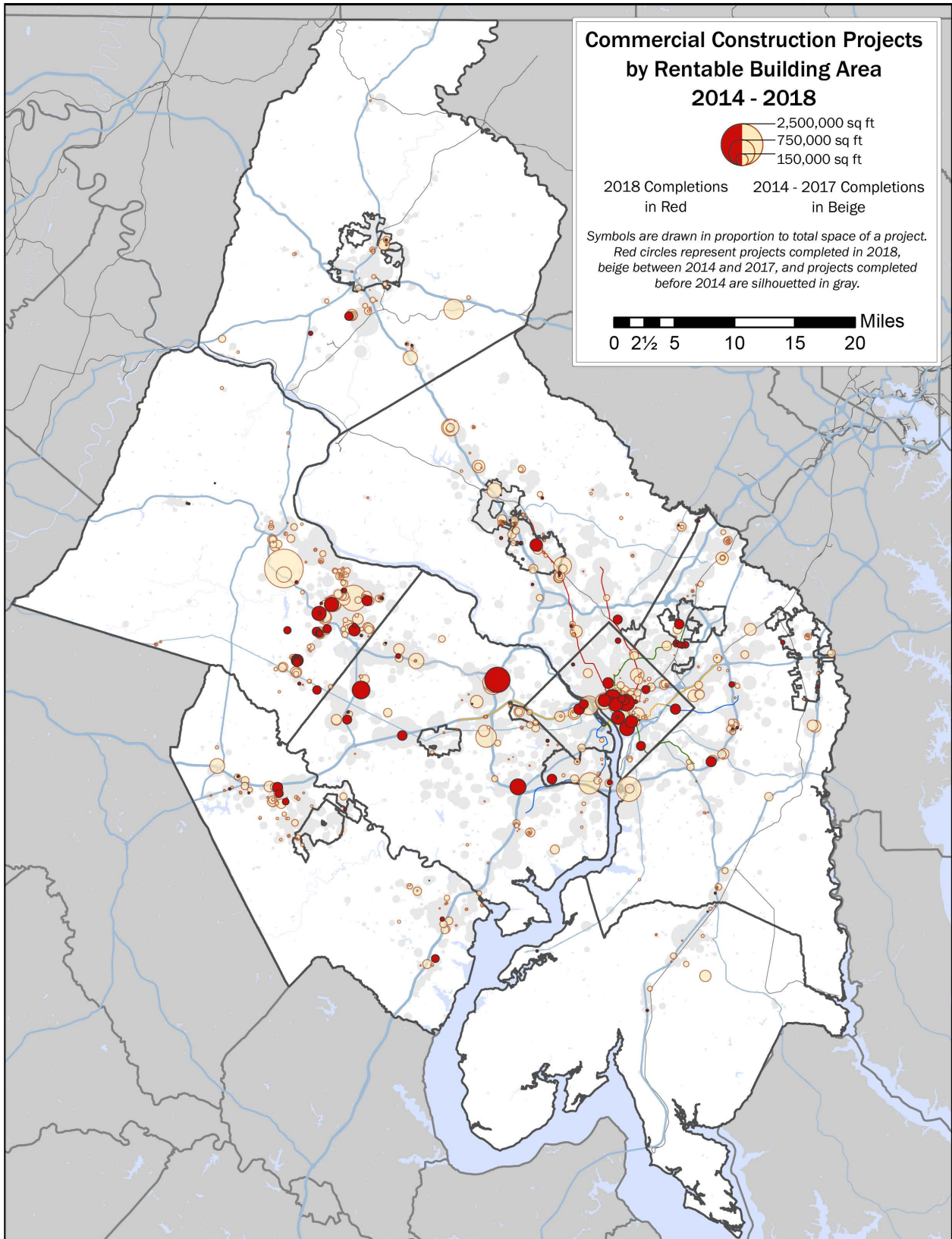
Figure 4: Ten Largest Projects by Rentable Building Area in 2018

Project Name	Land Use	Street Address	Jurisdiction	Stories	RBA*
Capital One Tower	Office	Capital One Dr N, McLean, VA	Fairfax County	32	975,000
Dulles Discovery 3	Office	3443 Historic Sully Way, Chantilly, VA	Fairfax County	7	480,000
Fannie Mae HQ - Midtown Center East Tower	Office	1100 15th St NW, Washington, DC	District of Columbia	12	454,450
Capitol Crossing	Office	200 Massachusetts Ave NW, Washington, DC	District of Columbia	12	425,420
Fannie Mae HQ - Midtown Center West Tower	Office	1100 15th St NW, Washington, DC	District of Columbia	12	414,271
St. James	Sports & Entertainment	6805 Industrial Rd, Springfield, VA	Fairfax County	--	396,000
Audi Field	Sports & Entertainment	101 2 St SW, Washington, DC	District of Columbia	--	331,155
ACC 9	Data Center	21745 Sir Timothy Dr, Ashburn, VA	Loudoun	1	320,000
One Freedom Plaza	Office	1301 Pennsylvania Ave NW, Washington, DC	District of Columbia	13	286,850
1000 Maine at the Wharf	Office	1000 Maine Ave SW, Washington, DC	District of Columbia	11	267,560

*The ten largest projects in 2018 combine to make up 42% of the region's 10.4 million square feet of new rentable building area

Source: CoStar, COG

Figure 5



Source: CoStar, COG

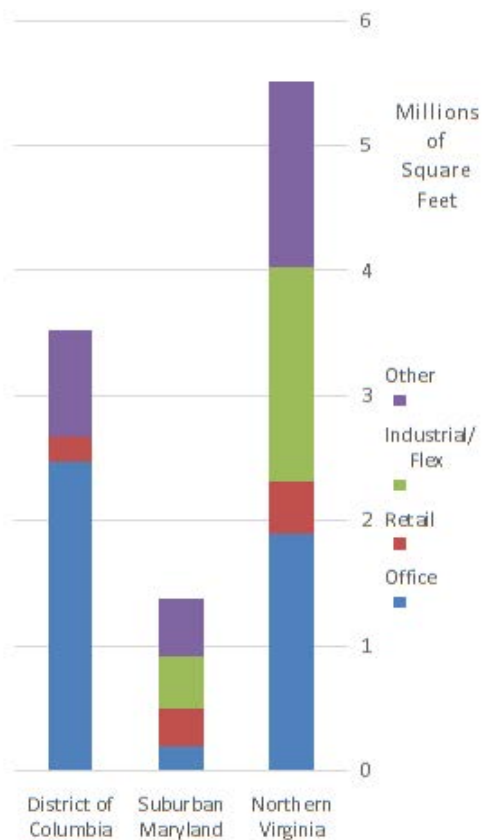
Commercial Construction by State

The District of Columbia added 20 new commercial buildings and about 3.5 million square feet of new space in 2018, primarily in the office sector. Total square footage of new commercial space in the District increased 59 percent from 2017. The vacancy rate in the District of Columbia was about 9.2 percent at the end of 2018.

In 2018, 36 new buildings and about 1.4 million square feet of new space were added to suburban Maryland jurisdictions—the lowest total since 1956. In suburban Maryland, total square footage of new commercial space declined by about 49 percent from 2017. At the end of 2018, the Maryland jurisdiction vacancy rate was 8.2 percent.

Northern Virginia jurisdictions added 58 new buildings and about 5.5 million square feet of new space in 2018, a decrease of 43 percent from 2017. The Northern Virginia vacancy rate was about 9.8 percent at the end of 2018.

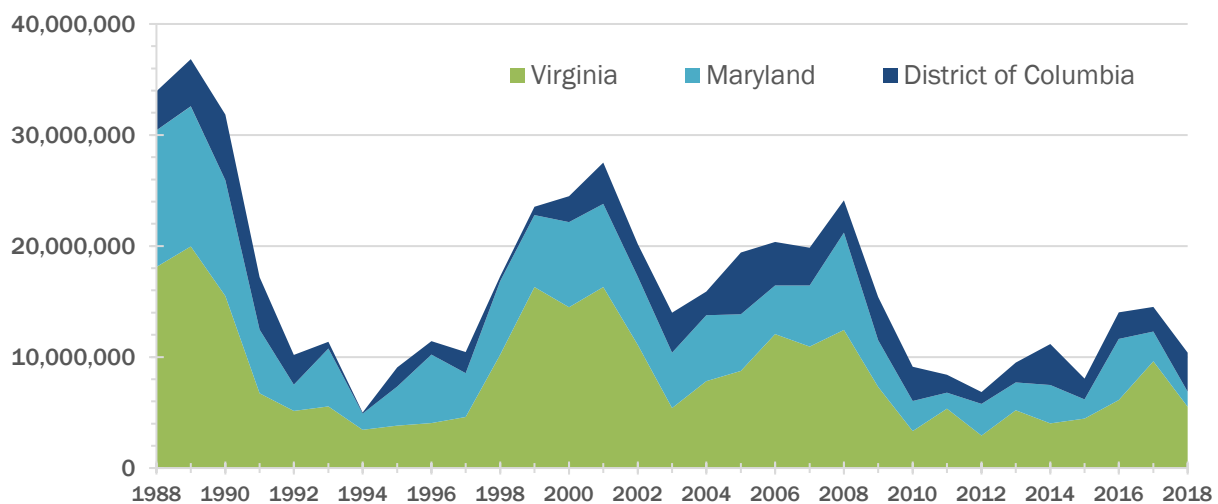
Figure 6: 2018 Projects by Rentable Building Area



Source: CoStar, COG

Figure 7

Square Footage of Completed Commercial Construction by State, 1988 - 2018



Source: CoStar, COG

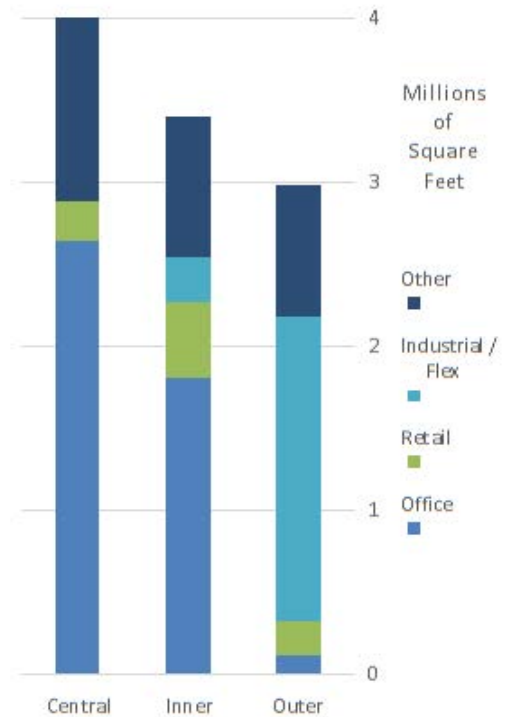
Commercial Construction by Regional “Ring”

COG groups jurisdictions into three “rings” for analysis purposes. The Central Jurisdictions—D.C., Alexandria, and Arlington—added 24 new commercial buildings and just over four million square feet of new space in 2018. Total square footage of new commercial space in Central Jurisdictions increased by four percent from 2017. At the end of 2018, the vacancy rate for Central Jurisdictions was 10.3 percent.

In 2018, 39 new buildings and about 3.4 million square feet of space were added to the Inner Suburban Jurisdictions of Fairfax, Montgomery, and Prince George’s counties, Falls Church, and City of Fairfax. Total square footage of new commercial space declined by 15 percent from 2017. The overall regional vacancy rate for Inner Jurisdictions was 9.5 percent at the end of 2018.

The Outer Jurisdictions of Charles, Frederick, Loudoun, and Prince William Counties, Manassas, and Manassas Park added 51 buildings and just under three million square feet of space in 2018. New commercial space declined by 61 percent from 2017. At the end of 2018, the vacancy rate for Outer Jurisdictions was 6.3 percent.

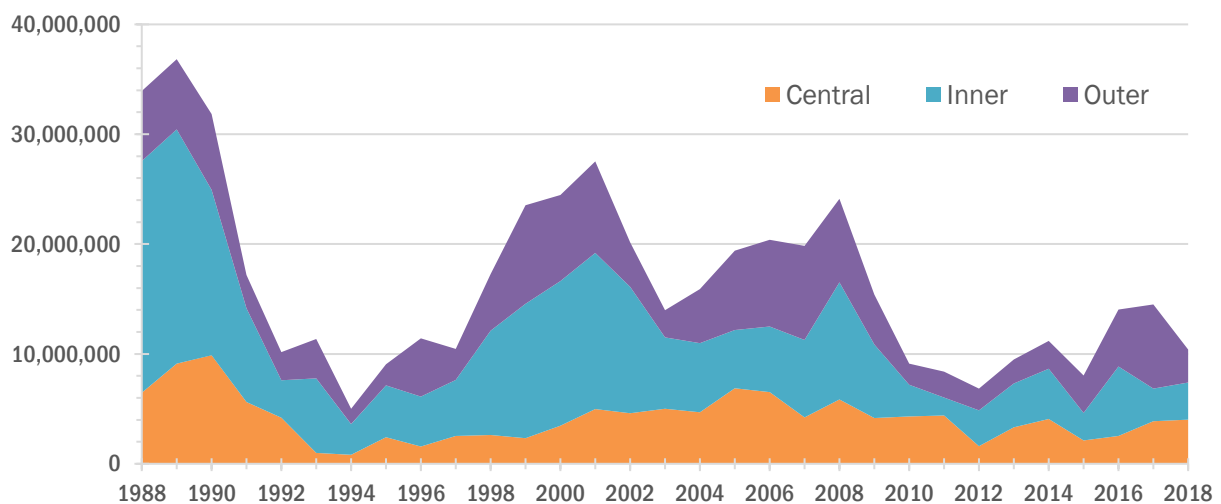
Figure 8: 2018 Projects by Rentable Building Area



Source: CoStar, COG

Figure 9

Square Footage of Completed Commercial Construction by Jurisdictional Groups, 1988 - 2018



Source: CoStar, COG

Commercial Construction by Jurisdiction

The District of Columbia led the region in commercial construction, accounting for 34 percent of new commercial space in 2018. Loudoun County was the jurisdiction with the most commercial construction between 2014 and 2017, with 26 percent of new space during the period. Over the past five years, Loudoun County has consistently outpaced its historical shares of regional construction, while the Maryland counties of Charles, Frederick, Montgomery, and Prince George's have added new commercial space at rates well below prior years. Loudoun added more commercial space in 2018 than the four Maryland counties combined. Bladensburg, Greenbelt, and Takoma Park are the only COG member jurisdictions with no commercial construction in the past five years.

Figure 10: Commercial Construction Totals for each COG Member Jurisdiction

Jurisdiction	Built Prior to 2014			2014 -2017 Completions			2018 Completions			Estimated 2018 Year End Vacancy Rate
	Buildings	Square Feet	Regional Share	Buildings	Square Feet	Regional Share	Buildings	Square Feet	Regional Share	
District of Columbia	8,006	250,291,818	23.3%	90	10,148,838	21.2%	20	3,520,211	33.8%	9.2%
Suburban Maryland Jurisdictions										
Charles	1,061	16,746,265	1.6%	13	401,962	0.8%	3	26,888	0.3%	8.2%
Frederick County	2,334	45,064,761	4.2%	45	2,458,878	5.1%	6	155,468	1.5%	7.9%
City of Frederick	1,188	21,643,713	2.0%	12	522,535	1.1%	2	8,130	0.1%	7.8%
Rest of County	1,146	23,421,048	2.2%	33	1,936,343	4.1%	4	147,338	1.4%	7.9%
Montgomery	4,771	155,156,601	14.4%	81	5,024,493	10.5%	13	483,143	4.6%	8.9%
Gaithersburg	520	18,727,424	1.7%	15	727,668	1.5%	2	10,335	0.1%	5.0%
Rockville	563	22,952,807	2.1%	16	583,242	1.2%	3	275,588	2.6%	14.3%
Takoma Park	106	1,163,622	0.1%	0	0	0.0%	0	0	0.0%	2.4%
Rest of County	3,582	112,312,748	10.4%	50	3,713,583	7.8%	8	197,220	1.9%	8.5%
Prince George's	5,970	144,433,096	13.4%	96	5,520,715	11.6%	14	705,045	6.8%	7.4%
Bladensburg	99	1,141,160	0.1%	0	0	0.0%	0	0	0.0%	0.6%
Bowie	218	6,705,229	0.6%	10	261,636	0.5%	1	12,871	0.1%	4.7%
College Park	246	4,201,025	0.4%	6	164,250	0.3%	1	141,690	1.4%	5.2%
Greenbelt	89	4,654,234	0.4%	0	0	0.0%	0	0	0.0%	15.2%
Hyattsville	222	5,068,484	0.5%	2	141,588	0.3%	0	0	0.0%	7.8%
Laurel	356	5,908,621	0.5%	16	420,113	0.9%	0	0	0.0%	8.8%
Rest of County	4,740	116,754,343	10.9%	62	4,533,128	9.5%	12	550,484	5.3%	7.4%
Maryland subtotal	14,136	361,400,723	33.6%	235	13,406,048	28.1%	36	1,370,544	13.2%	8.2%
Northern Virginia Jurisdictions										
Alexandria	1,568	42,345,134	3.9%	13	1,143,449	2.4%	2	185,943	1.8%	10.0%
Arlington	1,015	62,827,204	5.8%	10	1,314,411	2.8%	2	304,182	2.9%	15.1%
Fairfax County	4,869	219,889,519	20.5%	65	5,513,409	11.5%	12	2,213,803	21.3%	11.3%
Fairfax City	300	7,435,771	0.7%	2	26,664	0.1%	0	0	0.0%	8.2%
Falls Church	274	3,815,766	0.4%	3	284,000	0.6%	0	0	0.0%	5.6%
Loudoun	1,981	68,644,614	6.4%	148	12,350,720	25.9%	32	2,289,244	22.0%	5.8%
Manassas City	392	7,596,208	0.7%	5	106,670	0.2%	0	0	0.0%	3.4%
Manassas Park	67	1,507,822	0.1%	0	0	0.0%	1	16,000	0.2%	2.1%
Prince William	2,000	49,074,520	4.6%	77	3,470,291	7.3%	9	500,565	4.8%	5.7%
Virginia subtotal	12,466	463,136,558	43.1%	323	24,209,614	50.7%	58	5,509,737	53.0%	9.8%
COG Region Total	34,608	1,074,829,099	100.0%	648	47,764,500	100.0%	114	10,400,492	100.0%	9.1%

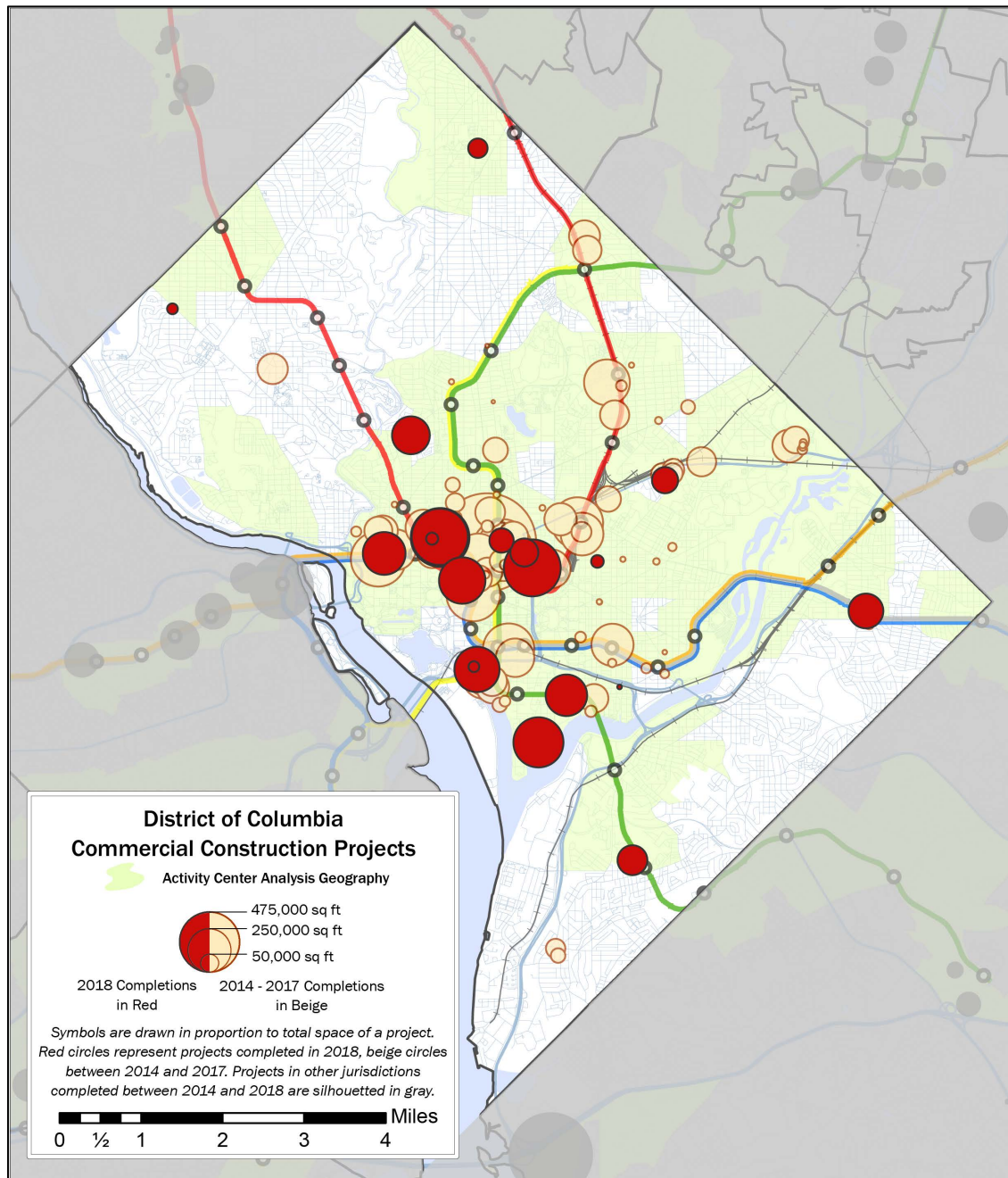
Source: CoStar, COG

District of Columbia

Construction of new commercial space increased by 59 percent from 2017 to 2018. In 2018, 20 new buildings were completed, with a combined total of 3.5 million new square feet of rentable space. The overall vacancy rate for the District was 9.2 percent at the end of 2018.

The largest project was Fannie Mae's new headquarters at Midtown Center in two twelve-story office towers near the McPherson Square Metro Station. In 2018, 54 percent of all new office space in the region was built in the District.

Figure 11

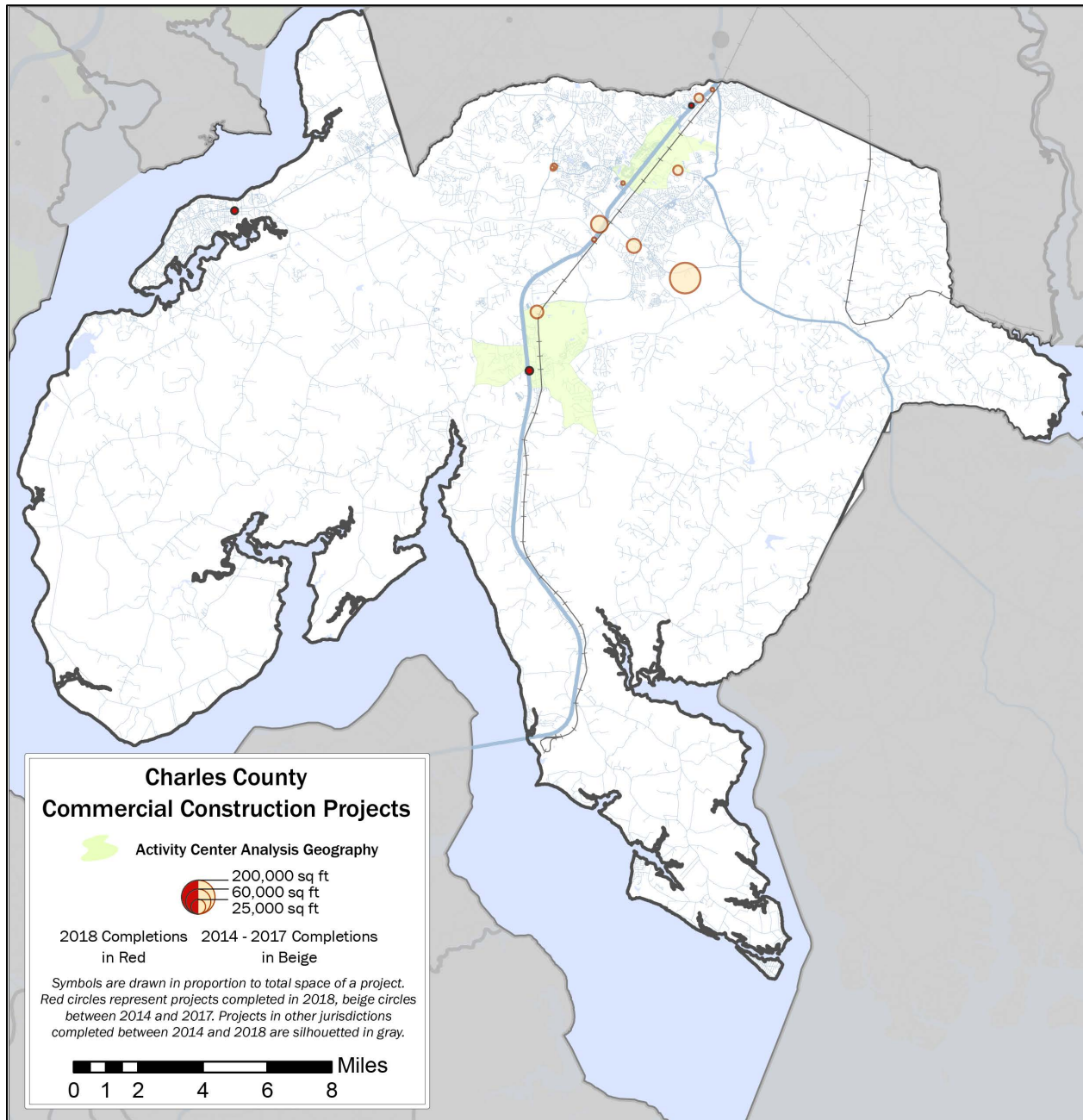


Source: CoStar, COG

Charles County

There were three commercial buildings constructed in Charles County in 2018, totaling 26,888 square feet of new space. The largest was a single-story, 11,688-square foot retail center in La Plata. From 2014 to 2017, Charles County represented less than one percent of all regional construction with 13 buildings and 401,962 square feet of space. The county vacancy rate was 8.2 percent at the end of 2018.

Figure 12

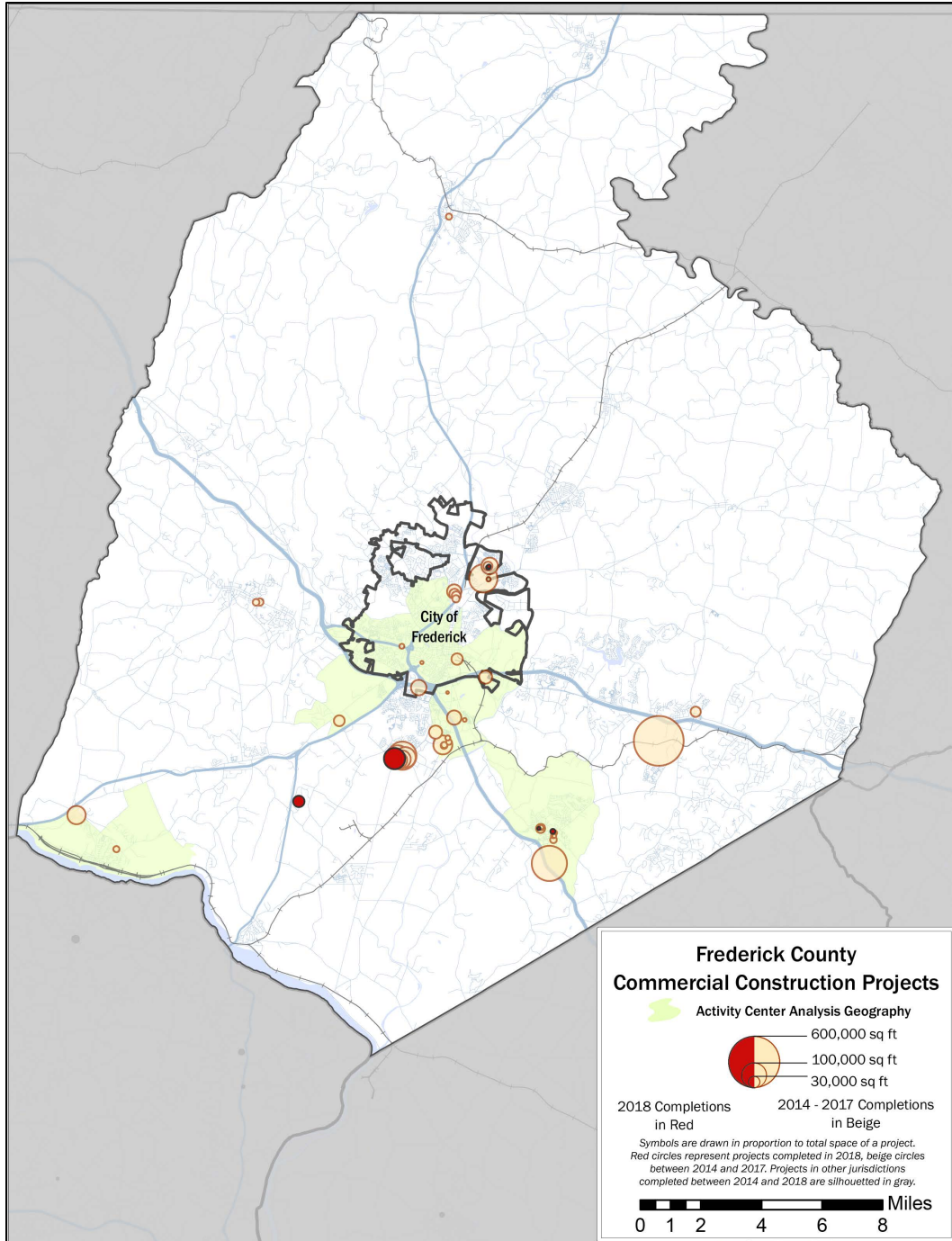


Source: CoStar, COG

Frederick County

Construction of new commercial space in Frederick County declined 83 percent from 2017 to 2018. Six buildings with 155,468 square feet of new space were completed in 2018. The largest project was a 109,043 square-foot, single-story warehouse at the Wedgewood West Industrial Park. The overall vacancy rate for the county was 7.9 percent at the end of 2018, with the City of Frederick having a slightly lower rate of 7.8 percent.

Figure 13

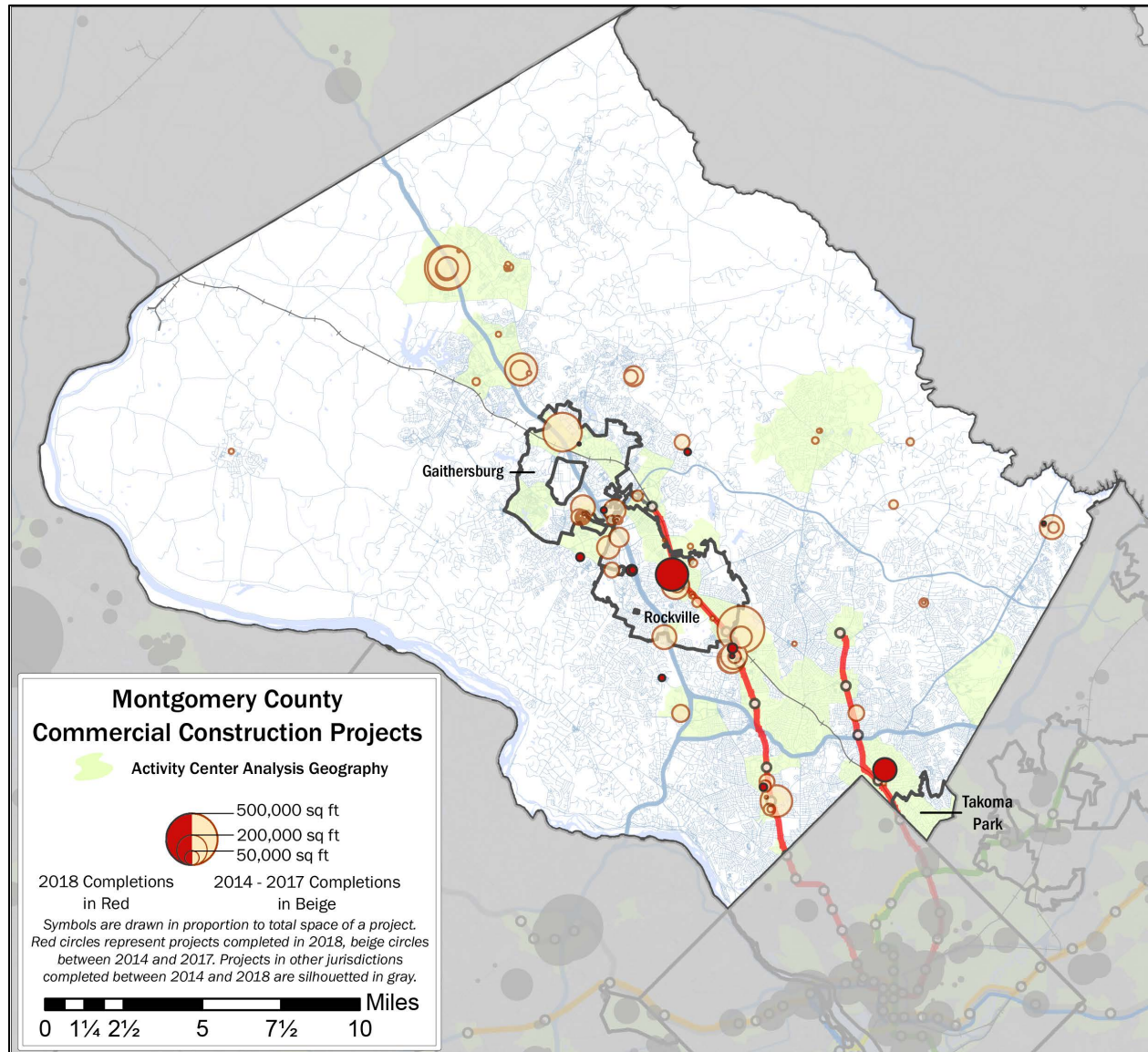


Source: CoStar, COG

Montgomery County

Construction of new commercial space in Montgomery County declined by 38 percent from 2017 to 2018. Thirteen buildings with 483,143 square feet of new space were completed in 2018. The largest project was the seven-story, 236,699 square-foot Brightwood West End assisted living facility in the Rockville Town Center Activity Center. The overall vacancy rate for the county was 8.9 percent at the end of 2018. Gaithersburg had a vacancy rate of five percent; the rate in Rockville was 14.3 percent; and in Takoma Park, 2.4 percent.

Figure 14

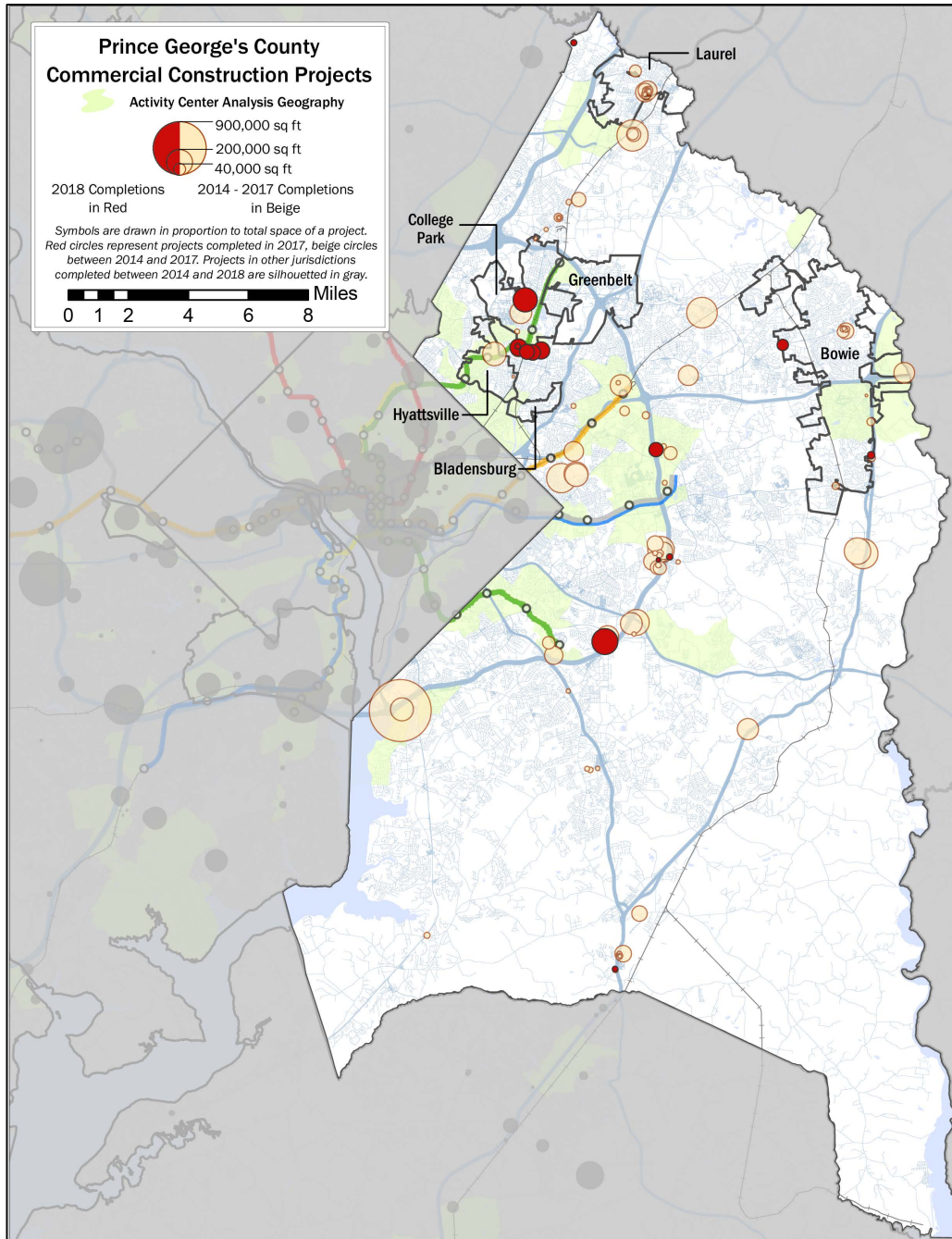


Source: CoStar, COG

Prince George's County

Construction of commercial space in Prince George's County declined by 22 percent from 2017 to 2018. In 2018, 14 buildings were completed, adding 705,045 square feet of new space. The largest was a single-story, 167,146 square foot warehouse in District Heights. The overall vacancy rate for the county was 7.4 percent. The Town of Bladensburg had the lowest vacancy rate in the region—at 0.6 percent—while the 15.2 percent vacancy rate in the City of Greenbelt was the highest among COG jurisdictions.

Figure 15

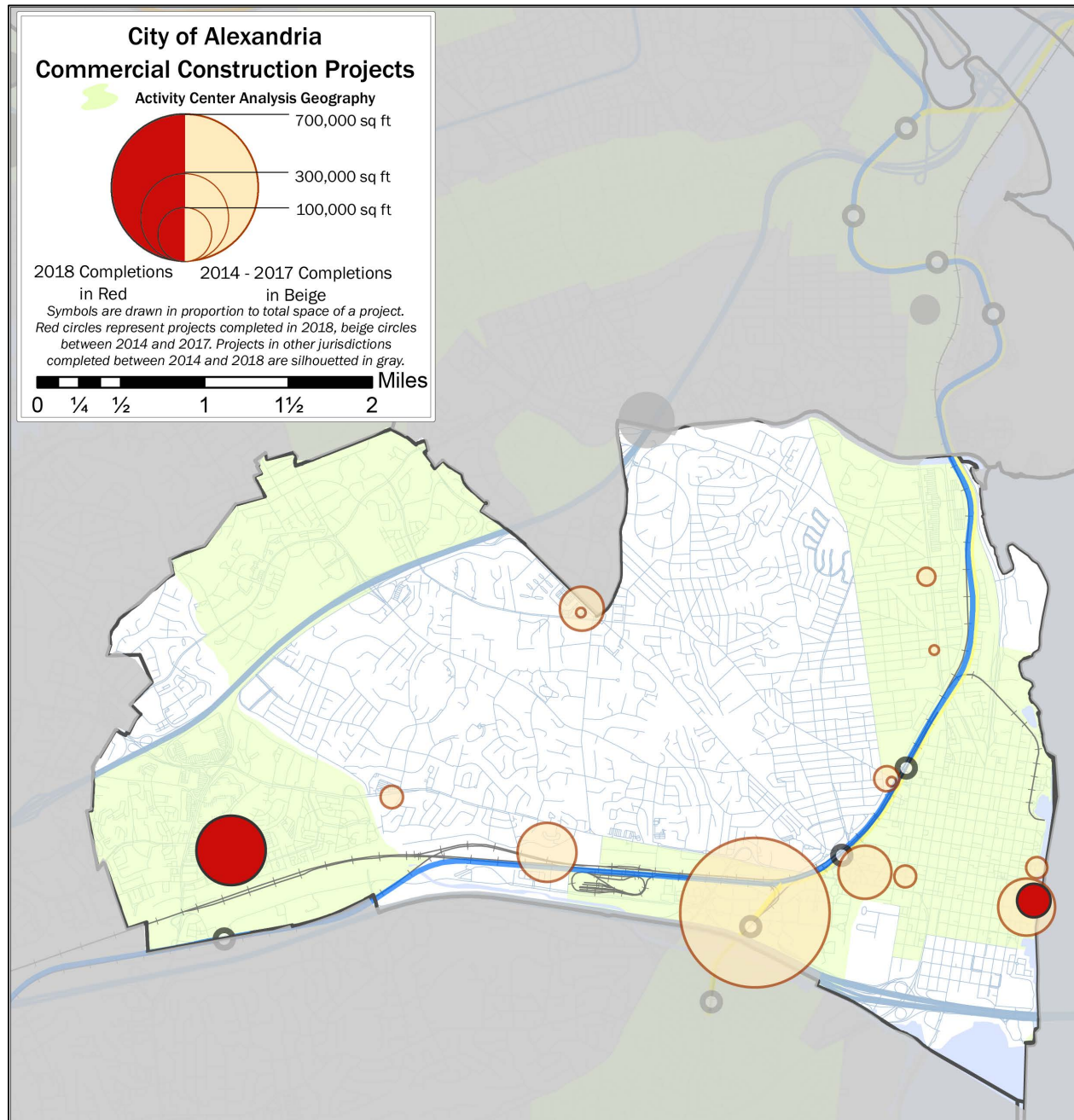


Source: CoStar, COG

City of Alexandria

From 2017 to 2018, Alexandria’s commercial construction declined by 80 percent. Two projects and 185,943 square feet of space were added in 2018. The largest was the 150,000 square foot Brandywine Living at Alexandria assisted living facility in the Landmark-Van Dorn Activity Center. The overall vacancy rate for Alexandria was ten percent at the end of 2018.

Figure 16

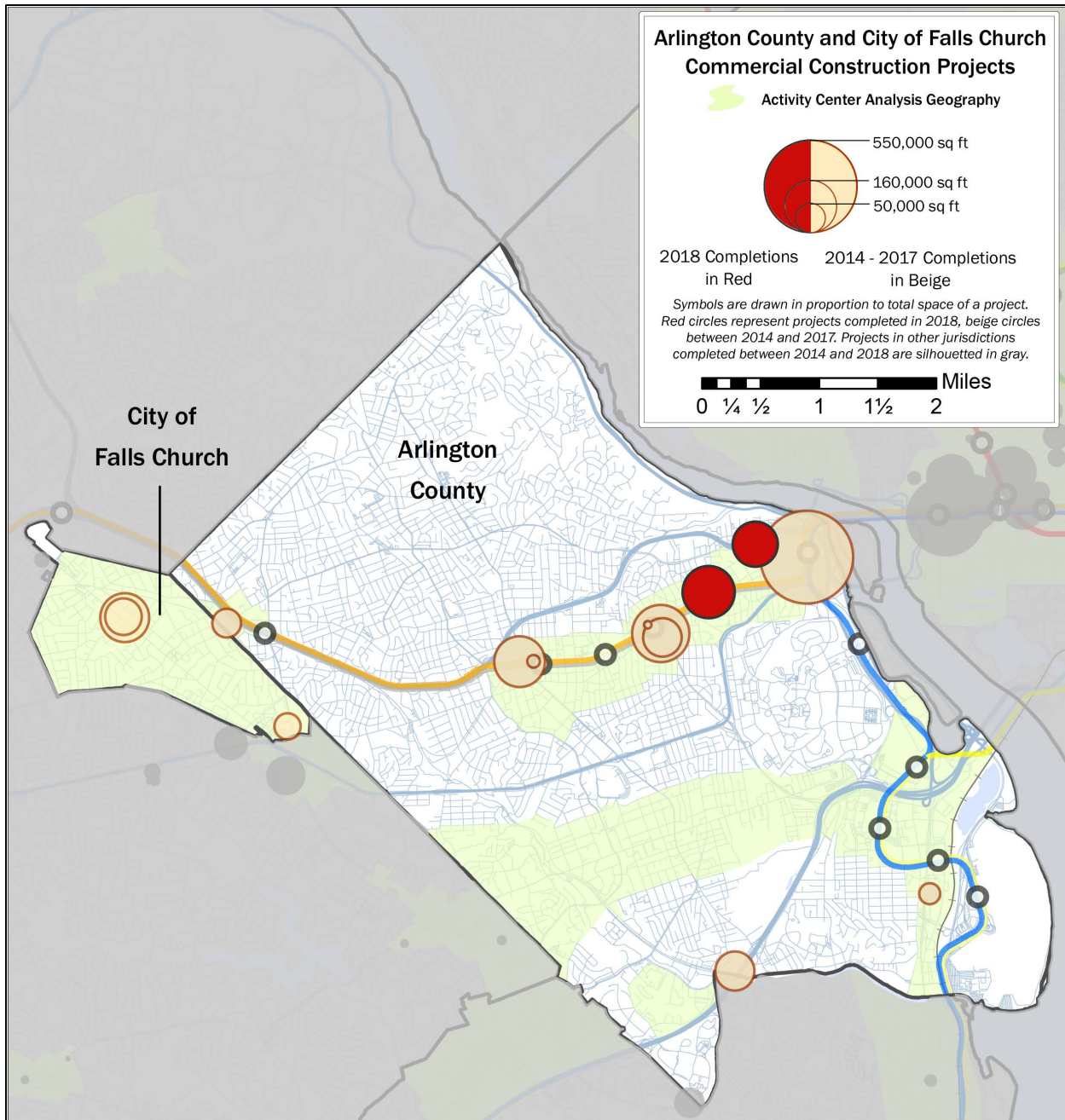


Source: CoStar, COG

Arlington County and the City of Falls Church

Construction of new commercial space in Arlington County declined by 58 percent from 2017 to 2018. Two projects, totaling 304,182 square feet, were completed in 2018. The larger of the two was an eight-story, 175,000 square foot office tower near to the Courthouse Metrorail station. No commercial construction projects were completed in the City of Falls Church in 2018. The vacancy rate was 15.1 percent in Arlington and 5.6 percent in Falls Church at the end of 2018. Arlington had the highest vacancy rate of the COG member-counties.

Figure 17

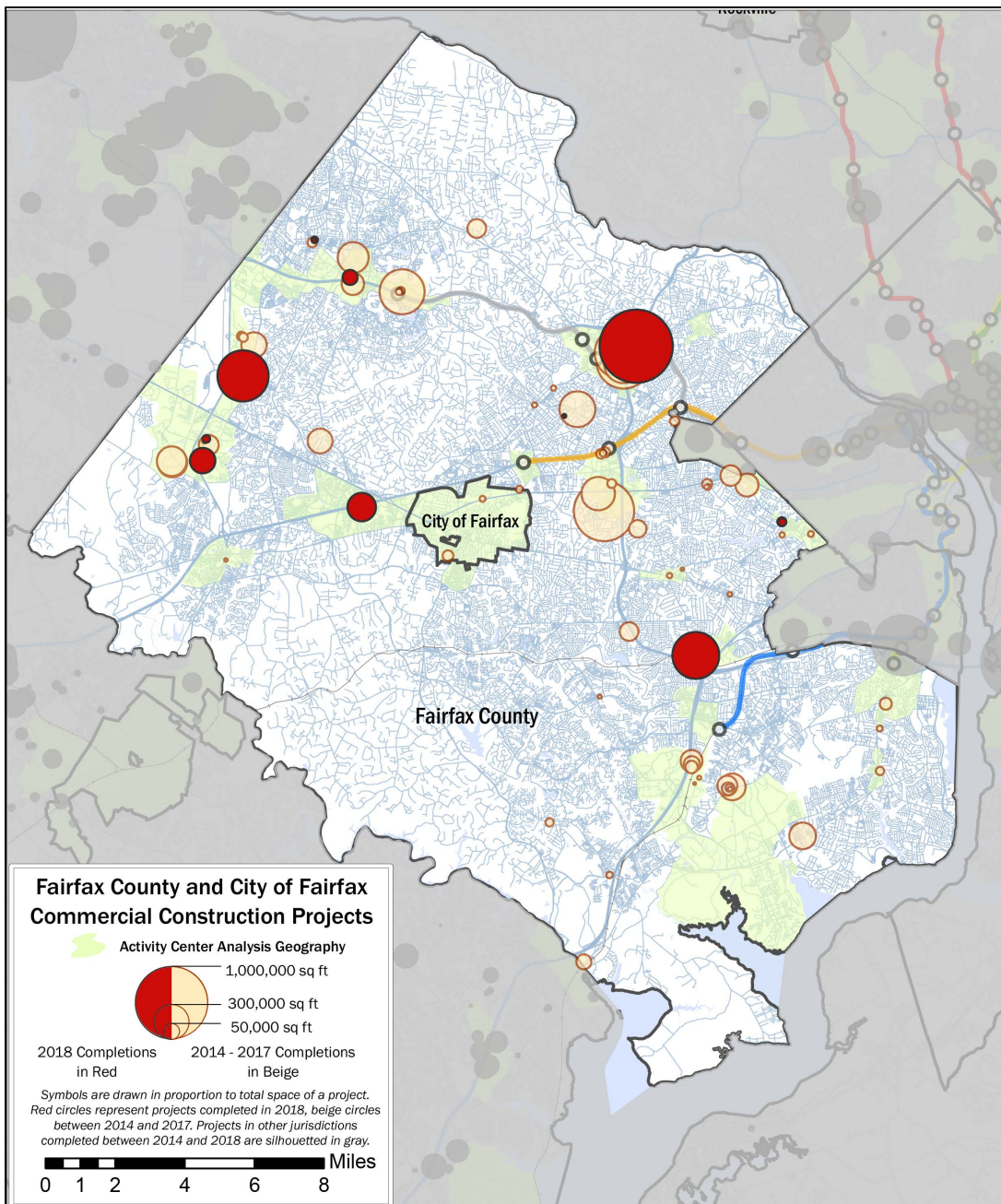


Source: CoStar, COG

Fairfax County and the City of Fairfax

Construction of new commercial space in Fairfax County increased 97 percent from 2017 to 2018. Twelve projects were completed in 2018, hosting 2.2 million square feet of rentable space. The 32-story, 975,000 square foot Capital One Tower office building near the McLean Metro station was the largest project in the whole region in 2018. It is also the tallest building in the Washington metropolitan area. The City of Fairfax has had no commercial construction since 2016. The overall vacancy rate at the end of 2018 was 11.3 percent in Fairfax County and 8.2 percent in the City of Fairfax.

Figure 18

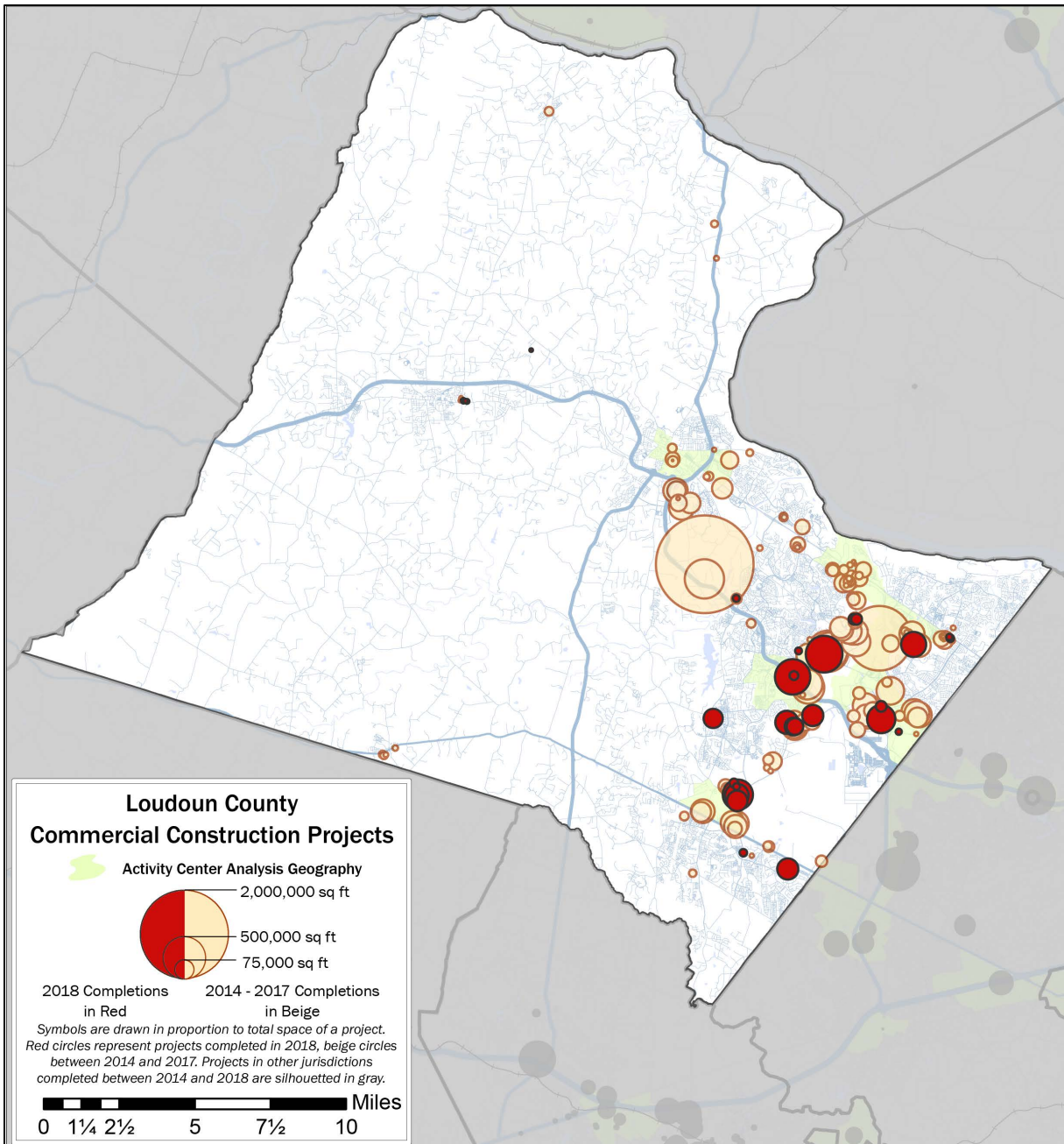


Source: CoStar, COG

Loudoun County

Construction of commercial space in Loudoun County declined by 56 percent from 2017 to 2018. Thirty-two projects were completed in 2018 with a combined total of 2.3 million new square feet of rentable space. The largest was the single-story, 320,000 square foot ACC 9 Data Center in the Ashburn Station Activity Center. Over the past five years, Loudoun County has had more commercial construction than any other jurisdiction, and 80 percent of that new space has been in the industrial, flex or specialty sectors. The overall vacancy rate for the county was 5.8 percent at the end of 2018.

Figure 19



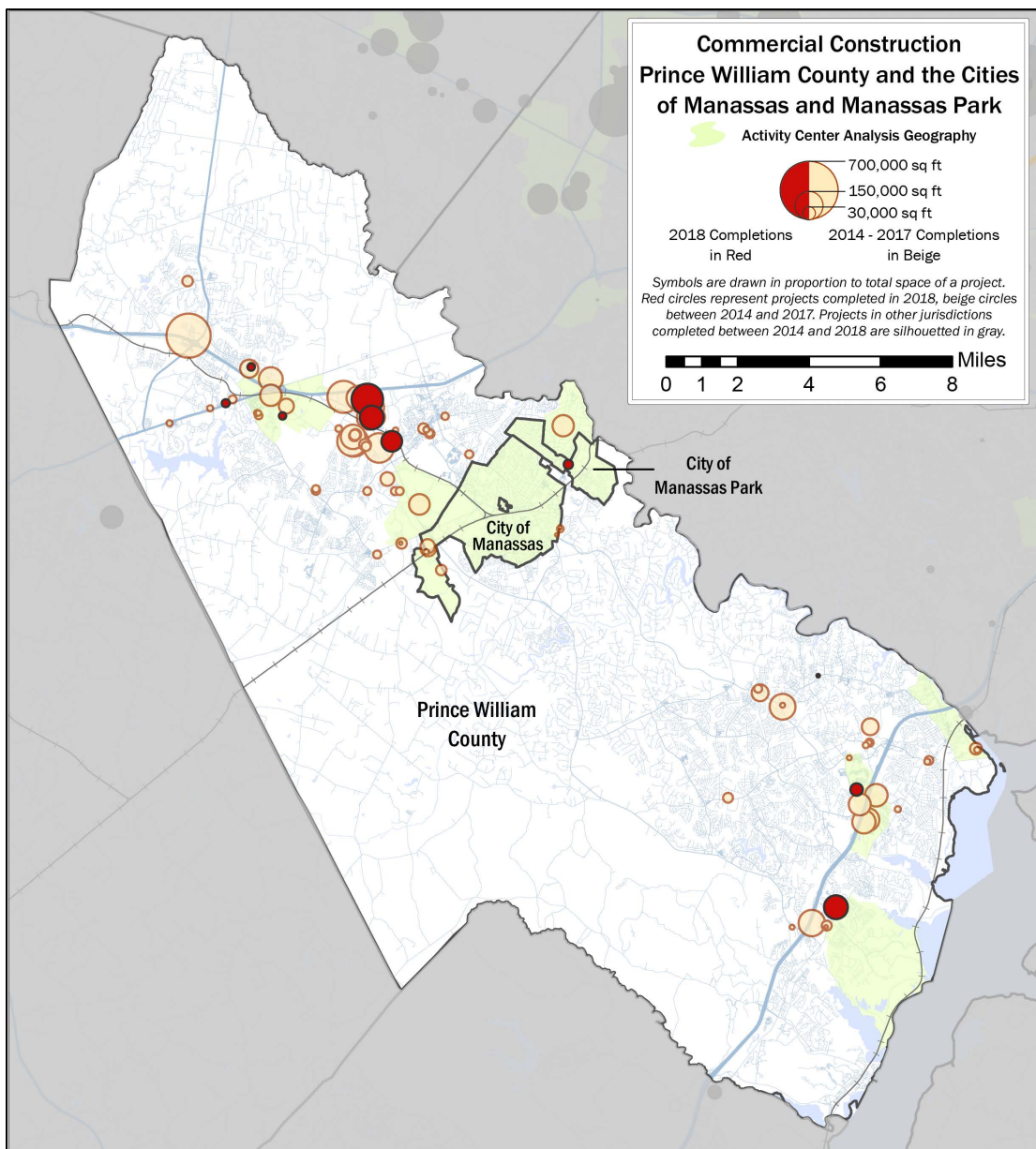
Source: CoStar, COG

Prince William County, Manassas, and Manassas Park

In Prince William County, construction of new commercial space declined 65 percent from 2017 to 2018. Nine projects, with 500,565 square feet of space, were completed in 2018. The largest project in 2018 was a 167,900 square foot warehouse off Interstate 66. At the end of 2018, the vacancy rate in Prince William County was 5.7 percent.

No commercial construction projects were built in the City of Manassas in 2018, while a two-story, 16,000 square foot office building was completed in the City of Manassas Park—the first new commercial building in the city since 2010. At the end of 2018, the vacancy rate was 3.4 percent in the City of Manassas, and 2.1 percent in Manassas Park.

Figure 20



Source: CoStar, COG

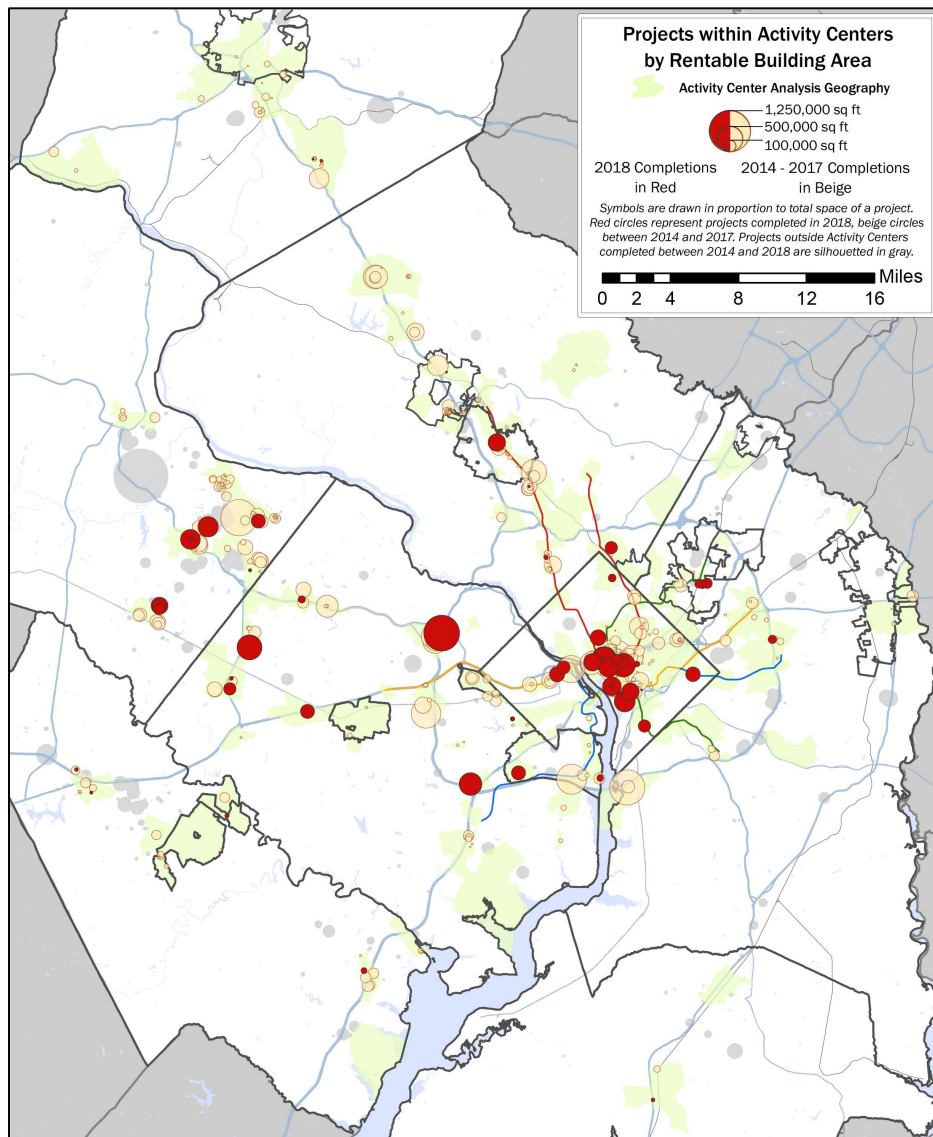
Activity Centers

Activity Centers are locations that will accommodate most of the region’s future growth. They include existing urban centers, priority growth areas, traditional towns, and transit hubs. In 2013, the COG Board of Directors approved 141 Activity Centers for the region.

From 2014 through 2017, 61 percent of all construction measured by square feet was in Activity Centers; in 2018, the share jumped to 77 percent, the highest for Activity Center neighborhoods since 1944. The allocation of new office, retail, hospitality, healthcare, sports and entertainment construction—omitting industrial, flex and specialty spaces less suitable for Activity Centers—was even higher, at 90 percent.

District of Columbia’s Farragut Square Activity Center had the most construction in 2018, from four buildings and 1.2 million square feet of space. From 2014 to 2017, 16 buildings and 4.1 million square feet were completed in the Downtown D.C. Activity Center, making it the region’s leader.

Figure 21



Source: CoStar, COG

Figure 22: Activity Center Totals

Activity Center	Built Prior to 2018			2018 Completions			Est. 2018 Year End Vacancy Rate		
	Buildings	Square Feet	Regional Share	Buildings	Square Feet	Regional Share	Office	Retail	Industrial
Annandale	196	2,788,857	0.2%	0	0	0.0%	14.6%	1.7%	0.0%
Arcola	18	1,011,385	0.1%	3	454,239	4.4%	15.6%	0.0%	3.6%
Ashburn	72	3,344,734	0.2%	0	0	0.0%	6.2%	1.2%	5.2%
Ashburn Station	76	6,171,465	0.4%	3	638,000	6.1%	21.1%	3.9%	0.9%
Baileys Crossroads-Western Gateway	189	7,624,588	0.5%	2	25,905	0.2%	36.0%	3.1%	1.0%
Ballston	87	10,925,630	0.8%	0	0	0.0%	23.2%	1.4%	0.0%
Beacon-Groveton	42	887,294	0.1%	0	0	0.0%	4.7%	0.0%	0.0%
Beauregard	59	6,608,577	0.5%	0	0	0.0%	15.8%	4.9%	0.0%
Beltway South	109	6,500,877	0.5%	1	396,000	3.8%	14.5%	0.0%	6.5%
Bethesda	502	13,541,718	1.0%	1	13,354	0.1%	12.8%	5.2%	11.9%
Bowie MARC	1	9,222	0.0%	0	0	0.0%	--	--	--
Bowie Town Center	113	4,686,549	0.3%	0	0	0.0%	11.7%	0.7%	12.2%
Braddock Road Metro Area	471	7,212,580	0.5%	0	0	0.0%	12.5%	2.4%	4.4%
Branch Ave	33	1,419,878	0.1%	0	0	0.0%	27.3%	0.0%	0.0%
Brookland	206	2,479,141	0.2%	0	0	0.0%	0.0%	0.9%	0.0%
Brunswick	38	404,599	0.0%	0	0	0.0%	41.6%	13.7%	0.0%
Capitol Heights-Addison Rd	130	841,635	0.1%	0	0	0.0%	1.1%	2.6%	0.0%
Capitol Hill	290	6,161,524	0.4%	0	0	0.0%	7.4%	8.9%	0.0%
Capitol Riverfront	215	3,432,064	0.2%	1	3,015	0.0%	0.3%	5.0%	0.0%
Carlyle-Eisenhower East	106	7,956,680	0.6%	0	0	0.0%	9.5%	4.5%	1.9%
Centreville	86	2,403,237	0.2%	0	0	0.0%	4.5%	0.7%	--
City of Falls Church	300	4,557,233	0.3%	0	0	0.0%	9.1%	2.2%	0.0%
City of Manassas	584	8,164,152	0.6%	0	0	0.0%	3.8%	5.0%	2.4%
City of Manassas Regional Airport	74	2,274,580	0.2%	0	0	0.0%	2.2%	0.0%	1.6%
Clarendon	109	2,877,274	0.2%	0	0	0.0%	9.8%	3.2%	0.0%
Clarksburg	49	2,754,593	0.2%	0	0	0.0%	5.7%	0.7%	40.4%
College Park	29	1,960,754	0.1%	3	184,800	1.8%	8.2%	2.8%	19.3%
Columbia Heights	483	3,480,998	0.2%	1	187,126	1.8%	5.7%	5.1%	0.0%
Columbia Pike Town Center	61	1,432,704	0.1%	0	0	0.0%	4.8%	4.2%	--
Columbia Pike Village Center	35	294,839	0.0%	0	0	0.0%	1.3%	0.0%	--
Courthouse	86	4,886,607	0.4%	1	175,000	1.7%	13.2%	0.0%	--
Crystal City	107	17,723,100	1.3%	0	0	0.0%	17.5%	1.1%	0.0%
Downtown DC	590	36,140,229	2.6%	3	610,971	5.9%	10.4%	8.1%	2.5%
Downtown Frederick	678	5,923,126	0.4%	0	0	0.0%	6.1%	3.6%	15.8%
Dulles East	80	6,830,285	0.5%	1	480,000	4.6%	6.2%	0.0%	17.4%
Dulles South	375	21,816,957	1.6%	2	131,451	1.3%	20.7%	1.1%	7.2%
Dulles Town Center	166	7,253,600	0.5%	1	154,125	1.5%	17.5%	8.3%	4.2%
Dunn Loring-Merrifield	311	16,832,126	1.2%	0	0	0.0%	14.5%	0.9%	4.4%
Dupont	727	20,825,473	1.5%	0	0	0.0%	8.4%	4.4%	0.0%
East Frederick Rising	194	3,559,428	0.3%	0	0	0.0%	1.1%	1.9%	3.4%
Fairfax Center	146	13,147,081	0.9%	1	150,000	1.4%	23.7%	1.3%	0.0%
Fairfax City	529	10,109,326	0.7%	0	0	0.0%	11.1%	4.2%	2.7%
Fairfax Innovation Center	49	6,926,358	0.5%	0	0	0.0%	30.5%	0.0%	0.0%
Farragut Square	514	71,062,454	5.1%	4	1,174,571	11.3%	11.9%	3.6%	--
Fort Belvoir	12	677,417	0.0%	0	0	0.0%	0.0%	0.0%	--
Fort Belvoir North Area	285	10,160,124	0.7%	0	0	0.0%	47.9%	0.4%	9.8%
Fort Detrick	33	654,996	0.0%	0	0	0.0%	0.0%	0.8%	--
Fort Totten	45	1,140,053	0.1%	0	0	0.0%	0.0%	0.0%	1.8%
Francis Scott Key Mall	328	9,987,664	0.7%	0	0	0.0%	16.0%	2.2%	6.3%
Friendship Heights	207	7,943,646	0.6%	0	0	0.0%	10.2%	4.8%	0.0%
Gainesville	101	3,283,387	0.2%	2	18,900	0.2%	13.0%	2.6%	14.4%
Gaithersburg Central	210	3,888,584	0.3%	1	2,835	0.0%	9.7%	0.8%	4.5%
Gaithersburg Kentlands	117	3,398,841	0.2%	0	0	0.0%	0.6%	4.8%	0.0%
Gaithersburg Metropolitan Grove	37	3,262,471	0.2%	0	0	0.0%	5.4%	0.0%	4.4%
George Mason University	2	339,133	0.0%	0	0	0.0%	--	--	--
Georgetown	332	3,546,696	0.3%	0	0	0.0%	6.0%	5.2%	0.0%
Germantown	188	8,532,991	0.6%	0	0	0.0%	16.2%	1.4%	5.5%
Glenmont	23	789,137	0.1%	0	0	0.0%	--	0.0%	--
Golden Mile	162	3,287,565	0.2%	0	0	0.0%	0.3%	21.0%	1.7%
Greenbelt	16	151,821	0.0%	0	0	0.0%	38.3%	1.5%	0.0%
Grosvenor	2	85,338	0.0%	0	0	0.0%	--	0.0%	--
H Street	326	2,047,944	0.1%	0	0	0.0%	0.0%	8.6%	0.0%
Hemdon	107	9,091,563	0.7%	0	0	0.0%	10.2%	8.2%	14.3%
Huntington-Penn Daw	63	1,366,680	0.1%	0	0	0.0%	13.7%	0.5%	--
Hybla Valley-Gum Springs	71	1,829,604	0.1%	0	0	0.0%	38.6%	0.8%	0.0%
Innovation	36	2,348,403	0.2%	0	0	0.0%	0.4%	2.2%	4.2%
Jefferson Tech Park	34	474,519	0.0%	0	0	0.0%	0.0%	0.0%	2.8%
Kensington	212	2,349,095	0.2%	0	0	0.0%	6.5%	0.3%	4.6%
King Street-Old Town	603	8,557,039	0.6%	1	35,943	0.3%	11.2%	4.4%	0.0%
Konterra	40	2,618,819	0.2%	0	0	0.0%	10.8%	1.6%	6.1%

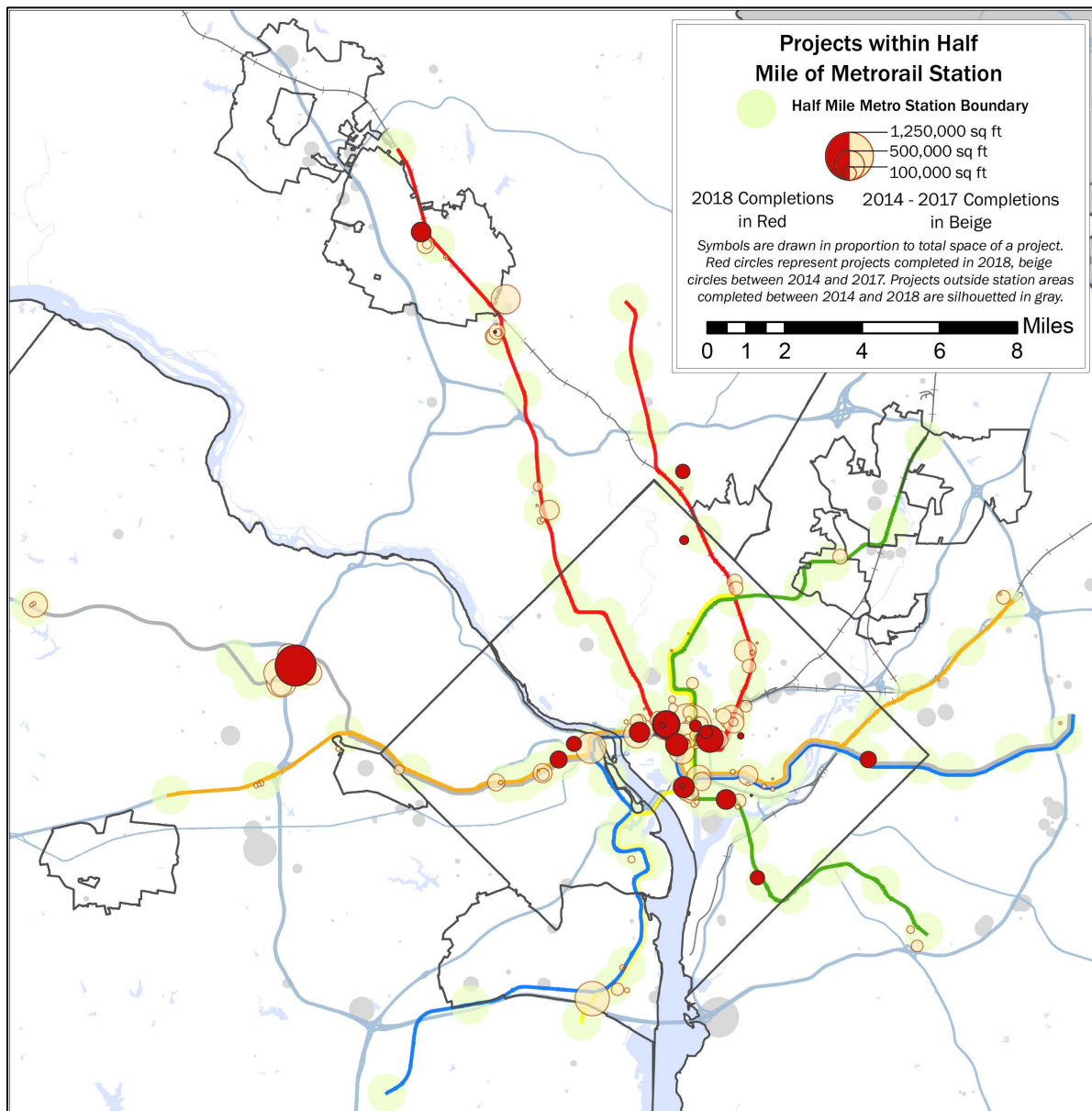
La Plata	164	1,970,811	0.1%	1	11,688	0.1%	5.4%	2.7%	18.7%
Landmark-Van Dorn	154	7,459,718	0.5%	1	150,000	1.4%	66.7%	2.3%	4.4%
Landover Mall	88	3,945,002	0.3%	1	52,019	0.5%	6.9%	10.7%	9.2%
Landover Metro	140	7,071,681	0.5%	0	0	0.0%	0.0%	4.4%	2.7%
Langley Park	59	1,078,544	0.1%	0	0	0.0%	22.8%	5.7%	--
Largo Town Center-Morgan Blvd	204	6,009,093	0.4%	0	0	0.0%	3.9%	1.2%	6.8%
Leesburg	461	5,657,420	0.4%	0	0	0.0%	6.0%	1.8%	0.0%
Life Sciences Ctr-Gaithersburg Crown	125	9,745,848	0.7%	0	0	0.0%	8.0%	0.6%	2.3%
Loudoun Gateway Station	4	716,503	0.1%	0	0	0.0%	--	0.0%	0.0%
Manassas Park	122	2,139,262	0.2%	1	16,000	0.2%	14.9%	2.6%	1.1%
McLean	178	2,545,323	0.2%	0	0	0.0%	9.4%	0.3%	0.0%
McMillan-Old Soldiers Home	66	3,664,031	0.3%	0	0	0.0%	0.0%	3.2%	--
Minnesota Ave	189	1,430,647	0.1%	1	161,600	1.6%	0.0%	4.5%	0.0%
Monumental Core	59	13,954,305	1.0%	2	282,560	2.7%	13.0%	0.0%	0.0%
National Harbor	17	4,762,082	0.3%	0	0	0.0%	3.6%	1.9%	--
Naylor-Southern Ave	59	1,111,391	0.1%	0	0	0.0%	11.8%	1.0%	0.0%
New Carrollton	167	5,476,437	0.4%	0	0	0.0%	11.3%	1.9%	3.6%
New York Avenue Corridor	284	6,030,382	0.4%	0	0	0.0%	9.0%	3.3%	10.7%
NIH-Walter Reed Nat'l Military Med Ctr	6	50,509	0.0%	0	0	0.0%	0.0%	0.0%	--
NoMa	548	17,489,634	1.3%	1	22,375	0.2%	6.6%	14.3%	0.6%
North Woodbridge	150	1,696,221	0.1%	0	0	0.0%	7.7%	4.8%	0.0%
Olney	107	1,681,721	0.1%	0	0	0.0%	3.5%	0.8%	0.0%
Oxon Hill	90	1,876,992	0.1%	0	0	0.0%	26.1%	1.2%	0.0%
Pentagon	1	218,240	0.0%	0	0	0.0%	--	--	--
Pentagon City	20	4,038,331	0.3%	0	0	0.0%	0.0%	0.5%	0.0%
Poplar Point	203	1,661,363	0.1%	0	0	0.0%	1.3%	1.5%	0.0%
Port Towns	396	4,324,582	0.3%	0	0	0.0%	7.2%	1.9%	4.7%
Potomac Shores	16	401,020	0.0%	0	0	0.0%	11.1%	1.1%	0.0%
Potomac Town Center	98	4,980,166	0.4%	1	28,000	0.3%	4.9%	0.5%	0.0%
Potomac Yard	165	2,414,401	0.2%	0	0	0.0%	0.6%	1.8%	0.0%
Prince George's Plaza	39	3,802,733	0.3%	0	0	0.0%	19.6%	1.3%	--
Reston Town Center	115	13,754,943	1.0%	1	40,100	0.4%	8.9%	2.5%	0.0%
Rhode Island Ave Metro	156	3,024,817	0.2%	0	0	0.0%	66.2%	1.4%	8.1%
Rock Spring	63	7,819,743	0.6%	0	0	0.0%	19.0%	0.9%	--
R'ville King Farm-Rsrch Ctr-Shady Grove	78	1,855,505	0.1%	0	0	0.0%	18.4%	0.7%	5.2%
Rockville Montgomery College	138	3,638,875	0.3%	0	0	0.0%	16.4%	2.6%	4.7%
Rockville Tower Oaks	11	893,774	0.1%	0	0	0.0%	26.9%	0.0%	0.0%
Rockville Town Center	215	5,211,053	0.4%	1	236,699	2.3%	9.5%	4.9%	9.8%
Rockville Twinbrook	255	8,919,205	0.6%	0	0	0.0%	12.6%	6.6%	9.7%
Rosslyn	80	13,003,313	0.9%	1	129,182	1.2%	23.3%	11.4%	--
Route 28 Central	143	8,645,371	0.6%	0	0	0.0%	9.6%	2.9%	5.2%
Route 28 North	0	0	0.0%	0	0	0.0%	--	--	--
Route 28 South	117	5,259,541	0.4%	1	9,409	0.1%	21.8%	8.7%	4.1%
Seven Corners	68	2,593,873	0.2%	0	0	0.0%	16.7%	1.6%	--
Shirlington	16	1,015,048	0.1%	0	0	0.0%	8.7%	2.2%	--
Silver Spring	458	13,727,718	1.0%	1	121,724	1.2%	8.3%	4.0%	2.7%
Southwest Waterfront	123	5,233,842	0.4%	2	562,771	5.4%	12.5%	18.1%	0.0%
Springfield	138	5,688,306	0.4%	0	0	0.0%	15.6%	2.1%	14.3%
St. Elizabeths	31	911,962	0.1%	1	118,000	1.1%	1.2%	0.0%	0.0%
Stadium Armory	118	1,052,191	0.1%	0	0	0.0%	0.8%	2.6%	0.0%
Suitland	91	813,651	0.1%	0	0	0.0%	21.2%	0.4%	0.0%
Takoma Park	108	1,056,486	0.1%	0	0	0.0%	7.1%	2.1%	0.0%
Tysons Central 123	155	19,694,548	1.4%	0	0	0.0%	16.7%	1.0%	--
Tysons Central 7	48	6,617,385	0.5%	0	0	0.0%	13.7%	0.0%	--
Tysons East	52	5,831,054	0.4%	1	975,000	9.4%	14.1%	0.0%	0.0%
Tysons West	91	6,466,577	0.5%	0	0	0.0%	20.3%	0.0%	2.8%
U-14th Street Corridor	655	7,120,754	0.5%	0	0	0.0%	2.1%	3.5%	10.8%
Urbana	84	1,209,814	0.1%	2	8,295	0.1%	3.7%	6.6%	0.0%
Vienna	2	420,825	0.0%	0	0	0.0%	1.1%	--	--
Virginia Square	72	2,913,324	0.2%	0	0	0.0%	7.3%	0.0%	0.0%
Waldorf	417	8,289,052	0.6%	0	0	0.0%	7.0%	5.5%	24.9%
Walter Reed	132	4,847,526	0.3%	1	50,000	0.5%	6.8%	7.3%	0.0%
West End	135	18,017,369	1.3%	1	240,000	2.3%	9.0%	1.9%	--
West Hyattsville Metro	63	1,093,301	0.1%	0	0	0.0%	2.5%	2.4%	0.0%
Westphalia	20	884,354	0.1%	0	0	0.0%	0.0%	0.0%	27.2%
Wheaton	192	3,707,878	0.3%	0	0	0.0%	14.2%	1.8%	0.0%
White Flint	168	8,568,899	0.6%	1	5,000	0.0%	13.9%	6.6%	10.1%
	115	4,852,455	0.3%	0	0	0.0%	5.4%	0.0%	10.1%
Wiehle-Reston East	152	10,136,960	0.7%	0	0	0.0%	16.6%	4.3%	7.9%
Yorkshire	100	881,655	0.1%	0	0	0.0%	27.0%	2.0%	4.0%
Inside of Activity Centers Total	22,461	804,136,381	57.7%	55	8,056,657	77.5%	13.1%	3.3%	6.6%
Outside of Activity Centers Total	28,198	588,730,203	42.3%	87	2,343,835	22.5%	12.1%	4.5%	6.6%
Regional Total	50,659	1,392,866,584	100.0%	142	10,400,492	100.0%	12.9%	3.8%	6.6%

Metrorail Station Areas

Since 2014, 53 of the Washington Metropolitan Area Transit Authority's 91 Metrorail stations have had at least one project sited within a half-mile of a station entrance. The Mt Vernon Square-7th St-Convention Center station area has had the most construction in the past five years, with seven buildings and 2.4 million square feet of new space. The overall vacancy rate for buildings within a half-mile of a station was 11.1 percent at the end of 2018.

Between 2014 and 2017, 118 commercial buildings and 15.7 million square feet of rentable space were completed in Metrorail station areas, accounting for 33 percent of all square footage of construction during that time. Metro station area's share of construction increased to 44 percent in 2018, from 22 projects totaling 4.5 million square feet.

Figure 23



Source: CoStar, COG

Figure 24: Metrorail Station Totals

Metrorail Station Area	2014 - 2017 Completions			2018 Completions			State
	Buildings	Square Feet	Regional Share	Buildings	Square Feet	Regional Share	
Ballston-MU	2	177,417	0.4%	0	0	0.0%	VA
Benning Road	1	12,032	0.0%	1	161,600	1.6%	DC
Bethesda	4	271,514	0.6%	0	0	0.0%	MD
Braddock Road	2	23,000	0.0%	0	0	0.0%	VA
Branch Ave	2	119,333	0.2%	0	0	0.0%	MD
Brookland-CUA	3	295,500	0.6%	0	0	0.0%	DC
Capitol South	1	16,258	0.0%	0	0	0.0%	DC
Clarendon	3	309,707	0.6%	0	0	0.0%	VA
Columbia Heights	1	4,050	0.0%	0	0	0.0%	DC
Congress Heights	0	0	0.0%	1	118,000	1.1%	DC
Court House	1	93,000	0.2%	1	175,000	1.7%	VA
Crystal City	1	28,518	0.1%	0	0	0.0%	VA
Dunn Loring-Merrifield	3	44,255	0.1%	0	0	0.0%	VA
Dupont Circle	1	4,455	0.0%	0	0	0.0%	DC
East Falls Church	1	52,988	0.1%	0	0	0.0%	VA
Eastern Market	2	244,675	0.5%	1	3,015	0.0%	DC
Eisenhower Avenue	1	700,000	1.5%	0	0	0.0%	VA
Farragut North	3	306,467	0.6%	1	19,000	0.2%	DC
Farragut West	1	223,113	0.5%	0	0	0.0%	DC
Federal Center SW	1	196,343	0.4%	0	0	0.0%	DC
Federal Triangle	1	379,015	0.8%	0	0	0.0%	DC
Foggy Bottom-GWU	4	641,167	1.3%	1	240,000	2.3%	DC
Fort Totten	2	237,000	0.5%	0	0	0.0%	DC
Gallery Pl-Chinatown	5	605,060	1.3%	0	0	0.0%	DC
Georgia Ave-Petworth	1	2,226	0.0%	0	0	0.0%	DC
Judiciary Square	0	0	0.0%	2	530,420	5.1%	DC
King St-Old Town	2	102,587	0.2%	0	0	0.0%	VA
Largo Town Center	1	6,500	0.0%	0	0	0.0%	MD
L'Enfant Plaza	4	864,104	1.8%	2	282,560	2.7%	DC
McLean	2	636,257	1.3%	1	975,000	9.4%	VA
McPherson Square	3	141,527	0.3%	2	868,721	8.4%	DC
Medical Center	1	50,000	0.1%	0	0	0.0%	MD
Metro Center	3	670,214	1.4%	1	286,850	2.8%	DC
Mt Vernon Sq 7th St-Convention Ctr	6	2,285,990	4.8%	1	80,551	0.8%	DC
Navy Yard-Ballpark	6	489,999	1.0%	1	231,616	2.2%	DC
New Carrollton	2	114,875	0.2%	0	0	0.0%	MD
NoMa-Gallaudet	6	874,412	1.8%	0	0	0.0%	DC
Potomac Ave	3	29,046	0.1%	0	0	0.0%	DC
Prince George's Plaza	1	140,001	0.3%	0	0	0.0%	MD
Rhode Island Ave-Brentwood	1	112,000	0.2%	0	0	0.0%	DC
Rockville	6	262,346	0.5%	1	236,699	2.3%	MD
Rosslyn	1	552,781	1.2%	1	129,182	1.2%	VA
Shaw-Howard U	1	6,000	0.0%	0	0	0.0%	DC
Silver Spring	1	4,978	0.0%	1	121,724	1.2%	MD
Takoma	0	0	0.0%	1	50,000	0.5%	DC
Twinbrook	1	490,998	1.0%	0	0	0.0%	MD
Tysons Corner	3	1,271,716	2.7%	0	0	0.0%	VA
U St/Af Am Civil War Mem/Cardozo	3	155,349	0.3%	0	0	0.0%	DC
Union Station	1	200,000	0.4%	1	22,375	0.2%	DC
Waterfront	4	308,000	0.6%	0	0	0.0%	DC
West Falls Church-VT/UVA	1	16,867	0.0%	0	0	0.0%	VA
White Flint	5	510,500	1.1%	1	5,000	0.0%	MD
Wiehle-Reston East	3	387,229	0.8%	0	0	0.0%	VA
DC Metrorail Station Area Totals	68	9,304,002	19.5%	16	2,894,708	27.8%	DC
Maryland Metrorail Station Area Totals	24	1,971,045	4.1%	3	363,423	3.5%	MD
Virginia Metrorail Station Area Totals	26	4,396,322	9.2%	3	1,279,182	12.3%	VA
Inside Metrorail Station Areas Total	118	15,671,369	32.8%	22	4,537,313	43.6%	--
Outside Metrorail Station Areas Total	530	32,093,131	67.2%	92	5,863,179	56.4%	--
Regional Total	648	47,764,500	100.0%	114	10,400,492	100.0%	--

Note: Station areas with no construction between 2014 and 2018 are omitted.

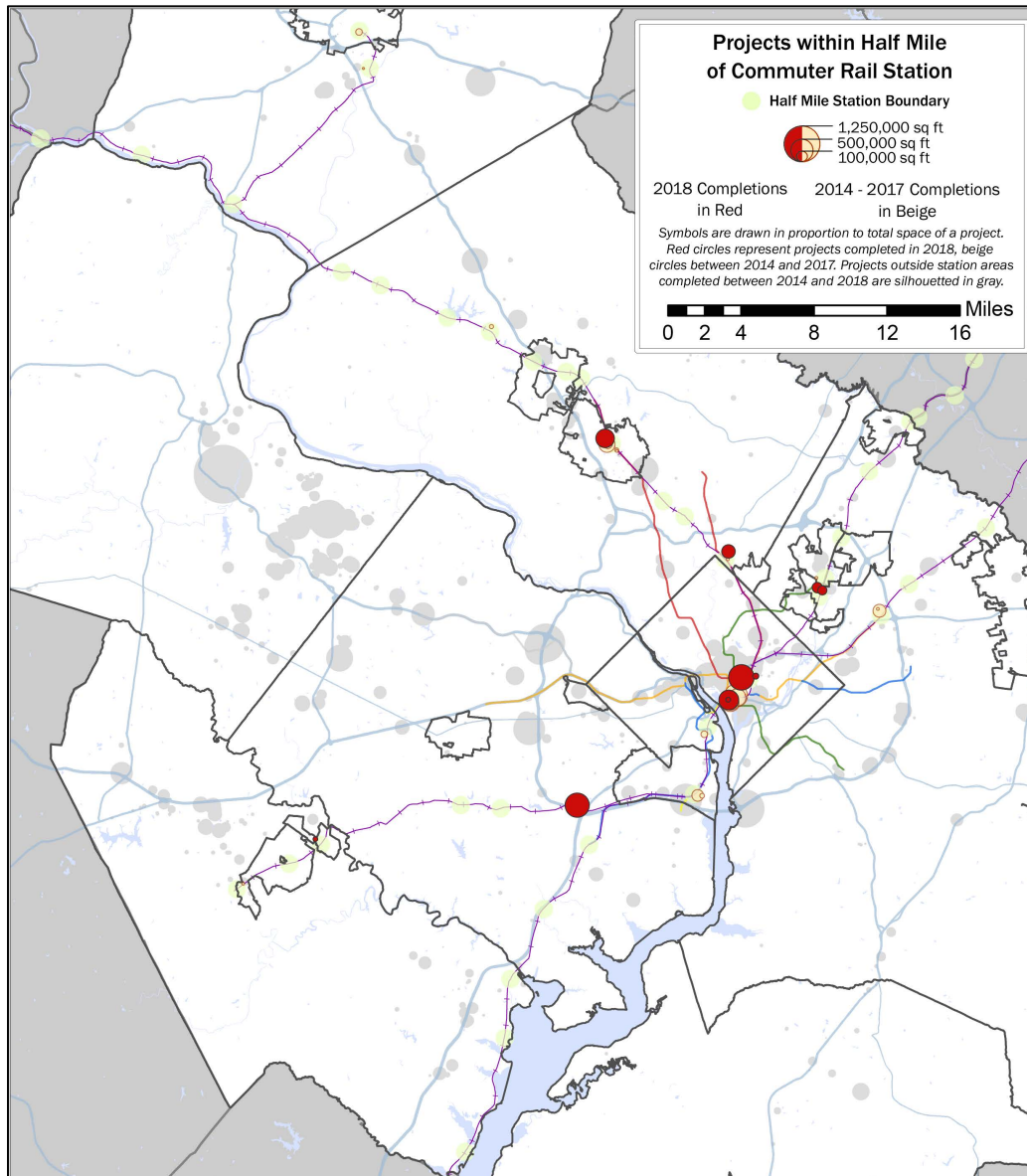
Source: CoStar, COG

Commuter Rail Station Areas

Most of the construction within a half-mile of Maryland’s MARC or Virginia’s VRE stations occurred near stops that also had a Metrorail station. Fifteen of the region’s 38 commuter rail station areas had at least one commercial construction project in the past five years; eight of those 15 station areas also had a Metrorail station. From 2014 to 2017, 25 projects, with two million square feet of space, were completed within a half-mile of a commuter rail station. Only five of those projects, totaling 107,948 square feet, were in station areas that weren’t also serviced by Metrorail.

In 2018, commuter rail station areas received 1.6 million square feet of new space from ten projects. There were four projects outside of Metro station areas, totaling 539,397 square feet. The 396,000-square foot St. James sports complex near the Backlick Road VRE station was the largest such project in 2018.

Figure 25



Source: CoStar, COG

Figure 26: Commuter Rail Station Totals

Commuter Rail Station Area	2014 -2017 Completions			2018 Completions		
	Buildings	Square Feet	Regional Share	Buildings	Square Feet	Regional Share
Alexandria (VRE)	2	102,587	0.2%	--	--	0.0%
Backlick Road (VRE)	--	--	0.0%	1	396,000	3.8%
Broad Run/Airport (VRE)	1	4,800	0.0%	--	--	0.0%
College Park (MARC)	1	6,000	0.0%	--	--	0.0%
Crystal City (VRE)	1	28,518	0.1%	--	--	0.0%
Frederick (MARC)	1	30,000	0.1%	--	--	0.0%
Germantown (MARC)	1	13,225	0.0%	--	--	0.0%
L'Enfant (VRE)	6	1,180,447	2.5%	2	282,560	2.7%
Manassas Park (VRE)	--	--	0.0%	1	16,000	0.2%
Monocacy (MARC)	1	4,149	0.0%	--	--	0.0%
New Carrollton (MARC)	2	114,875	0.2%	--	--	0.0%
Riverdale (MARC)	1	55,774	0.1%	2	127,397	1.2%
Rockville (MARC)	6	262,346	0.5%	1	236,699	2.3%
Silver Spring (MARC)	1	4,978	0.0%	1	121,724	1.2%
Union Station (MARC and VRE)	1	200,000	0.4%	2	447,795	4.3%
MARC Station Area Totals	15	691,347	1.4%	6	933,615	9.0%
VRE Station Area Totals	11	1,516,352	3.2%	6	1,142,355	11.0%
Inside Commuter Rail Station Areas Total	25	2,007,699	4.2%	10	1,628,175	15.7%
Outside Commuter Rail Station Areas Total	623	45,756,801	95.8%	104	8,772,317	84.3%
Regional Total	648	47,764,500	100.0%	114	10,400,492	100.0%

Note: Station areas with no construction between 2014 and 2018 are omitted.

Source: CoStar, COG

Commercial Construction by Structure Type

Construction of new office space grew by 15 percent from 2017 to 2018 and was the category with the most construction; however, growth in the office sector still lags historical trends. Healthcare and sports and entertainment space also grew substantially. The flex/industrial, specialty, hospitality, and retail markets all experienced a decline in new space from 2017. Construction of stand-alone retail space has fallen to the lowest rate of construction in 70 years.

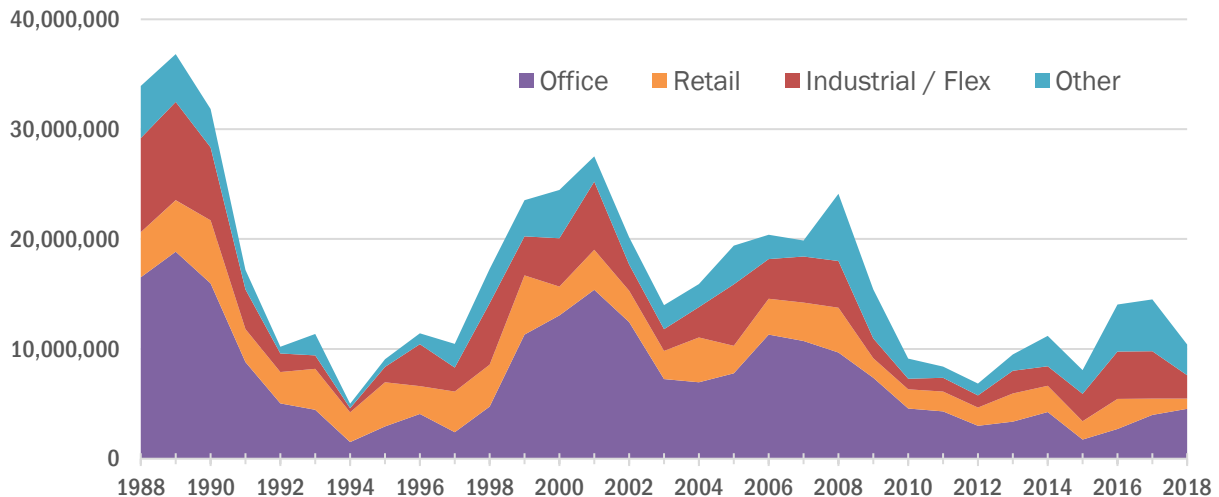
Figure 27: Square Feet of New Construction by Structure Type

Structure Type	2014 - 2017			2018		
	Buildings	Square Feet	Percent of Total	Buildings	Square Feet	Percent of Total
Office	112	12,666,558	26.5%	20	4,553,766	43.8%
Retail	321	8,301,645	17.4%	50	920,494	8.9%
Industrial / Flex	119	12,909,122	27.0%	23	2,135,288	20.5%
Health Care	18	2,443,109	5.1%	3	548,299	5.3%
Hospitality	36	6,309,274	13.2%	4	510,017	4.9%
Other	42	5,134,792	10.8%	14	1,732,628	16.7%

Source: CoStar, COG

Figure 28

Square Footage of Completed Commercial Construction by Structure Type, 1988 - 2018

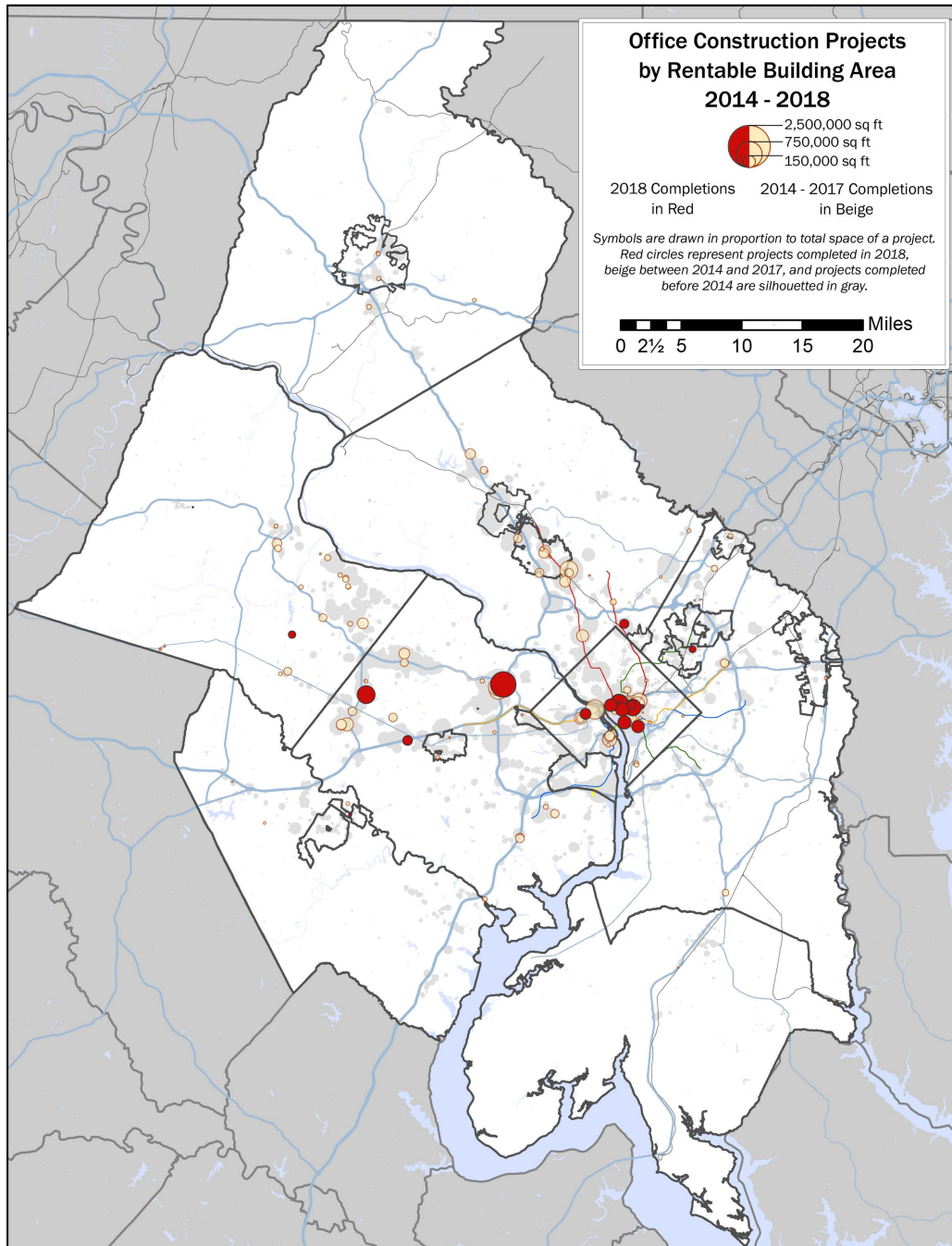


Source: CoStar, COG

Office Construction

Construction of new office space increased by 15 percent from 2017 to 2018, the third straight year of growth and the most since 2010. Twenty new office projects were completed in 2018, with a combined total of 4.6 million new square feet of rentable space. The 32-story, 975,000 square foot Capital One Tower near the McLean Metro station in Fairfax County was the largest office project. The overall regional vacancy rate for office space was 12.9 percent at the end of 2018.

Figure 29

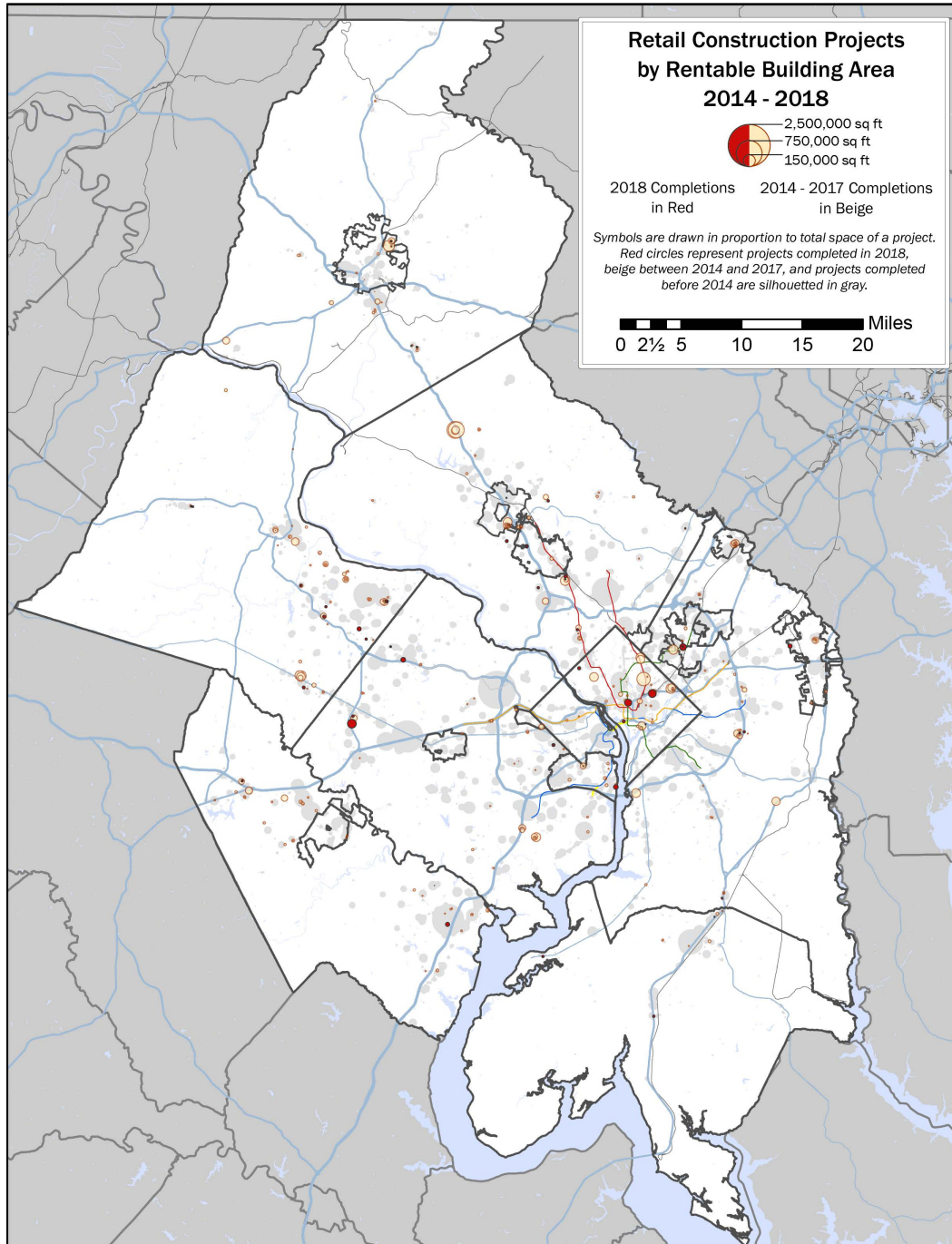


Source: CoStar, COG

Retail Construction

Retail construction declined by 39 percent from 2017 to 2018. Fifty new retail projects were completed in 2018 with a combined total of 920,494 new square feet of rentable space, the fewest since 1948. A single-story, 120,000 square foot Wegmans supermarket in the Dulles South Activity Center in Fairfax County was the largest retail project. The overall regional vacancy rate for retail space was 3.8 percent at the end of 2018.

Figure 30

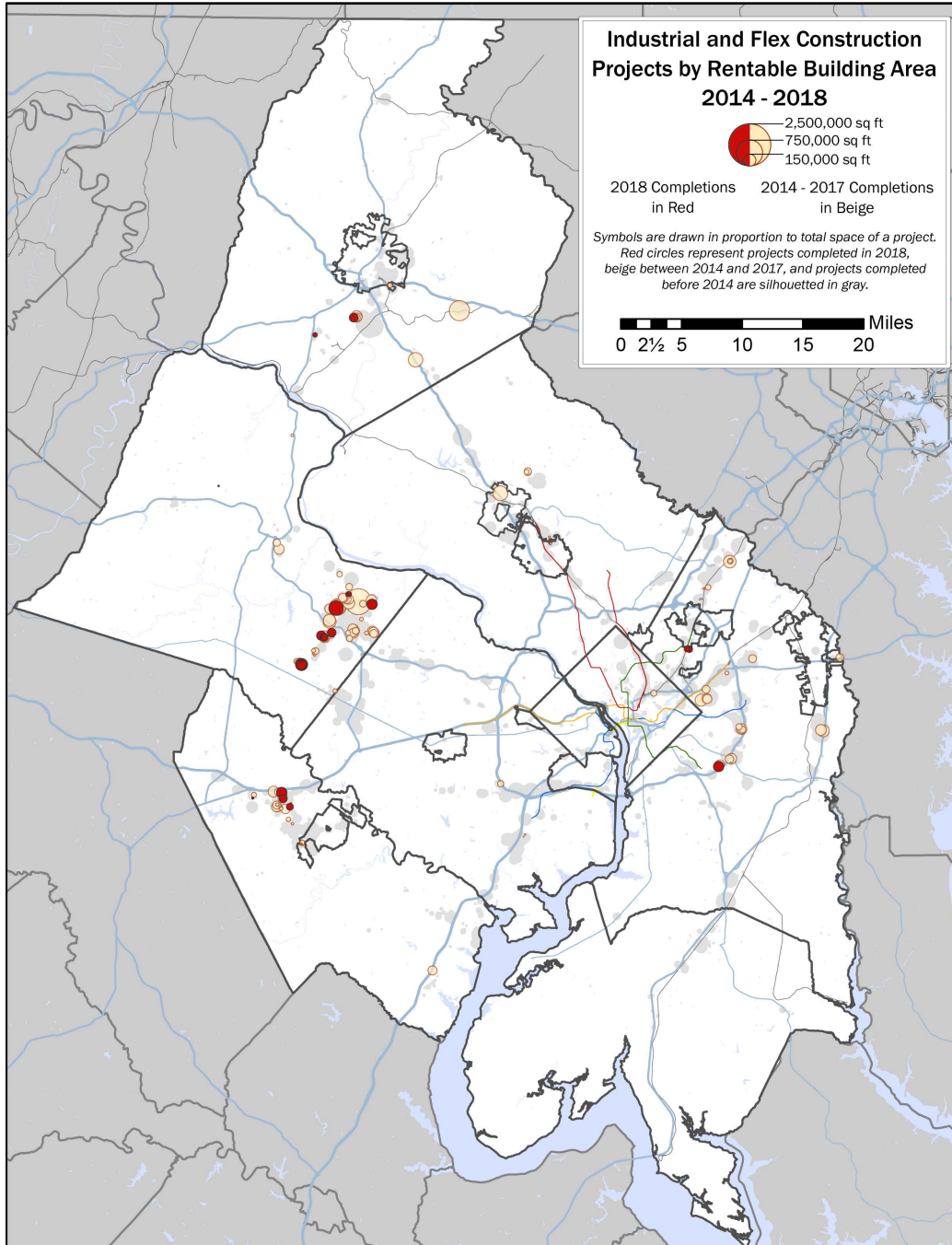


Source: CoStar, COG

Industrial/Flex Construction

Construction of new industrial and flex space declined by 50 percent from 2017 to 2018. In 2018, 2.1 million square feet of industrial or flex space was completed from 23 projects. The single-story, 320,000 square foot, ACC 9 Data Center in the Ashburn Station Activity Center in Loudoun County was the largest project. Loudoun County hosts more data centers than the rest of the COG jurisdictions combined. The overall regional vacancy rate for industrial/flex space was 6.6 percent at the end of 2018.

Figure 31

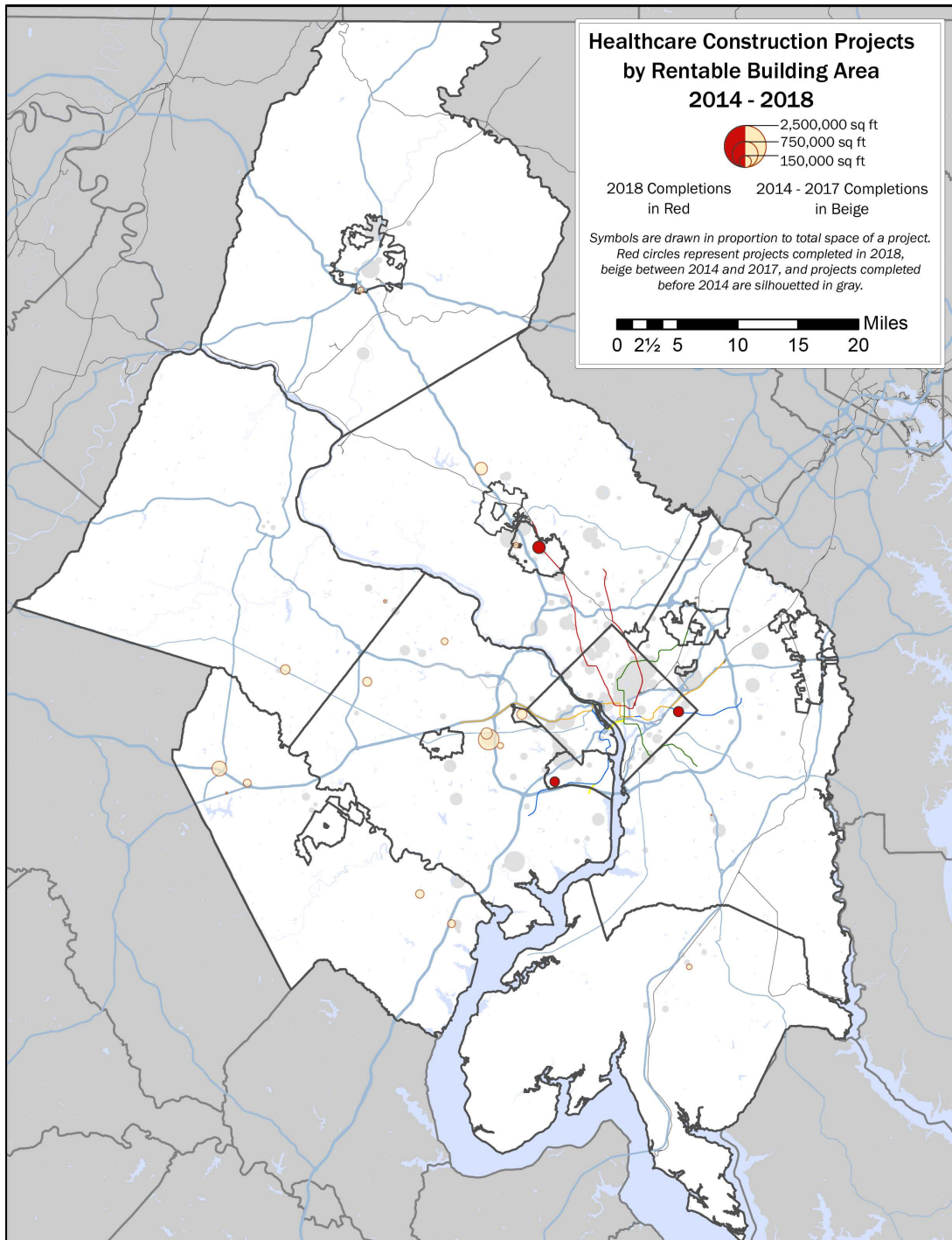


Source: CoStar, COG

Healthcare Construction

Construction of new healthcare space grew by 98 percent from 2017 to 2018. Three new healthcare projects were completed in 2018, totaling 548,299 square feet of space. Brightwood West End, a seven-story, 236,699 square foot assisted living residence in Rockville, Maryland was the largest.

Figure 32

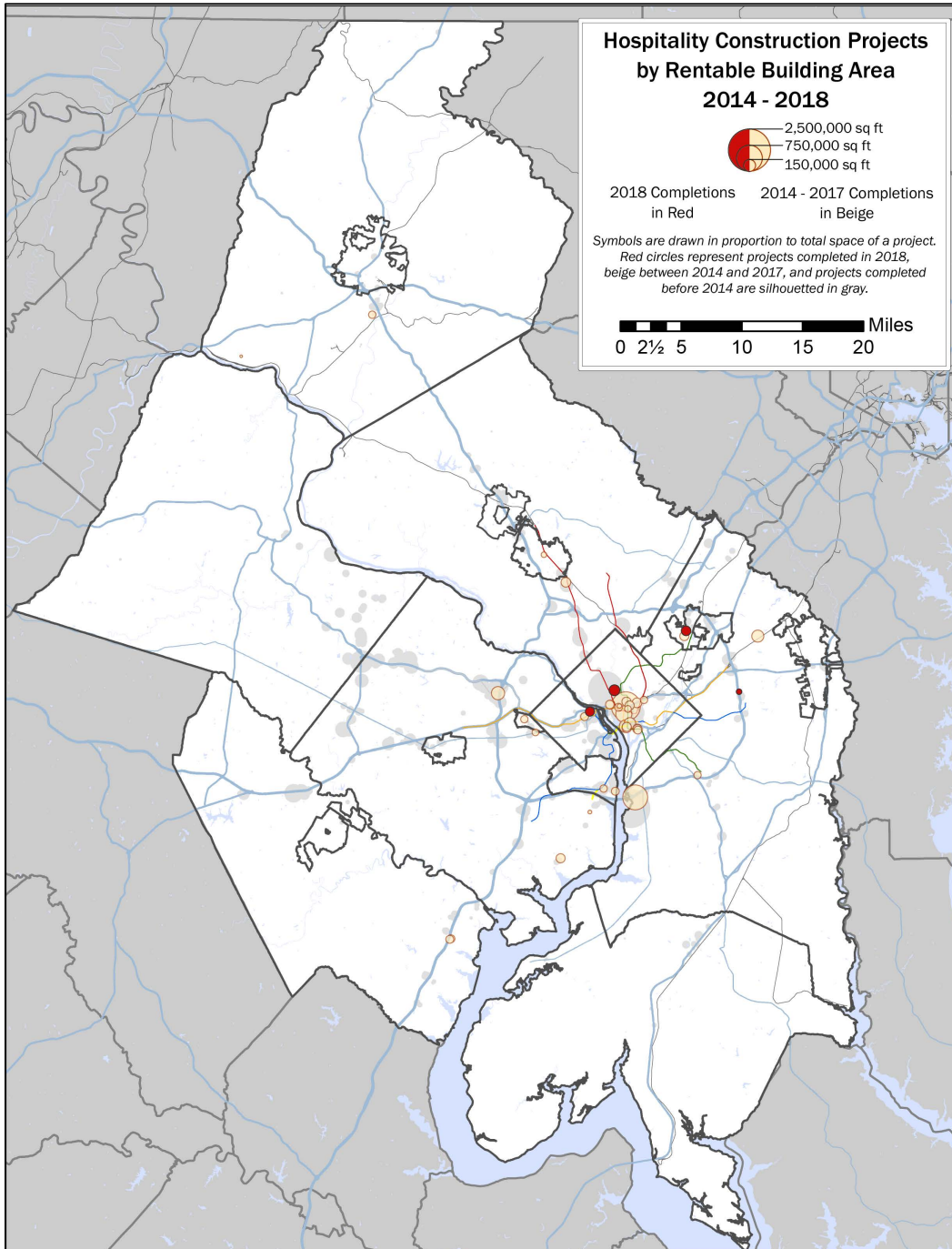


Source: CoStar, COG

Hospitality Construction

Construction of new hospitality space decreased by 55 percent from 2017 to 2018. Four new hospitality projects were completed in 2018, with a combined total of 510,017 new square feet of rentable space. The 220-room Line Hotel in the Adams Morgan neighborhood in the District of Columbia was the largest project in 2018. Over the past five years, more than half of all new hospitality construction has been in the District.

Figure 33

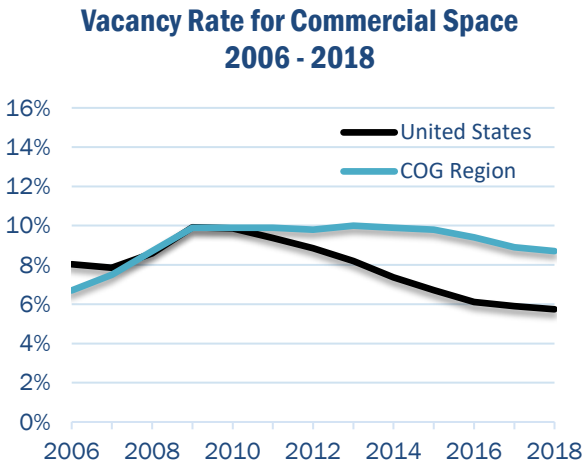


Source: CoStar, COG

Vacancy Rates

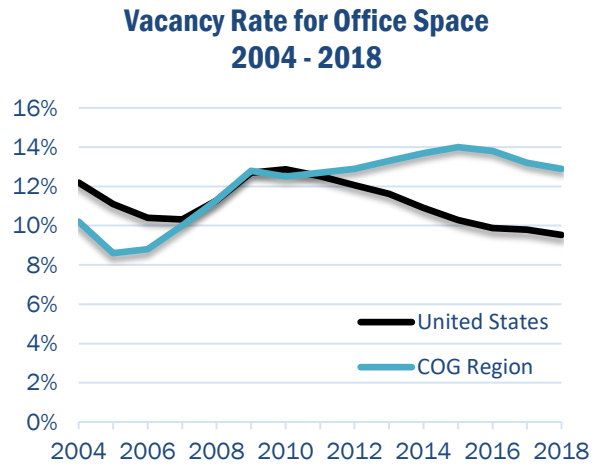
The overall regional vacancy rate for commercial space fell to the lowest rate in eight years, but remains high compared to both current national trends and historical regional trends. Vacancy rates in the retail and industrial/flex markets have fallen to pre-recession levels, but the office rate remains high, despite coming down from its peak rate in 2015. Only the Houston and Dallas markets had higher office vacancy rates at the end of 2018.

Figure 37



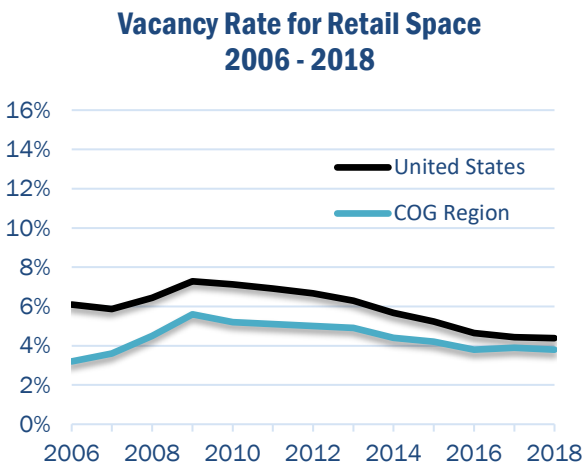
Source: CoStar, COG

Figure 34



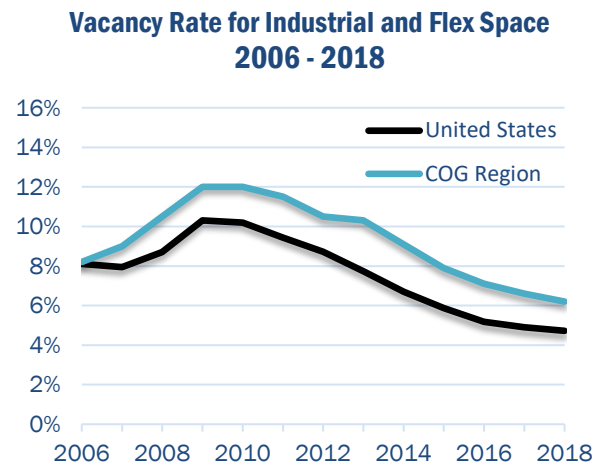
Source: CoStar, COG

Figure 40



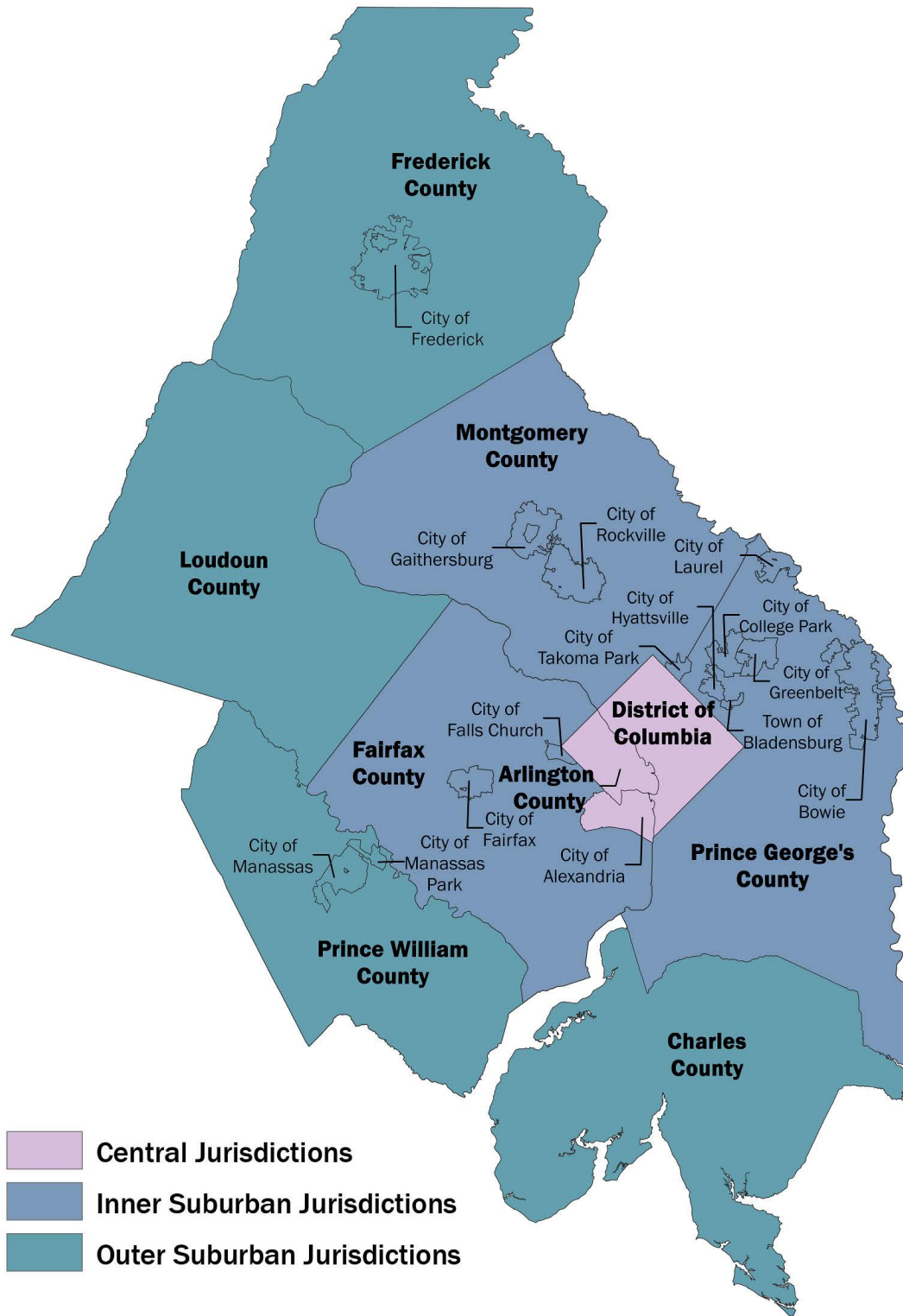
Source: CoStar, COG

Figure 43



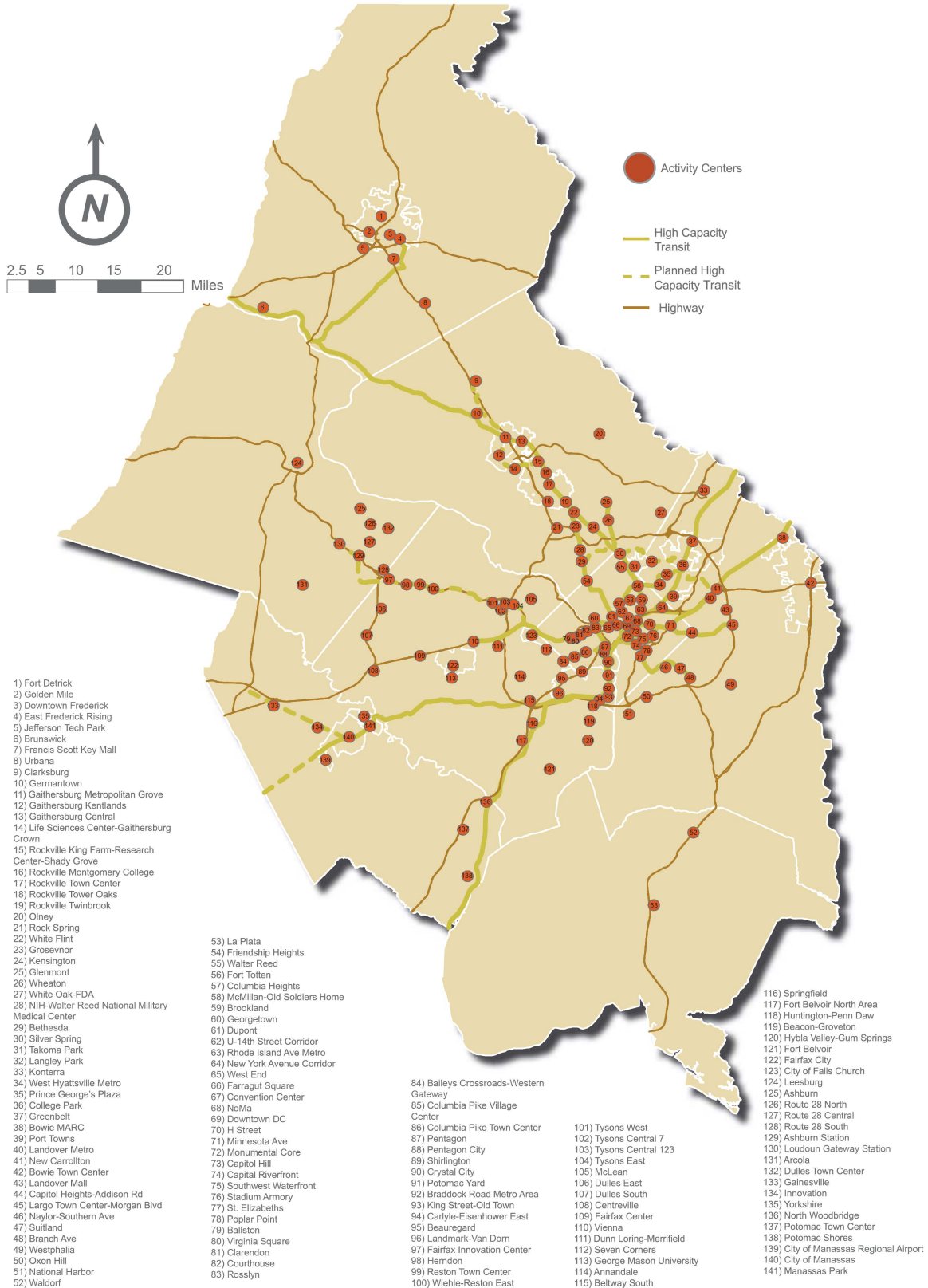
Source: CoStar, COG

APPENDIX A: MAP OF REGIONAL “RING” JURISDICTIONAL GROUPINGS



APPENDIX B: REGIONAL ACTIVITY CENTERS MAP

Submitted to COG Board for Approval January 13, 2013



APPENDIX C: COMMERCIAL CONSTRUCTION DEFINITIONS

COMMERCIAL CONSTRUCTION PROJECT

A property with one or more completed buildings that allocates the majority of usable space to one of the following categories: office, retail, industrial, flex, hospitality, health care, specialty, or sports and entertainment. Some government owned buildings are excluded from the CoStar dataset. Mixed-use buildings with a residential primary use are also excluded.

COMPLETION

Projects with buildings that are completed and are ready for occupancy. A certificate of occupancy has been received.

SQUARE FEET OF RENTABLE BUILDING AREA

The usable area of a project and its associated share of the common areas. Typically, rents are based on this area. It is the space the tenant will occupy in addition to the associated common areas of the building such as the lobby, hallways, bathrooms, equipment rooms, etc.

VACANCY RATE

Expressed as a percentage, the vacancy rate identifies the amount of unoccupied space in an area divided by the total rentable building area. In this report, the general commercial construction rate applies to all buildings in the flex, industrial, office, or retail categories, but excludes hospitality, health care, specialty, and sports and entertainment projects.

Structure Type (definitions from the CoStar glossary)

All buildings in the CoStar database are assigned a structure type. Mixed-use buildings are assigned based upon a project's primary use. Retail space located in an office building is categorized as office space, while retail or office space located within an apartment building is excluded from this report.

FLEX

Designed to be versatile, which may be used in combination with office (corporate headquarters), research and development, quasi-retail sales, and including but not limited to industrial, warehouse, and distribution uses. At least half of the rentable area of the building must be used as office space. Flex buildings typically have ceiling heights under 18', with light industrial zoning. Flex buildings have also been called incubators, tech, and showrooms.

HEALTH CARE

Includes assisted living, congregate senior housing, continued care retirement communities, hospitals, rehabilitation centers, and skilled nursing facilities.

HOSPITALITY

Includes all types of lodging facilities including hotels and motels. Hotels are facilities that offer lodging accommodations and a wide range of other services, e.g., restaurants, casinos, convention facilities, meeting rooms, recreational facilities, and commercial shops.

INDUSTRIAL

Adapted for a combination of uses such as assemblage, processing, and/or manufacturing products from raw materials or fabricated parts. Additional uses include warehousing, distribution, self-storage, and maintenance facilities.

OFFICE

Primary intended use is to house employees of companies that produce a product or service primarily for support services such as administration, accounting, marketing, information processing and dissemination, consulting, human resources management, financial and insurance services, educational and medical services, and other professional services. Government-owned and operated office buildings are generally excluded.

OTHER

Includes specialty projects (such as cemeteries, mausoleums, some correctional facilities, lodges and meeting halls, marinas, movie, radio and television studios, some police and fire stations, some post offices, some public libraries, radio and TV transmission facilities, recycling centers, religious facilities, private schools, shelters, sorority and fraternity houses, trailer/camper parks, water retention facilities, and vineyards) and sports and entertainment projects (such as amusement parks, stadiums, casinos, golf courses, stables, race tracks, swimming pools, theaters, and concert halls).

RETAIL

Primary intended use is to promote, distribute, or sell products and services to the public. Retail buildings can be used for various sales opportunities, including, but not limited to, stand-alone (convenience stores to department stores), store fronts, strip centers (no anchors), neighborhood, community, regional, and super-regional malls, power centers, factory outlet centers, and fashion or specialty centers.



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