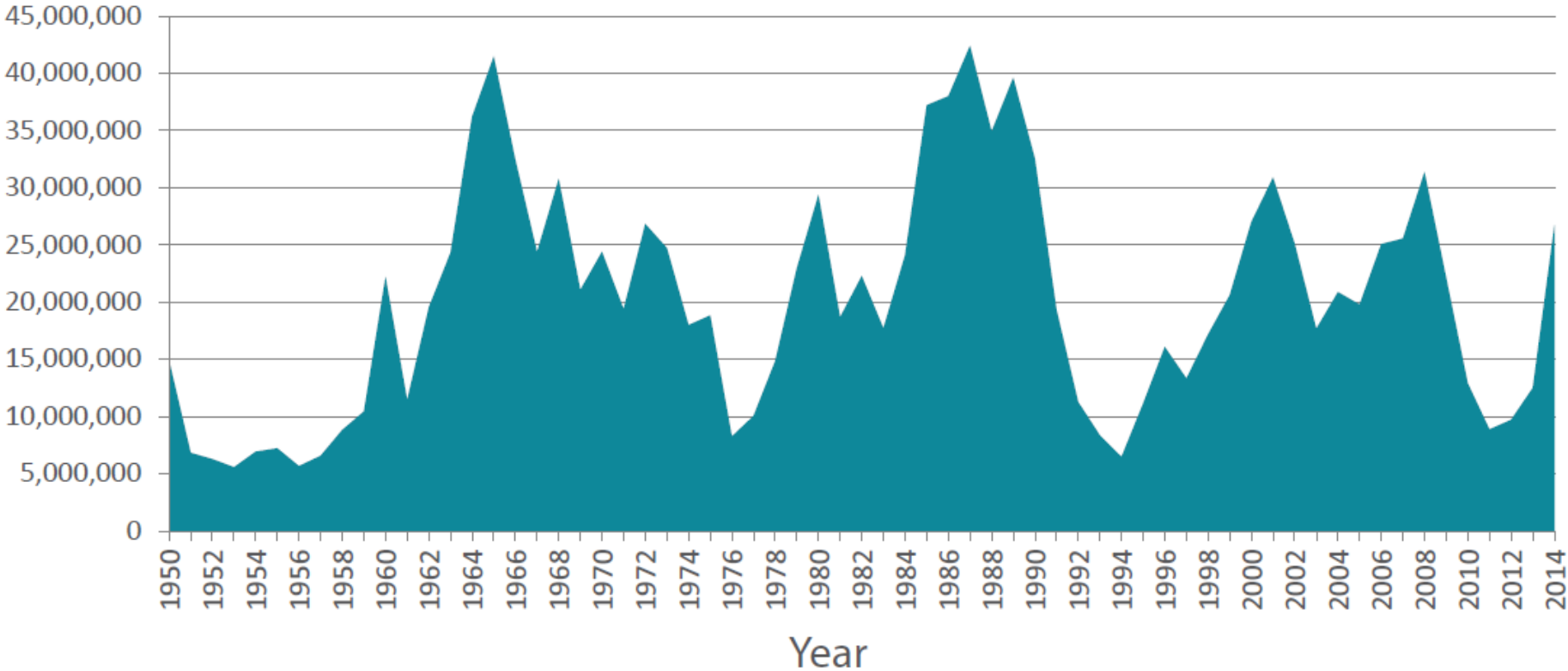


COMMERCIAL CONSTRUCTION TRENDS 2014

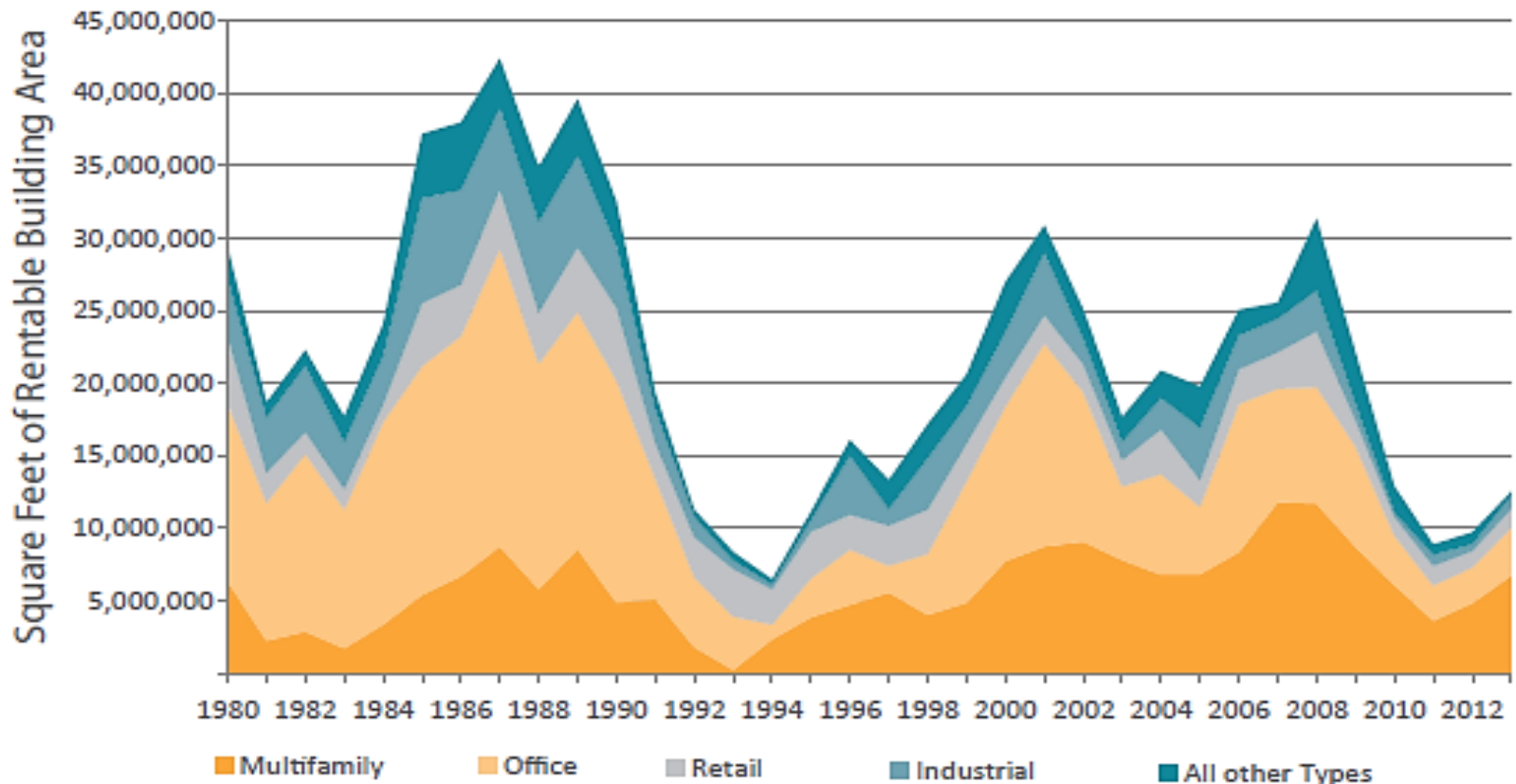


Square feet of Commercial Construction Completed Annually



Source: CoStar, MWCOG

Commercial Construction by Type



* Note the totals in this chart are cumulative

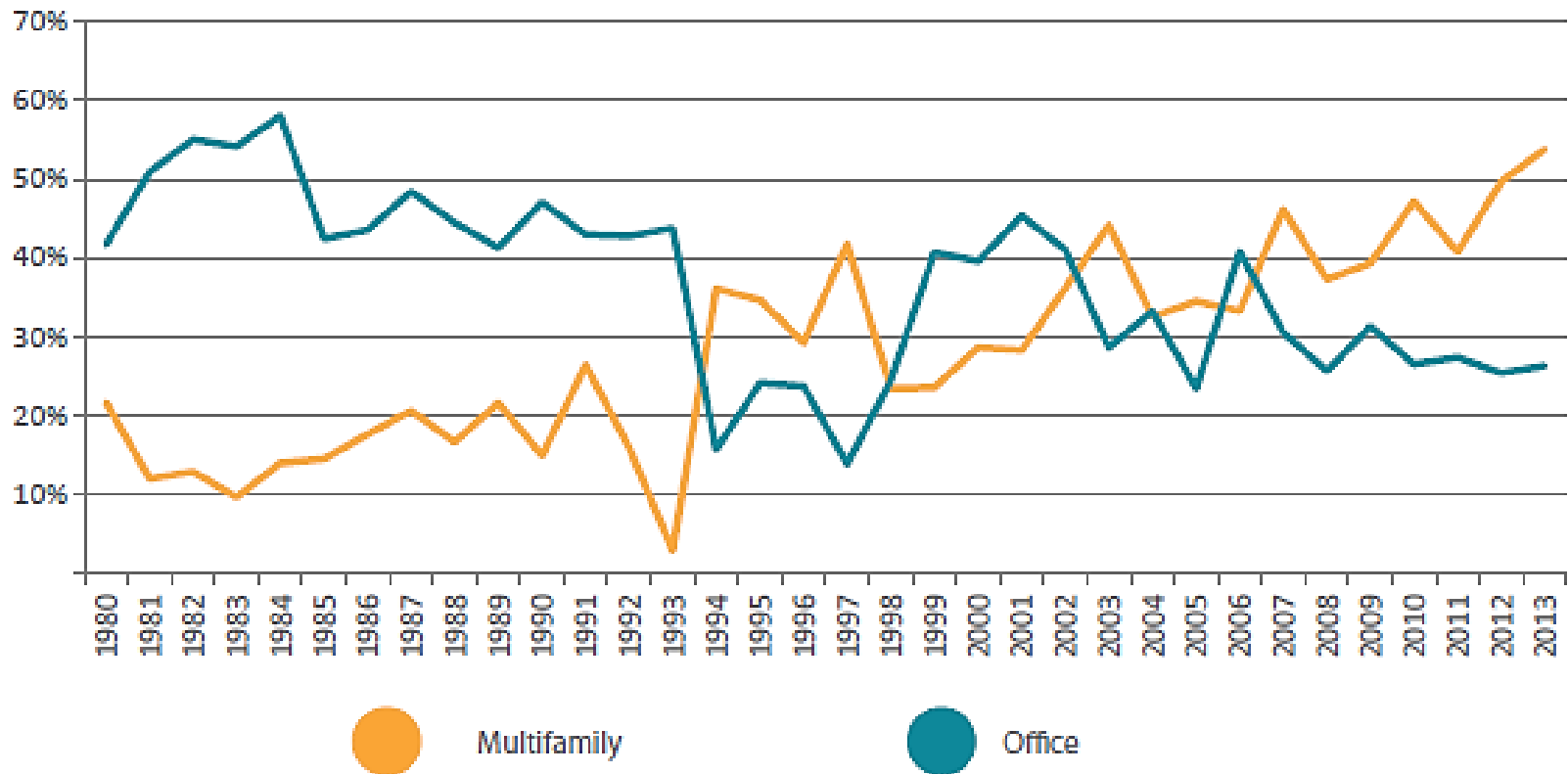
Type of Commercial Construction Projects Completed, 2012 and 2013

(Total Rentable Building Area)

Property Type	Projects	Rentable Area
Flex	2	350,895
General Retail	36	743,465
General Retail (Community Center)	1	40,000
General Retail (Lifestyle Center)	1	154,000
General Retail (Neighborhood Center)	8	107,131
General Retail (Power Center)	2	45,633
General Retail (Strip Center)	5	38,226
Retail	53	1,128,455
Health Care	1	46,000
Hospitality	1	146,489
Industrial	3	117,059
Multi-Family	30	4,830,299
Office	19	2,462,984
Office (Neighborhood Center)	1	6,500
Office	20	2,469,484
Specialty	3	628,126
TOTAL - 2012	113	9,716,807

Property Type	Projects	Rentable Area
Flex	6	451,724
General Retail	24	870,013
General Retail (Community Center)	6	77,580
General Retail (Lifestyle Center)	4	229,872
General Retail (Neighborhood Center)	5	40,807
General Retail (Outlet Center)	1	32,220
General Retail (Power Center)	3	18,807
General Retail (Strip Center)	2	33,226
Retail subtotal	45	1,302,525
Health Care	1	15,012
Hospitality	2	169,250
Industrial	6	465,339
Multi-Family	29	6,729,825
Office	21	3,292,418
Specialty	1	76,343
TOTAL - 2013	111	12,502,436

Proportion of Office vs Multifamily



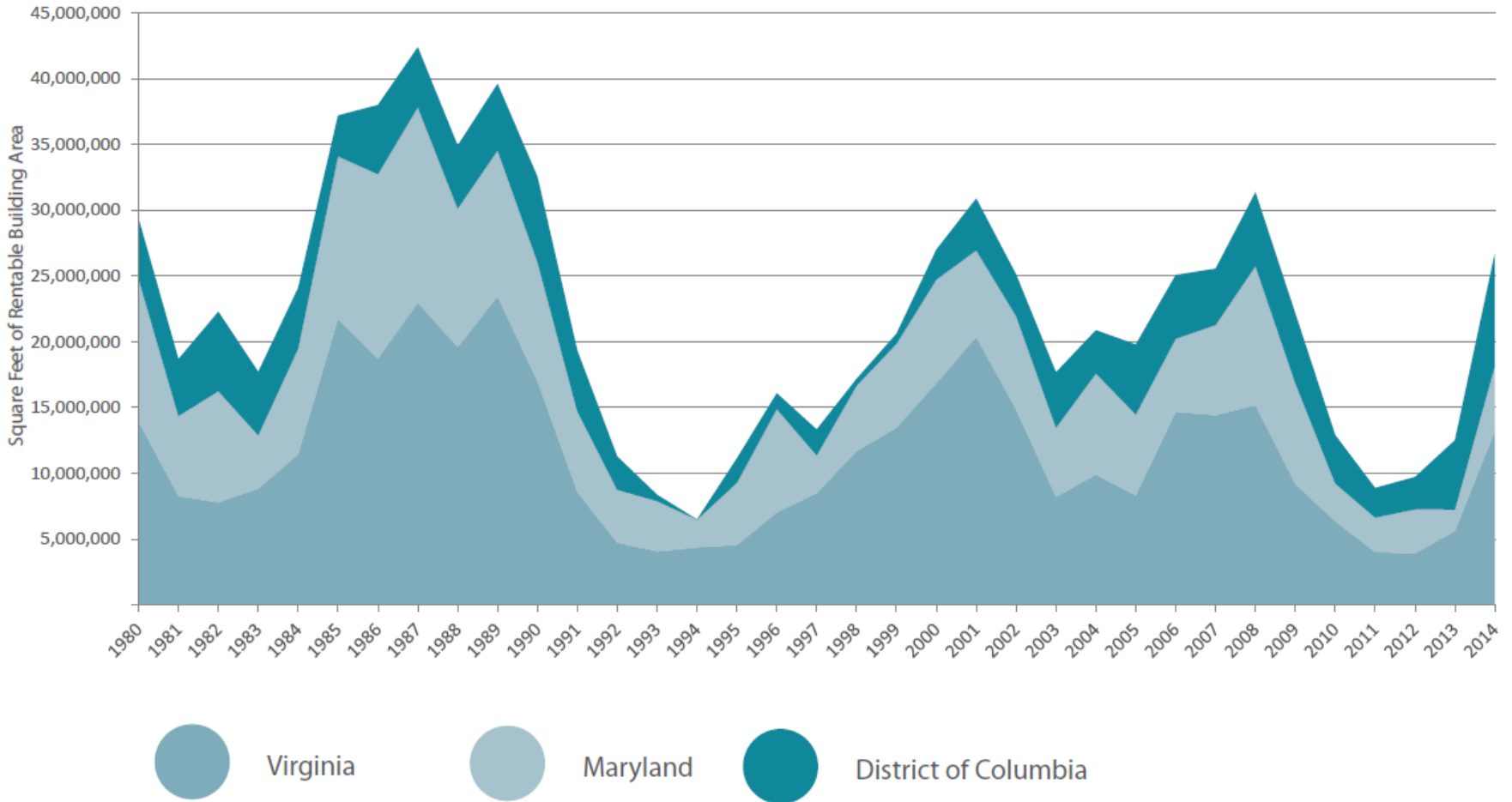
Top 10 Largest Commercial Construction Projects Completed, 2012 and 2013

(Total Rentable Building Area)

Building Address	City	State	Property Type	Year Built	Rentable Area
9613 Medical Center Dr	Rockville	MD	Office	2012	585,130
12501 Georgia Ave	Silver Spring	MD	Specialty	2012	527,192
1160 First St NE	Washington	DC	Multi-Family	2012	483,442
1000 Connecticut Ave NW	Washington	DC	Office	2012	385,791
11601 Landsdown St	North Bethesda	MD	Office	2012	358,440
8560 Progress Dr	Frederick	MD	Flex	2012	341,271
8250 Westpark Dr	McLean	VA	Multi-Family	2012	333,516
1150 Ripley St	Silver Spring	MD	Multi-Family	2012	306,000
800 N Glebe Rd	Arlington	VA	Office	2012	301,895
8025 13th St S	Silver Spring	MD	Multi-Family	2012	300,000

Building Address	City	State	Property Type	Year Built	Rentable Area
15190-15200 Leicestshire St	Woodbridge	VA	Multi-Family	2013	720,000
825 9th St NW	Washington	DC	Multi-Family	2013	574,672
1812 N Moore St	Arlington	VA	Office	2013	535,381
151 Q St NE	Washington	DC	Multi-Family	2013	482,400
1111 N Capitol St NE	Washington	DC	Office	2013	450,000
875 10th St NW	Washington	DC	Multi-Family	2013	400,000
1510 Clarendon Blvd	Arlington	VA	Multi-Family	2013	385,900
175 N St NE	Washington	DC	Office	2013	363,000
800 N Henry St	Alexandria	VA	Multi-Family	2013	360,000
1400 Crystal Dr	Arlington	VA	Office	2013	308,856

Annual Construction by State





Virginia

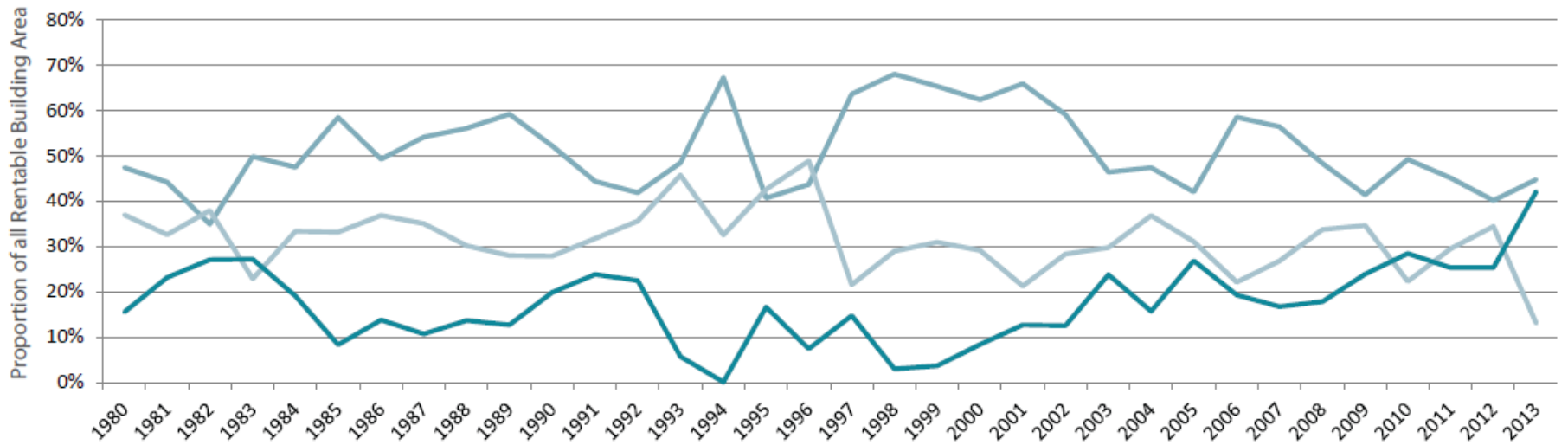


Maryland



District of Columbia

Annual Proportion of Construction by State



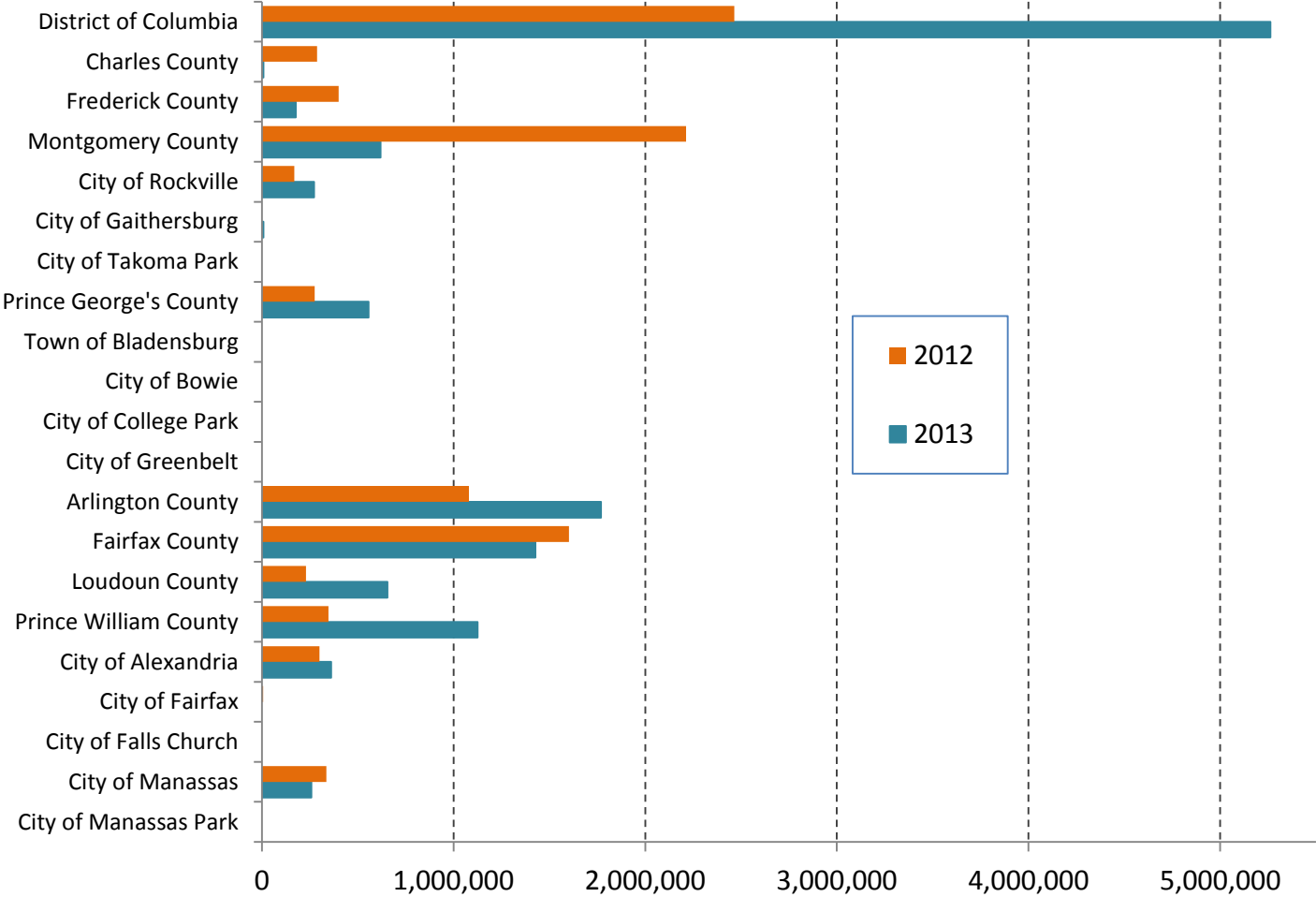
Construction Completed by Year

Total Rentable Building Area

Jurisdiction	2012		2013	
	<u>Square Feet</u>	<u>Projects</u>	<u>Square Feet</u>	<u>Projects</u>
District of Columbia	2,464,743	22	5,261,757	33
Charles County	288,638	8	8,394	1
Frederick County	400,397	5	177,365	4
Montgomery County	2,213,448	10	620,158	9
City of Rockville	170,000	1	272,720	2
City of Gaithersburg			7,967	1
City of Takoma Park				
Prince George's County	275,724	7	556,353	13
Town of Bladensburg				
City of Bowie				
City of College Park				
City of Greenbelt				
Arlington County	1,080,322	7	1,769,077	7
Fairfax County	1,601,798	16	1,426,756	13
Loudoun County	229,793	12	655,843	11
Prince William County	347,313	11	1,126,038	11
City of Alexandria	301,196	6	361,946	2
City of Fairfax	6,623	2		
City of Falls Church				
City of Manassas	336,812	6	257,962	4
City of Manassas Park				
Total	9,716,807	113	12,502,336	111

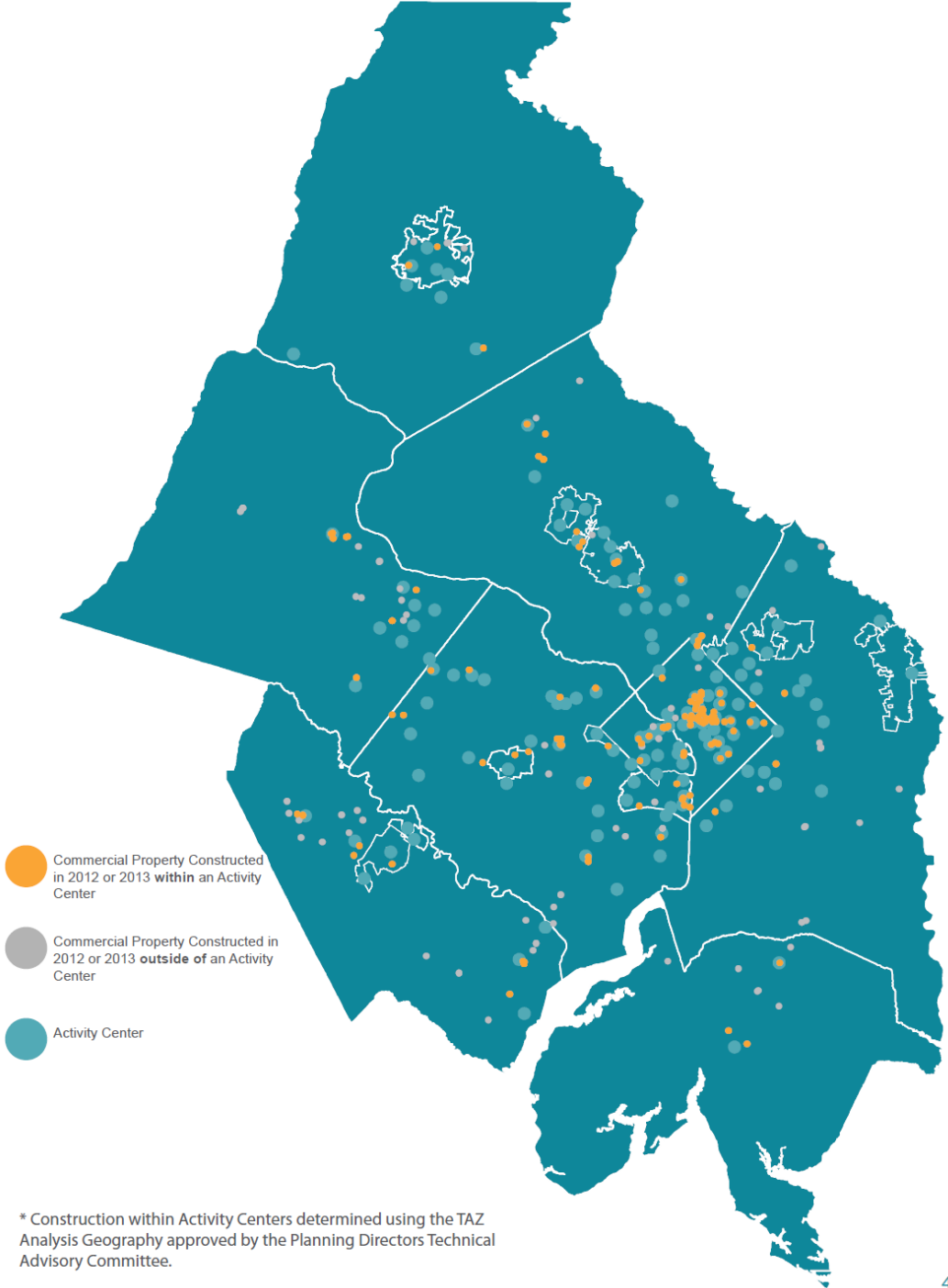
Commercial Construction Completed by Year

(Total Rentable Building Area)



Source: CoStar, MWCOG

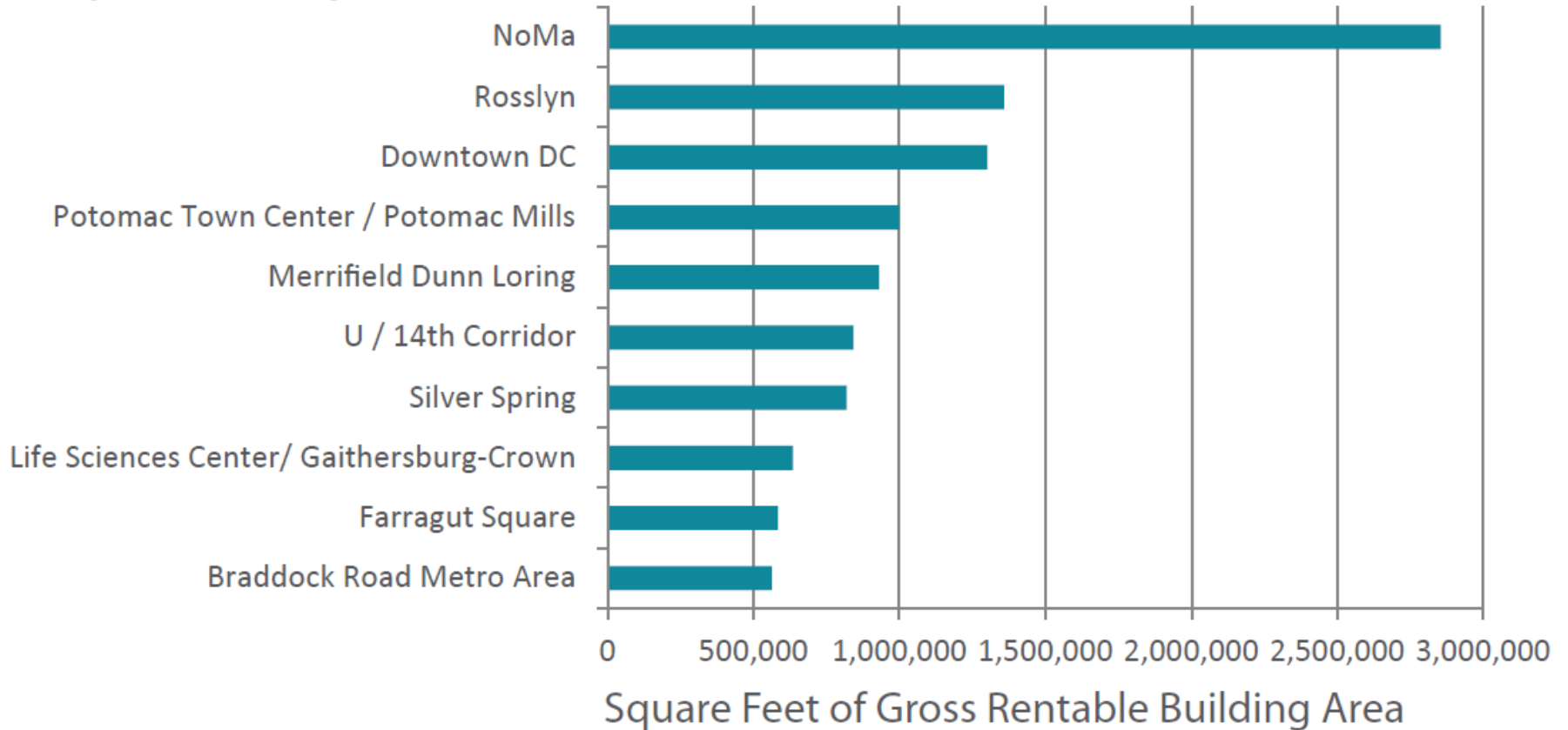
Approximately 80 Percent of 2012 and 2013 Commercial Construction Completed Within Activity Centers



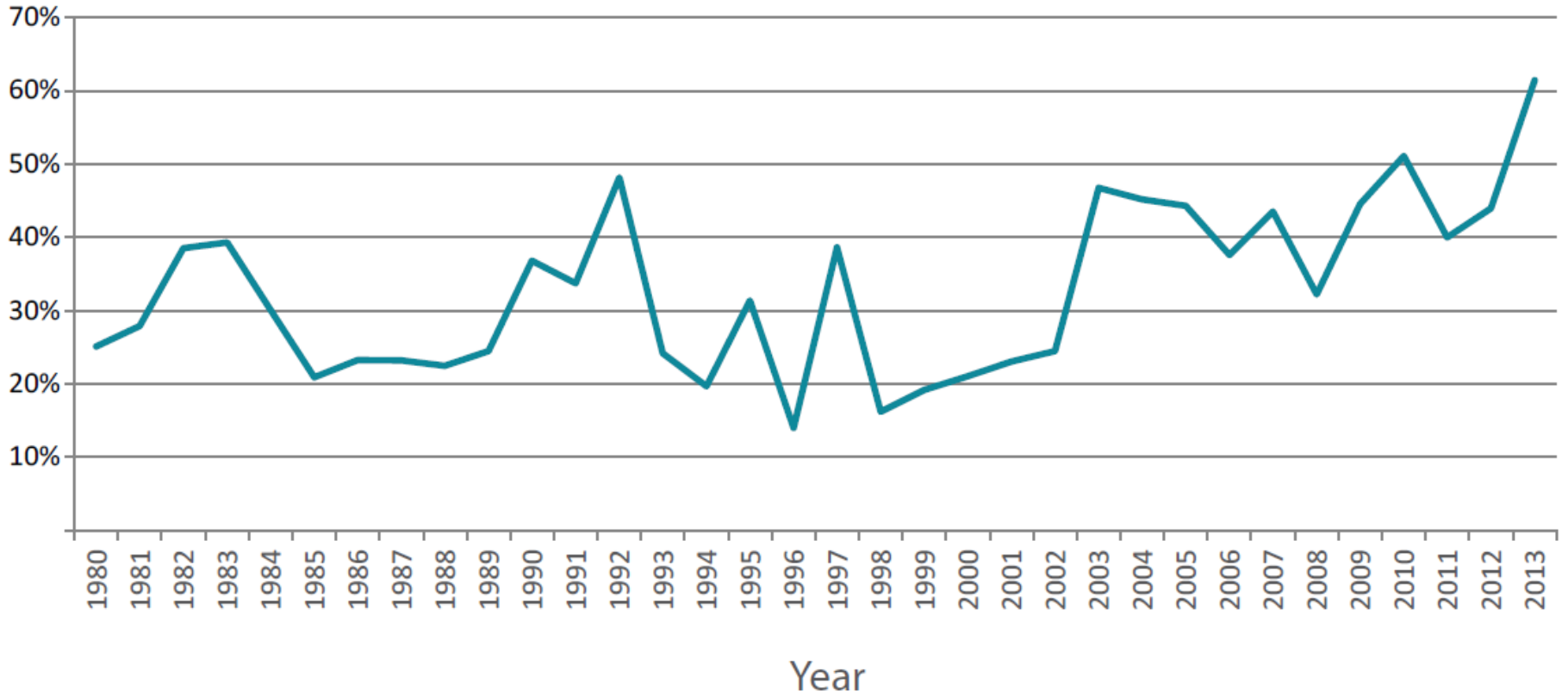
Source: CoStar, MWCOG

* Construction within Activity Centers determined using the TAZ Analysis Geography approved by the Planning Directors Technical Advisory Committee.

Top 10 Activity Centers for Commercial Construction 2012-2013



Proportion of Construction that is within a Half Mile of Metrorail



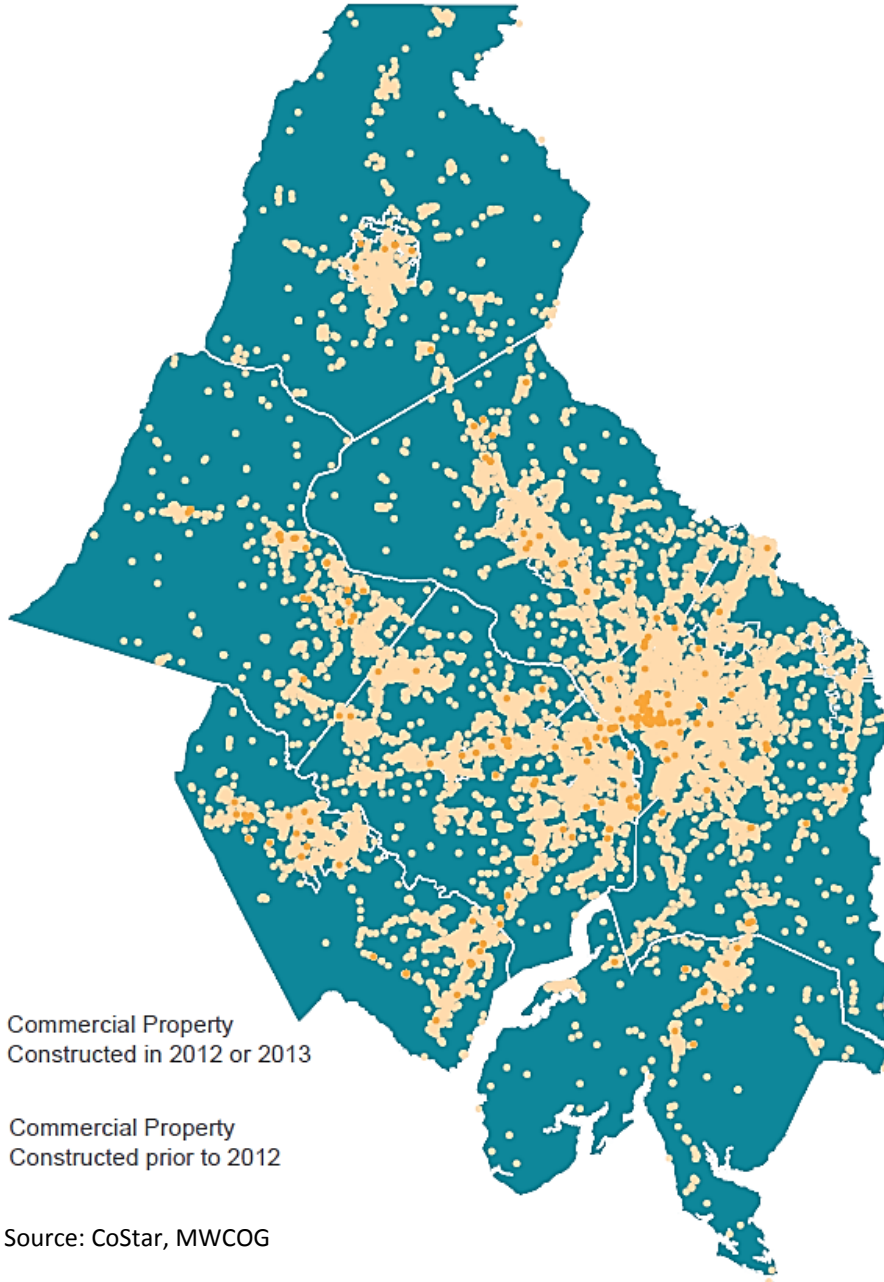
Approximately 61 Percent of 2012 and 2013 Commercial Construction Completed Within Metrorail Station Areas



Source: CoStar, MWCOG

Commercial Property Constructed in 2012 or 2013 within 1/2 mile of a MetroRail Station Commercial Property Constructed in 2012 or 2013 beyond 1/2 mile of a MetroRail Station Metrorail Transit Station Area

All Commercial Construction



- Commercial Property Constructed in 2012 or 2013
- Commercial Property Constructed prior to 2012

Source: CoStar, MWCOG

224 New Projects
(Completed in 2012 or 2013)

22.2 Million Square Feet
(Rentable Building Area)

80% in Activity Centers

61% Metro Accessible
(Within 1/2 mile of Metrorail Stations)

COMMERCIAL CONSTRUCTION TRENDS 2014

