



# Q2 2024 OFFICE MARKET REPORT

# Office Market - Key Trends Snapshot

## Office Market

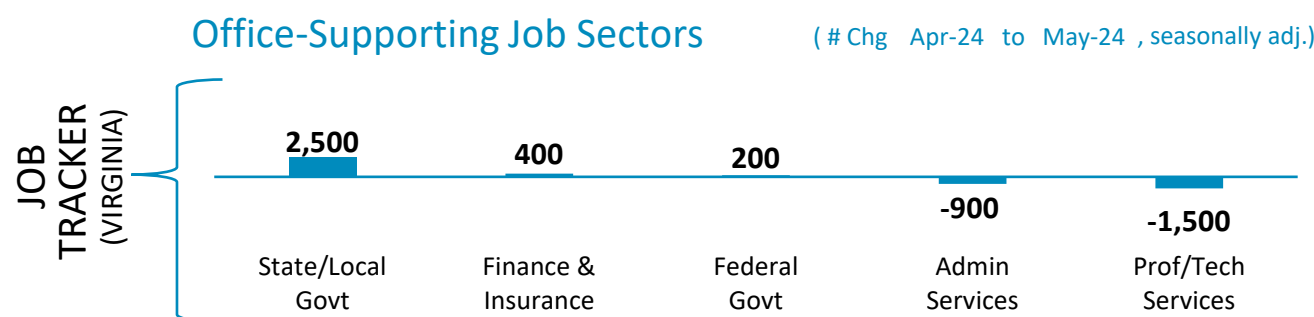
**Overview:** The office market in Virginia continues to adapt to changing demand conditions as hybrid work schedules are translating to smaller office footprints in some job markets around the state. Absorption continues to trend negative, and construction has been sluggish. Vacancy rates have been elevated but stable, and rents growth continues to be a factor in some regional markets.

**Absorption:** The office market continues to struggle as demand remains negative with a total of - 227,921 sq ft of space absorbed. Class B/C buildings saw positive absorption for the first time since the end of 2022 with 116,335 sq ft of office space. Northern Virginia had 326,911 sq ft of negative office space absorbed mostly from Class A buildings. The metro area with the highest absorption level was Hampton Roads with 139,810 sq ft.

**Vacancy Rate:** In Virginia, the vacancy rate hit 13% in Q2 2024, 0.6 percentage points higher than last year. Vacancy rates in Northern Virginia reached a multi-year high this quarter at 17.3% while Harrisonburg vacancy rates were at a record low at 3.2%.

**Rent:** Despite high vacancy rates, rent continued to increase across the state at \$31.72 per square foot, up 1.5% from the previous year. Rent went up for both office class types, but Class B/C buildings had the biggest increase at 2.2%. There were only two markets that saw negative rent growth this quarter, Winchester at -0.8% and Lynchburg at -0.9%.

**Supply+Deliveries:** The amount of office space under construction declined 5.4% in Q2 with 2.25 million sq ft. Richmond had the highest level of office construction in the second quarter with 1.12 million sq ft, mostly from Class A building construction. Northern Virginia delivered the largest amount of newly built office space at 528,956 sq ft.



## VIRGINIA (Statewide)



### Market Indicator Dashboard

	YoY Chg	Q2-2024	Indicator
% chg	-0.1%	417.1	<b>Total Inventory</b> (sq. ft, in millions)
sq. ft millions	-1.4	-0.2	<b>Net Absorption</b> (sq. ft, in millions)
pct point	0.6%	13.0%	<b>Vacancy Rate</b> (%)
\$ per sq. ft	\$0.46	\$31.72	<b>Gross Rent</b> (\$ per sq. ft)
sq. ft millions	-1.6	0.6	<b>New Supply Delivered</b> (sq. ft, in millions)
sq. ft millions	-0.1	2.3	<b>Under Construction</b> (sq. ft, in millions)



### Economic Indicator Dashboard

	MoM Chg	May-24	Indicator
% chg	0.2%	4.2	<b>Total Jobs, Virginia</b> (in millions, seasonally adjusted)
% chg	0.1%	1.1	<b>Office-Supporting Jobs, Virginia</b> (in millions, seasonally adjusted)
pct point	-0.1%	2.7%	<b>Unemployment Rate, Virginia</b> (% seasonally adjusted)
	QoQ Chg	Q1-2024	
pct point	-2.0%	1.4%	<b>Gross Domestic Product, U.S.</b> (seasonally adjusted annual rate)

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## Virginia Office Market

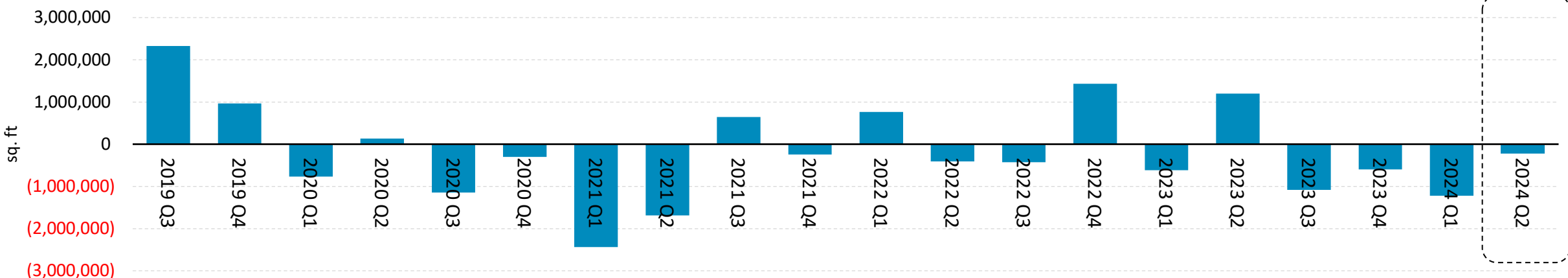
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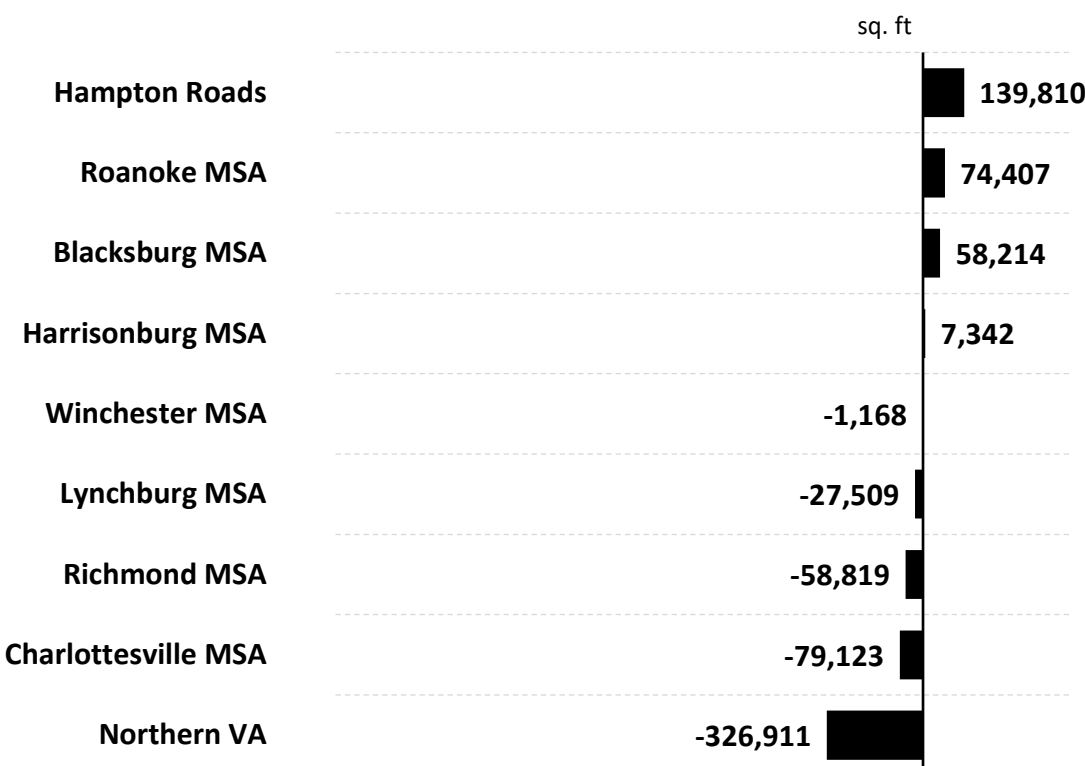
# Office Market - Absorption & Construction Trends

## **VIRGINIA** (Statewide)

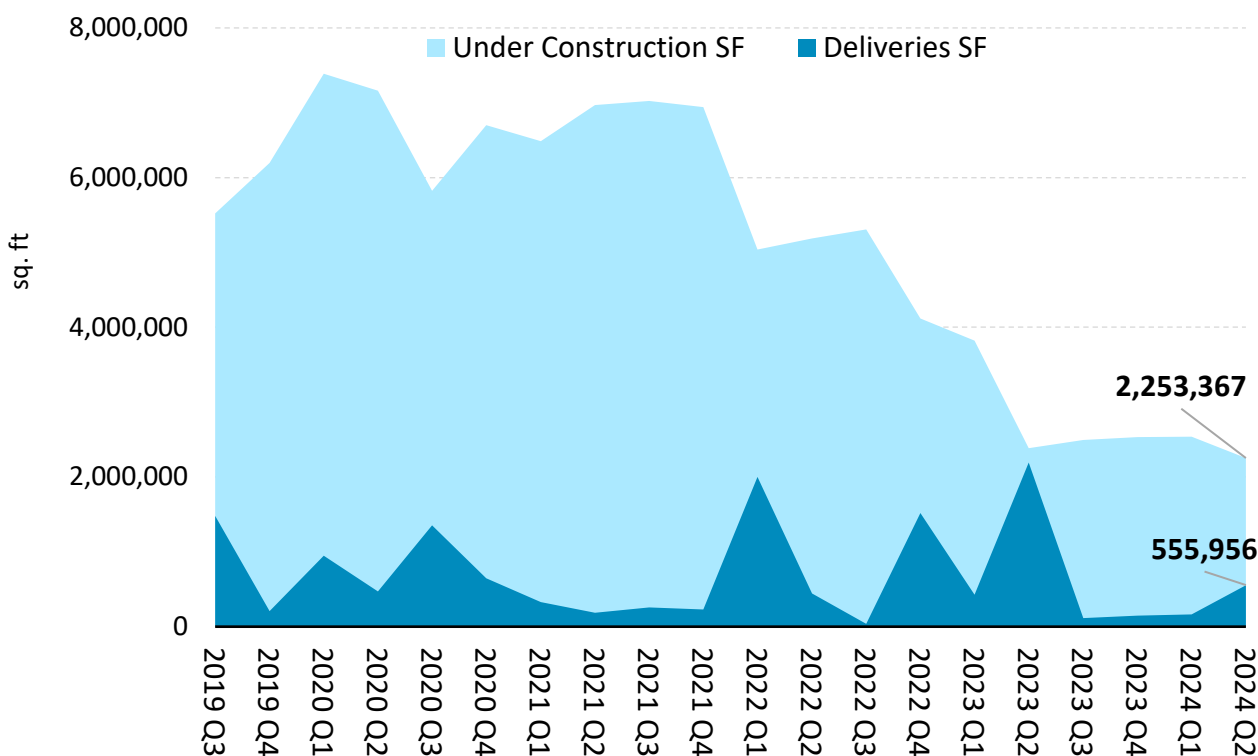
**Net Absorption** (sq. ft)



**Q2-2024 Net Absorption by Metro Area** (sq. ft)

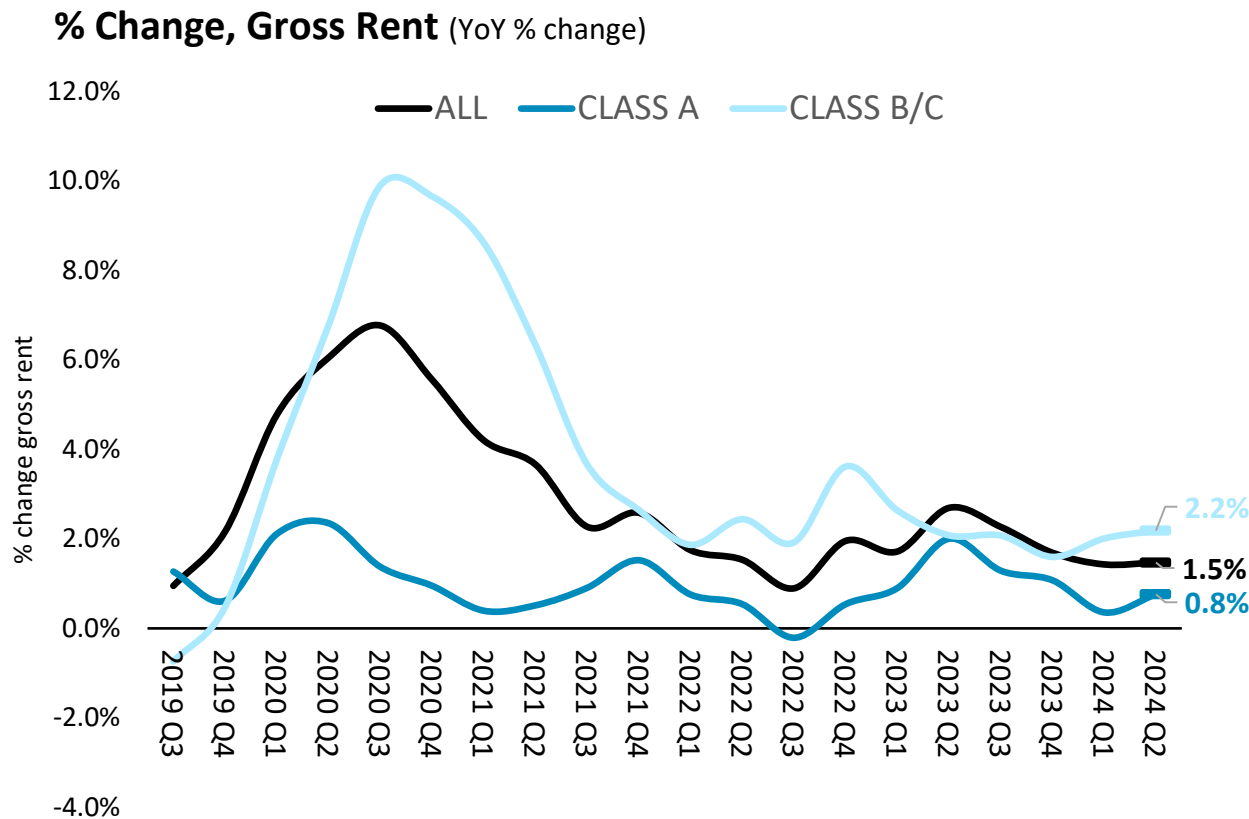
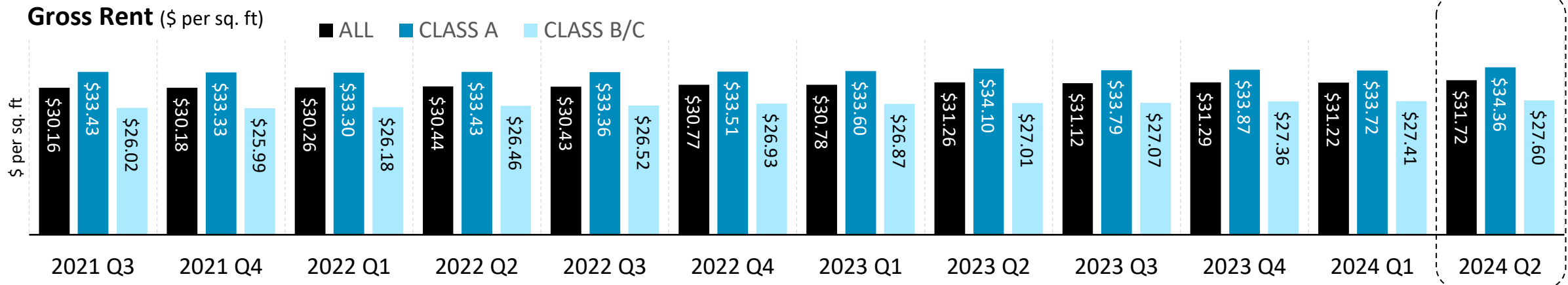


**Under Construction & Net Deliveries** (sq. ft)

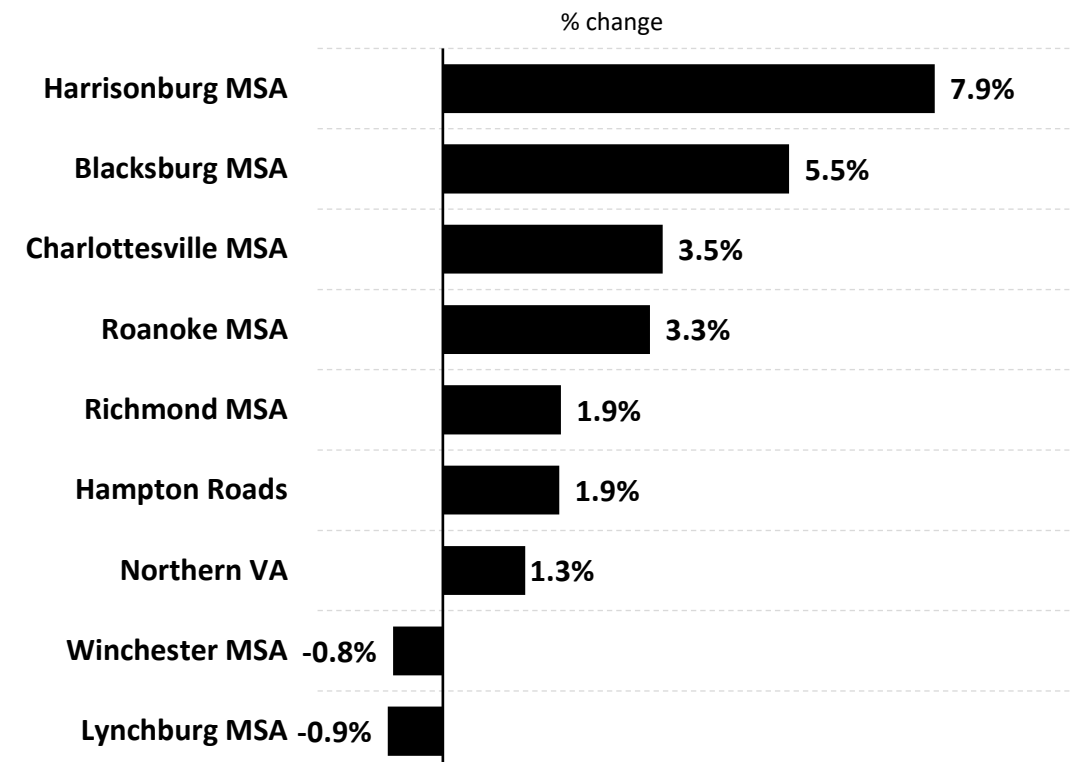


# Office Market - Rent Trends

## VIRGINIA (Statewide)

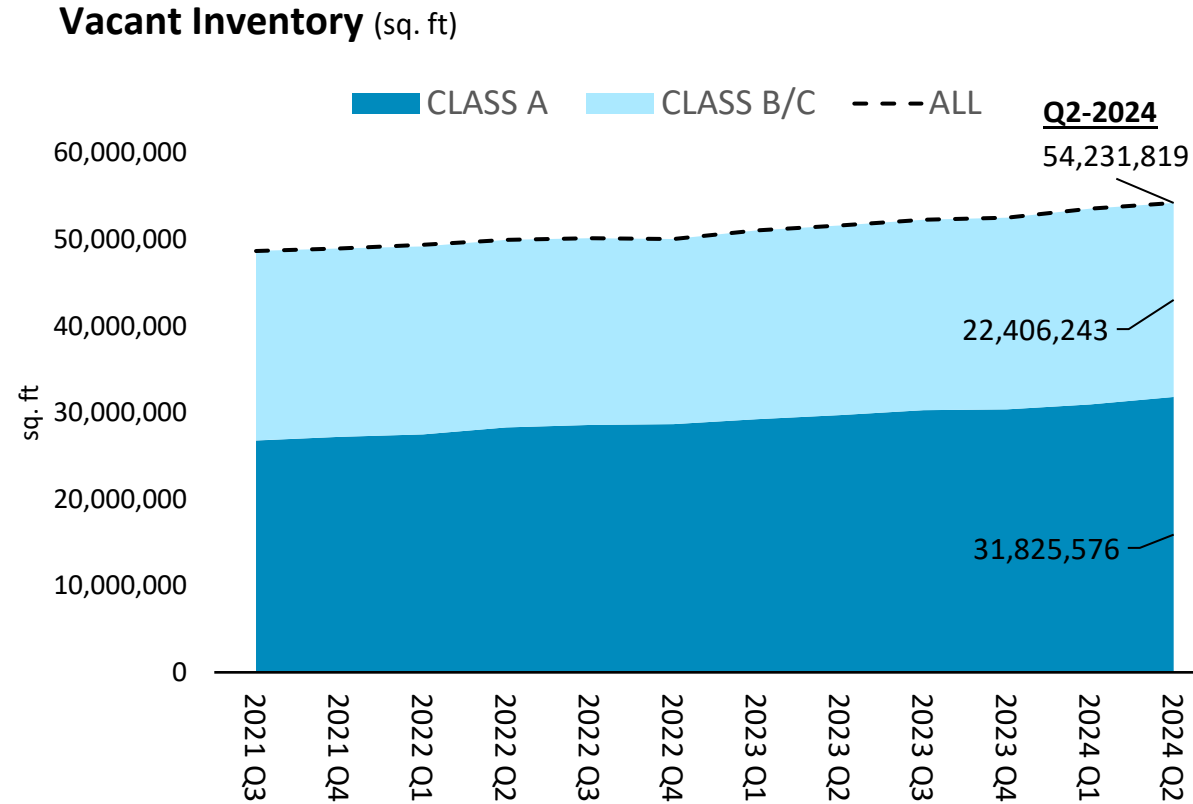
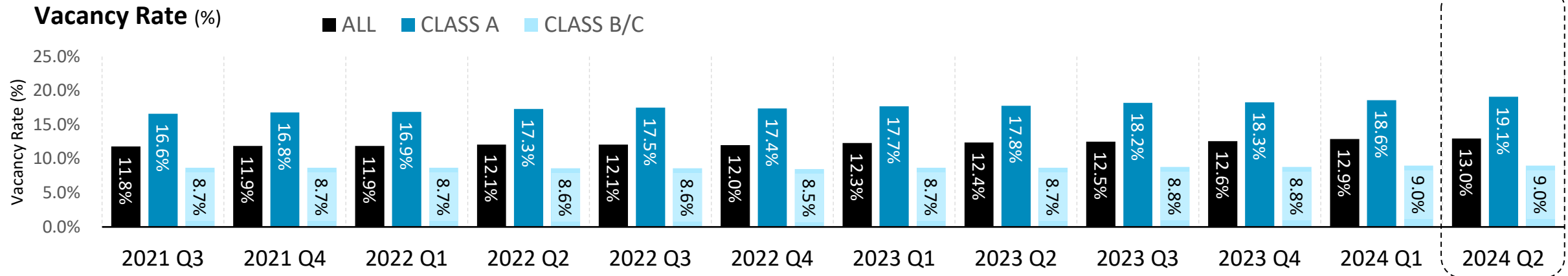


## Q2-2024 by MSA: % Change, Gross Rent (YoY % change)

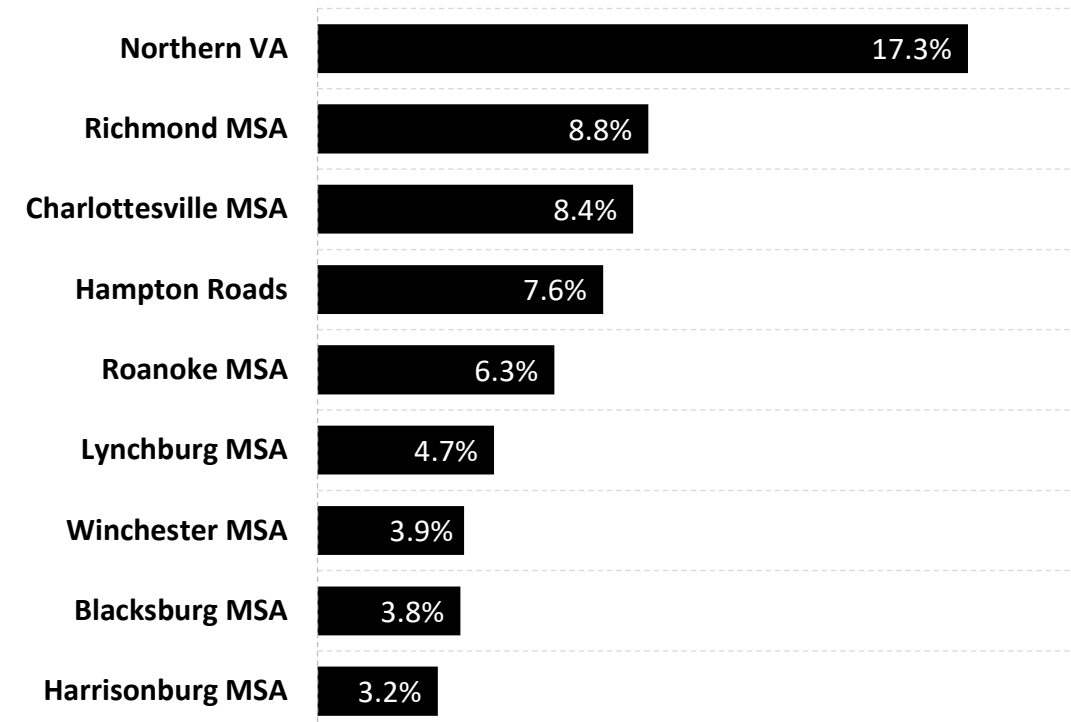


# Office Market - Vacancy Trends

## VIRGINIA (Statewide)



## Q2-2024 Office Vacancy Rate by MSA



# MSA TRENDS

METROPOLITAN STATISTICAL AREA

Q2

2024

Virginia  
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OFFICE  
Market Report



*Snapshot of Office Market Conditions Around Virginia*

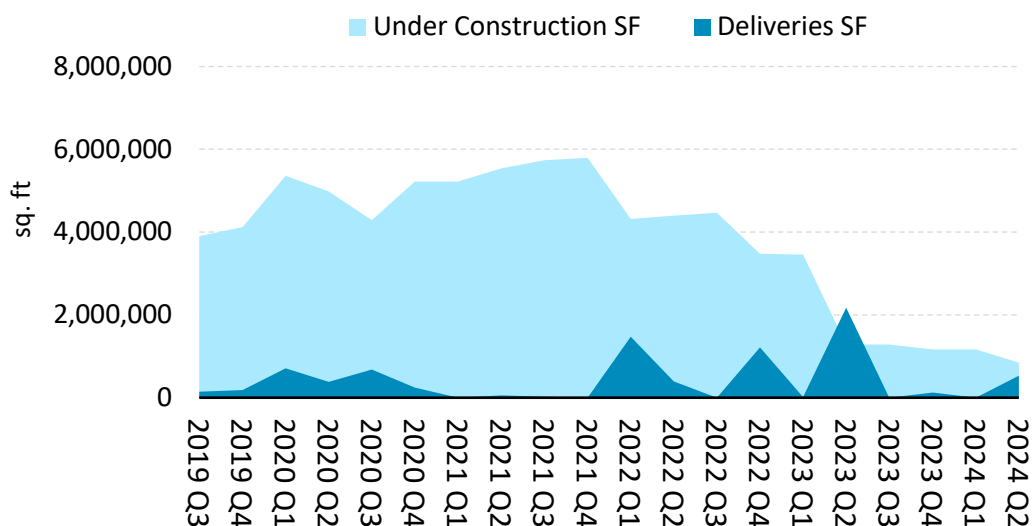
# Office Market - MSA Trends

## NORTHERN VIRGINIA

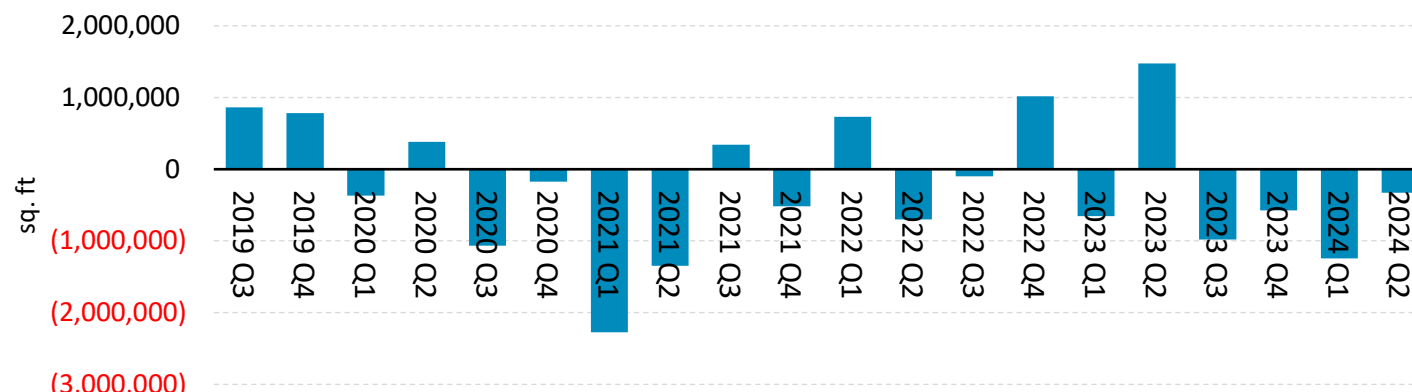
### Local Market Indicator Dashboard

	Q2-2024	YoY Chg	
Total Inventory (sq. ft, millions)	<b>234.3</b>	<b>-0.3%</b>	% chg
Vacancy Rate (%)	<b>17.3%</b>	<b>1.1%</b>	pct points
Net Absorption (sq. ft)	<b>(326,911)</b>	<b>-1,800,681</b>	sq. ft
Avg Gross Rent (\$ per sq. ft)	<b>\$33.88</b>	<b>\$0.44</b>	\$ per sq. ft
Deliveries (sq. ft)	<b>528,956</b>	<b>-1,645,158</b>	sq. ft
Under Construction (sq. ft)	<b>844,639</b>	<b>-441,548</b>	sq. ft

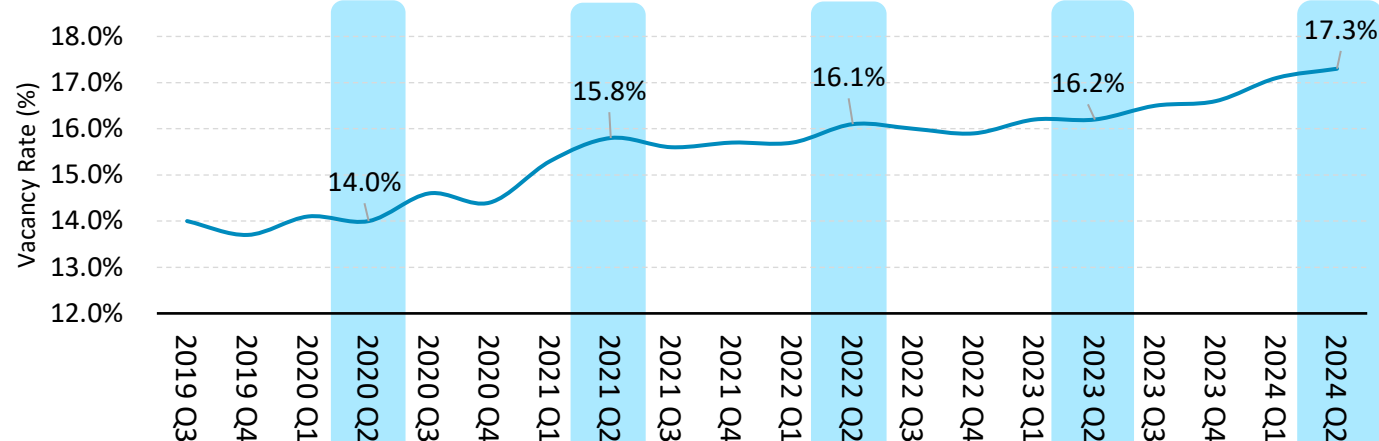
### Under Construction & Net Deliveries (sq. ft)



### Net Absorption (sq. ft)



### Vacancy Rate (%)



### Gross Rent (\$ per sq. ft)



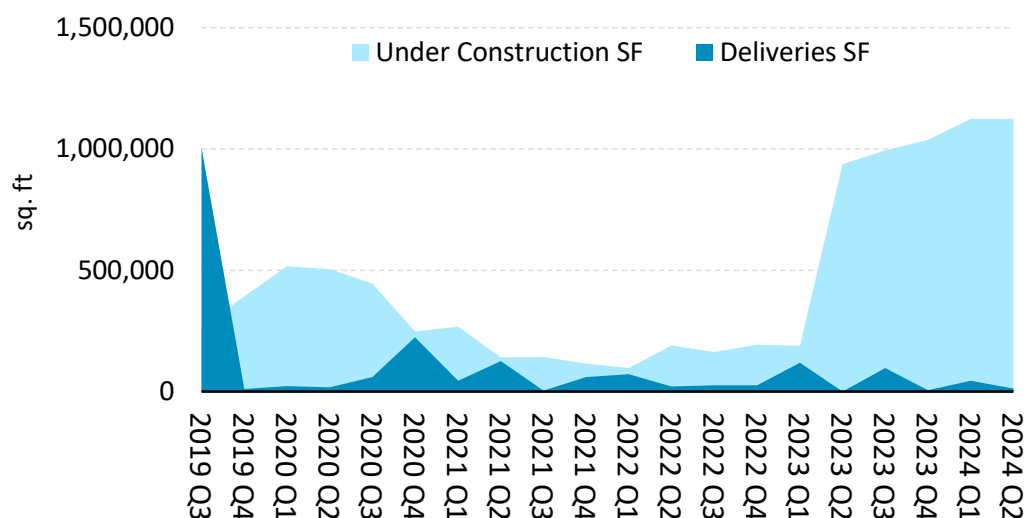
# Office Market - MSA Trends

## RICHMOND MSA

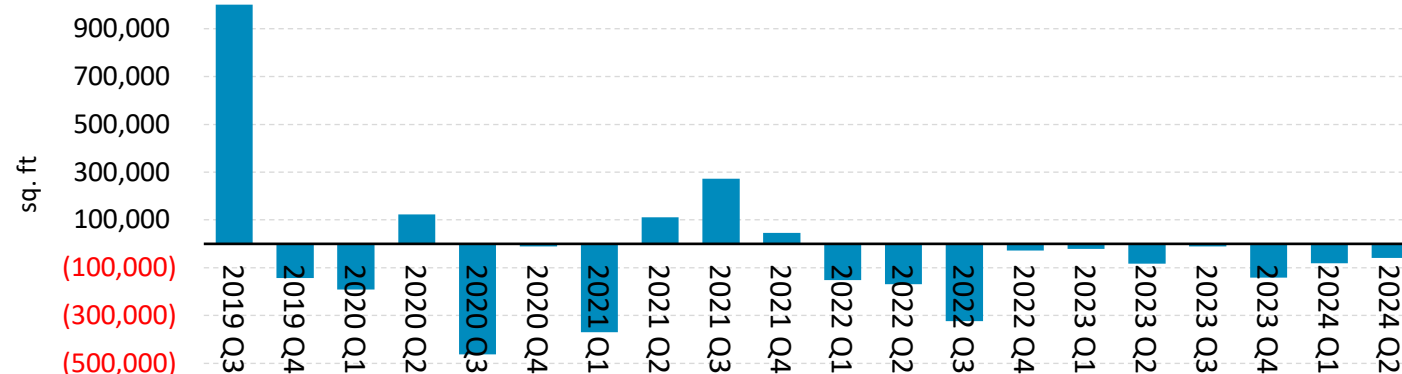
### Local Market Indicator Dashboard

	Q2-2024	YoY Chg
Total Inventory (sq. ft, millions)	<b>68.4</b>	<b>0.1%</b> % chg
Vacancy Rate (%)	<b>8.8%</b>	<b>0.5%</b> pct points
Net Absorption (sq. ft)	<b>(58,819)</b>	<b>24,031</b> sq. ft
Avg Gross Rent (\$ per sq. ft)	<b>\$21.07</b>	<b>\$0.39</b> \$ per sq. ft
Deliveries (sq. ft)	<b>12,000</b>	<b>12,000</b> sq. ft
Under Construction (sq. ft)	<b>1,123,871</b>	<b>186,219</b> sq. ft

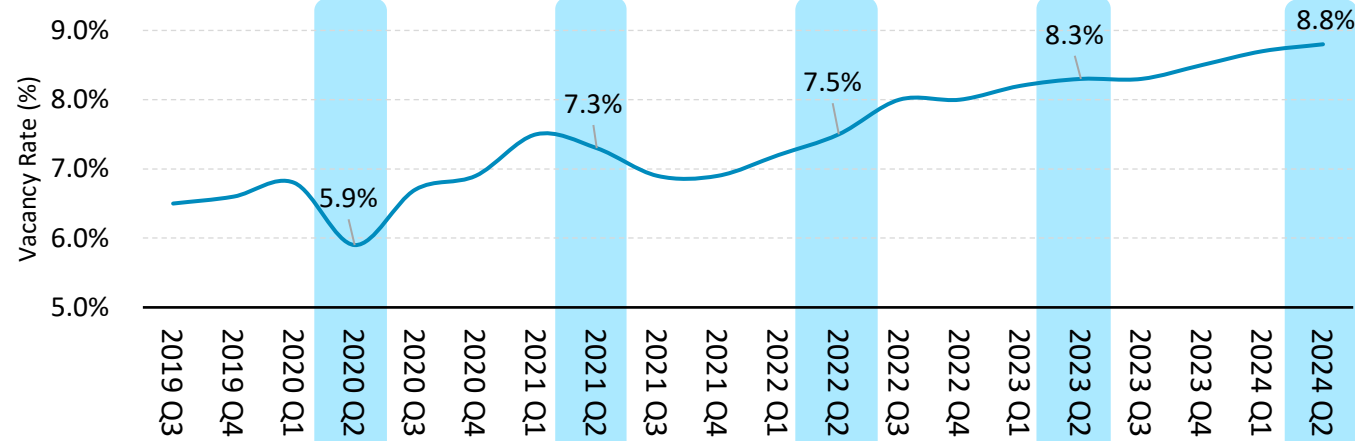
### Under Construction & Net Deliveries (sq. ft)



### Net Absorption (sq. ft)



### Vacancy Rate (%)



### Gross Rent (\$ per sq. ft)



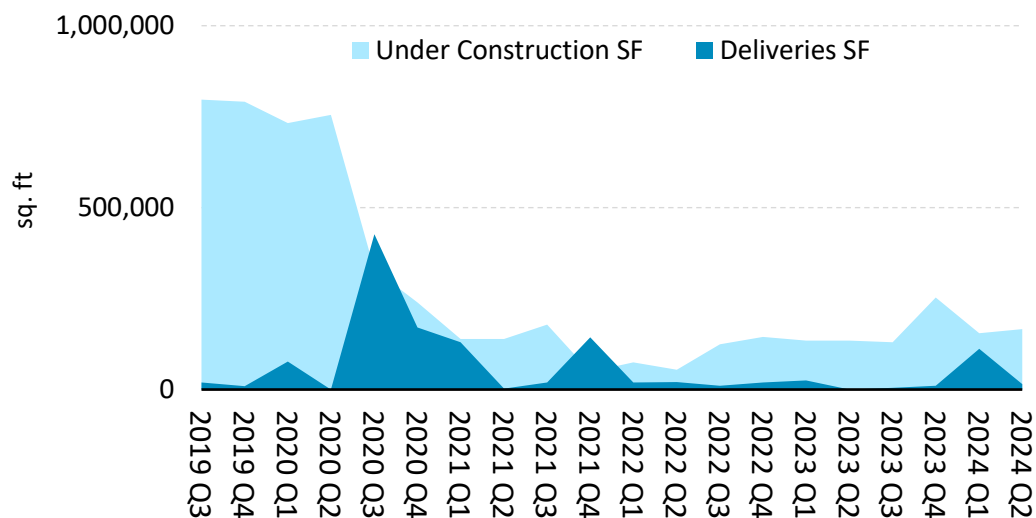
# Office Market - MSA Trends

## HAMPTON ROADS

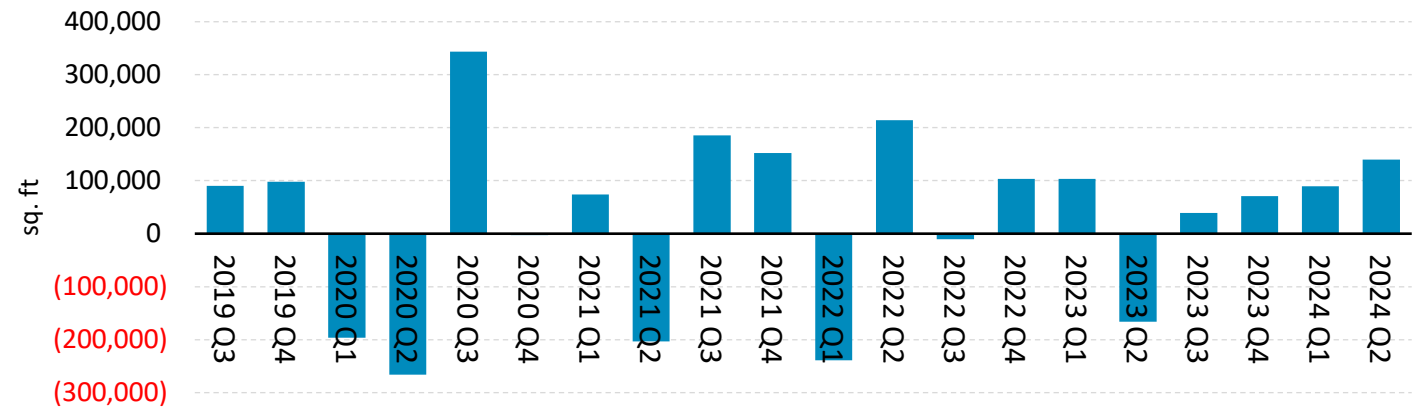
### Local Market Indicator Dashboard

	Q2-2024	YoY Chg
Total Inventory (sq. ft, millions)	56.5	0.2% % chg
Vacancy Rate (%)	7.6%	-0.4% pct points
Net Absorption (sq. ft)	139,810	305,782 sq. ft
Avg Gross Rent (\$ per sq. ft)	\$22.45	\$0.41 \$ per sq. ft
Deliveries (sq. ft)	15,000	15,000 sq. ft
Under Construction (sq. ft)	166,197	31,397 sq. ft

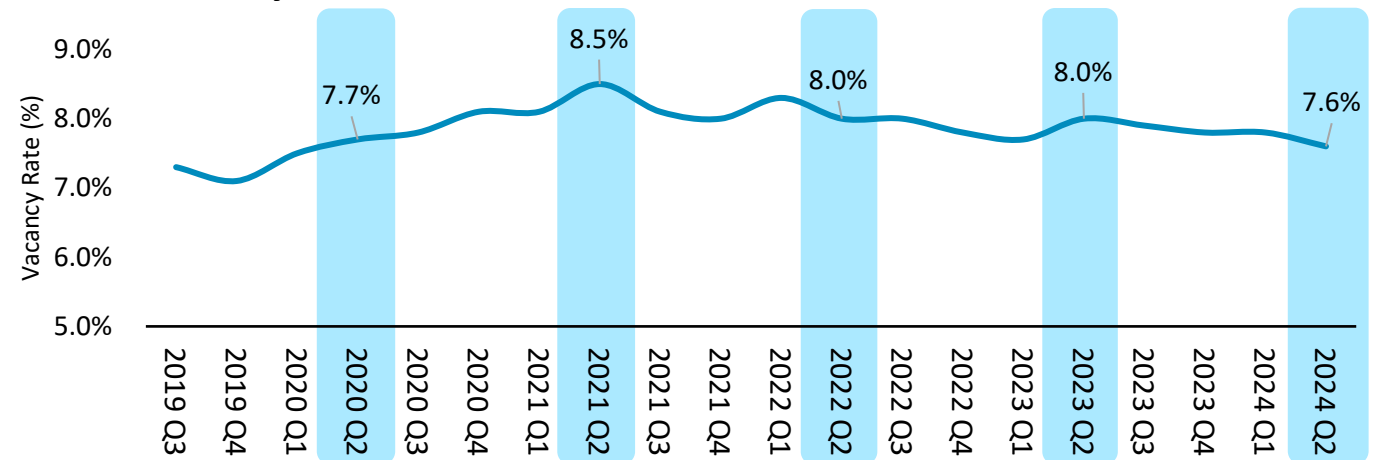
### Under Construction & Net Deliveries (sq. ft)



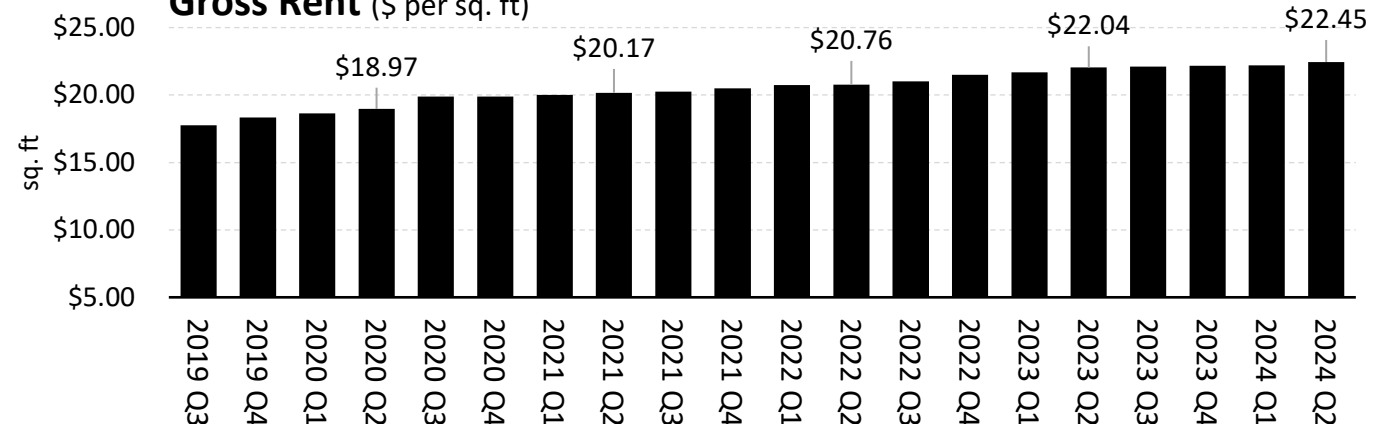
### Net Absorption (sq. ft)



### Vacancy Rate (%)



### Gross Rent (\$ per sq. ft)



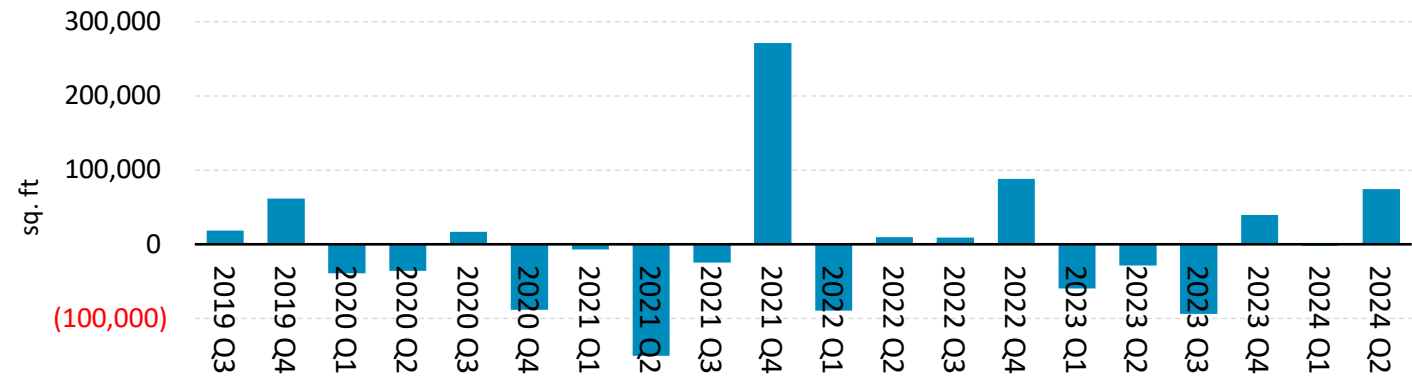
# Office Market - MSA Trends

## ROANOKE MSA

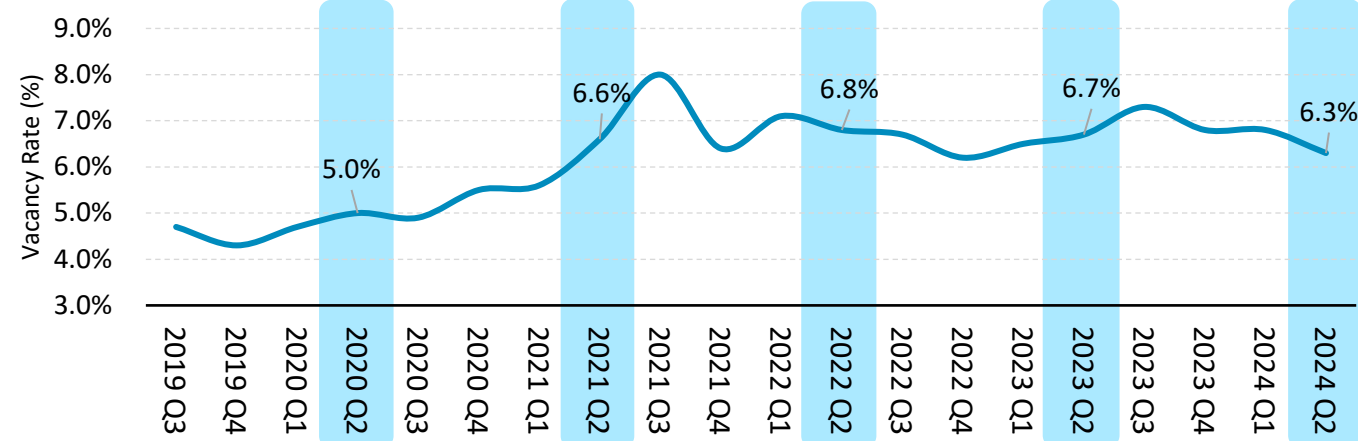
### Local Market Indicator Dashboard

	Q2-2024	YoY Chg	
Total Inventory (sq. ft, millions)	15.9	-0.3%	% chg
Vacancy Rate (%)	6.3%	-0.4%	pct points
Net Absorption (sq. ft)	74,407	103,105	sq. ft
Avg Gross Rent (\$ per sq. ft)	\$20.61	\$0.66	\$ per sq. ft
Deliveries (sq. ft)	0	0	sq. ft
Under Construction (sq. ft)	0	0	sq. ft

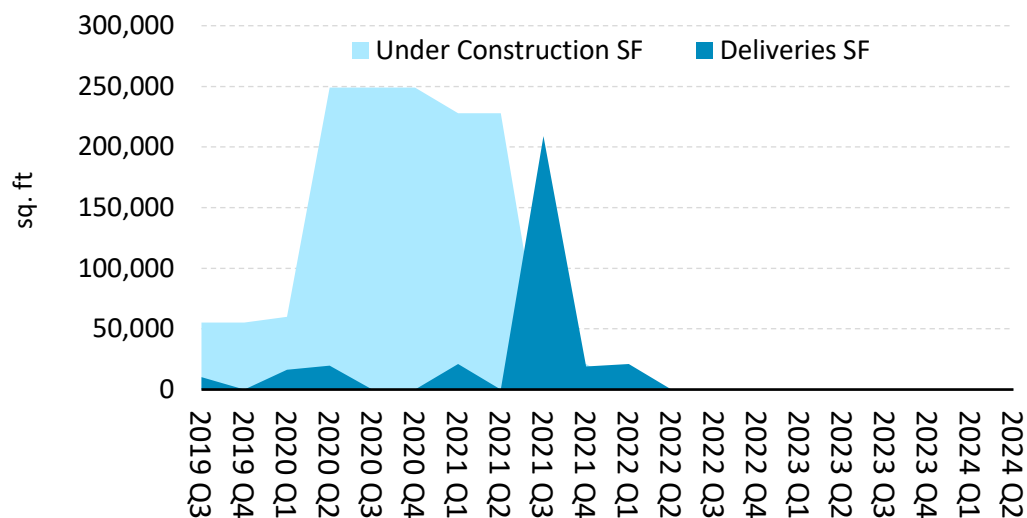
### Net Absorption (sq. ft)



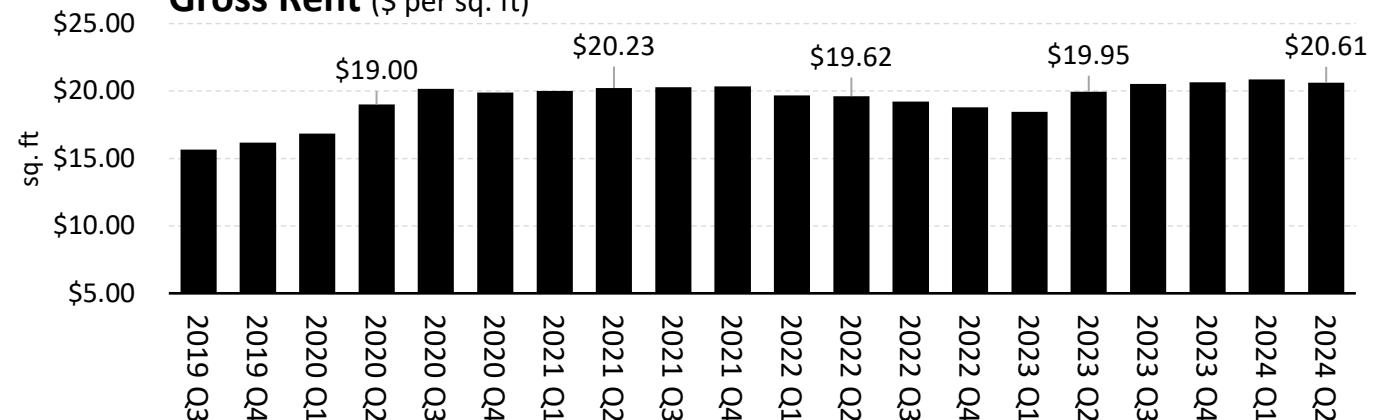
### Vacancy Rate (%)



### Under Construction & Net Deliveries (sq. ft)



### Gross Rent (\$ per sq. ft)



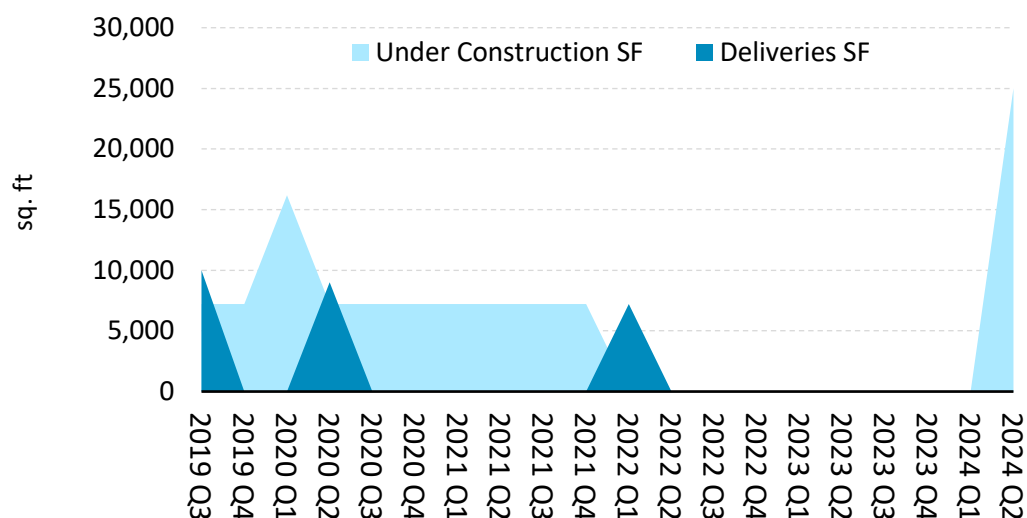
# Office Market - MSA Trends

## LYNCHBURG MSA

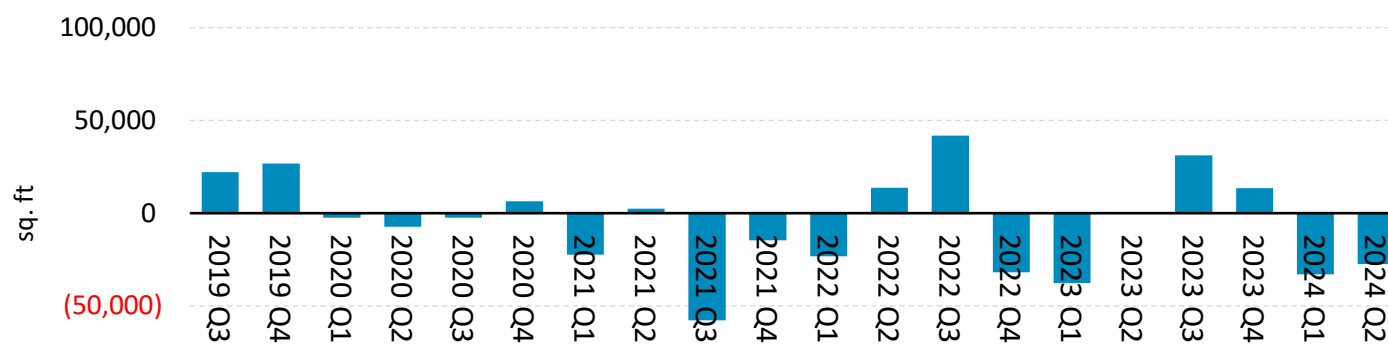
### Local Market Indicator Dashboard

	Q2-2024	YoY Chg	
Total Inventory (sq. ft, millions)	5.9	0	% chg
Vacancy Rate (%)	4.7%	0.3%	pct points
Net Absorption (sq. ft)	(27,509)	-27,556	sq. ft
Avg Gross Rent (\$ per sq. ft)	\$19.19	-\$0.17	\$ per sq. ft
Deliveries (sq. ft)	0	0	sq. ft
Under Construction (sq. ft)	25,000	25,000	sq. ft

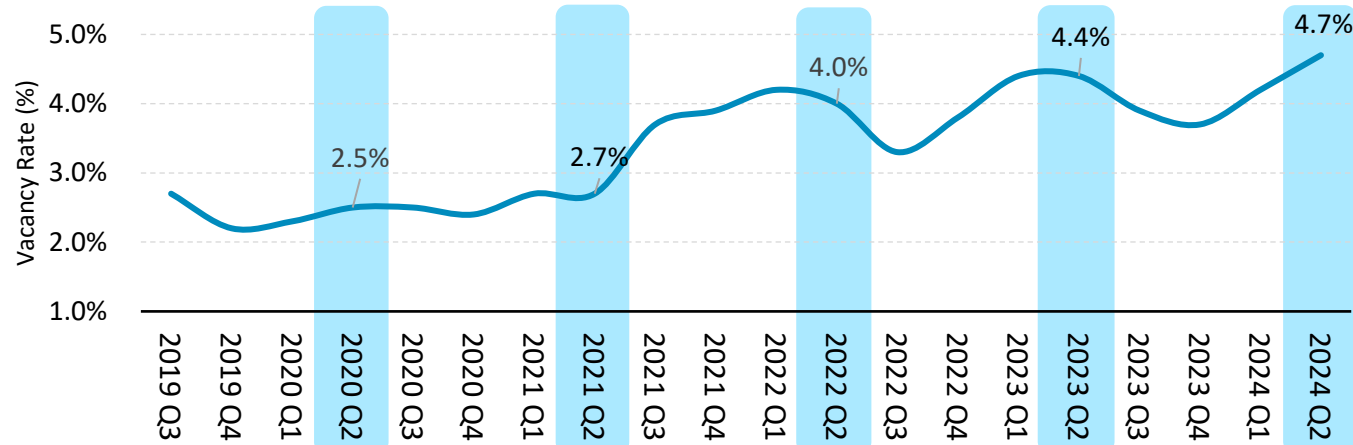
### Under Construction & Net Deliveries (sq. ft)



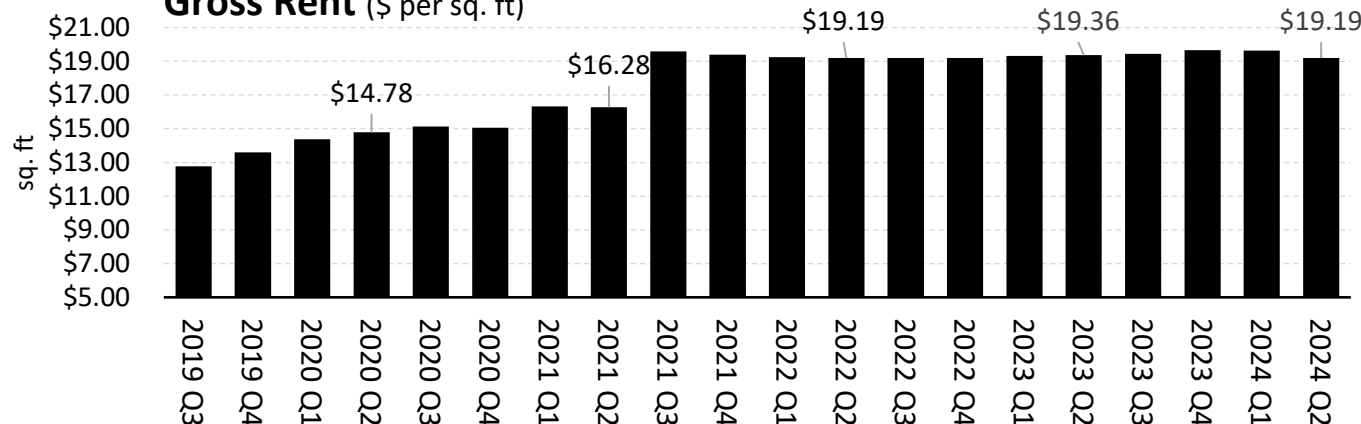
### Net Absorption (sq. ft)



### Vacancy Rate (%)



### Gross Rent (\$ per sq. ft)



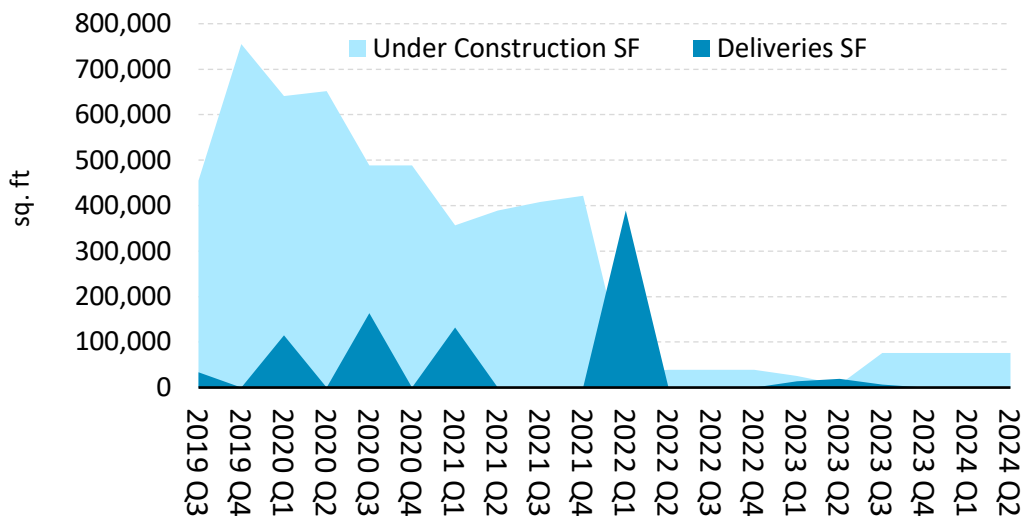
# Office Market - MSA Trends

## CHARLOTTESVILLE MSA

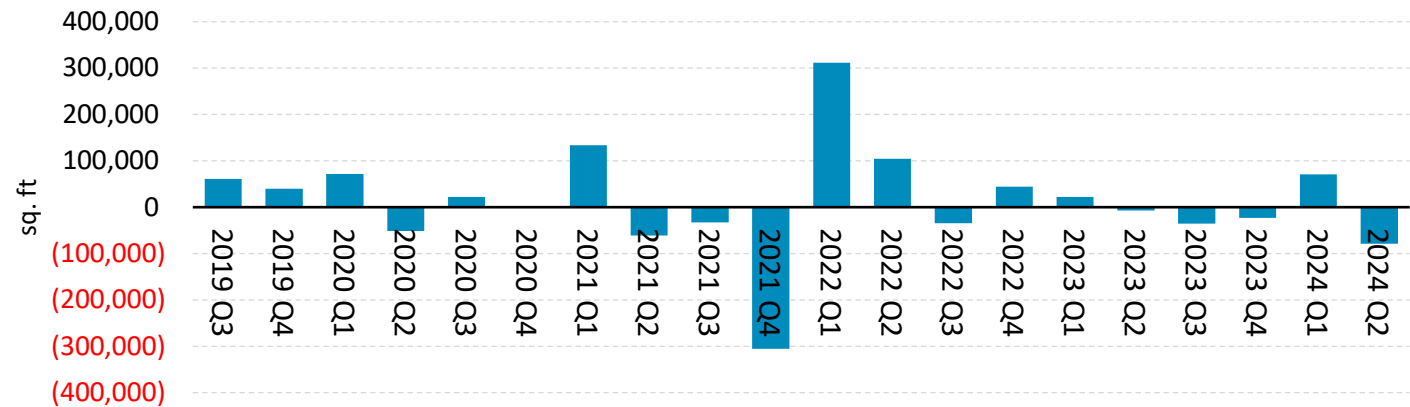
### Local Market Indicator Dashboard

	Q2-2024	YoY Chg	
Total Inventory (sq. ft, millions)	10.1	0.1%	% chg
Vacancy Rate (%)	8.4%	0.7%	pct points
Net Absorption (sq. ft)	(79,123)	-71,813	sq. ft
Avg Gross Rent (\$ per sq. ft)	\$30.37	\$1.03	\$ per sq. ft
Deliveries (sq. ft)	0	-18,999	sq. ft
Under Construction (sq. ft)	76,000	69,500	sq. ft

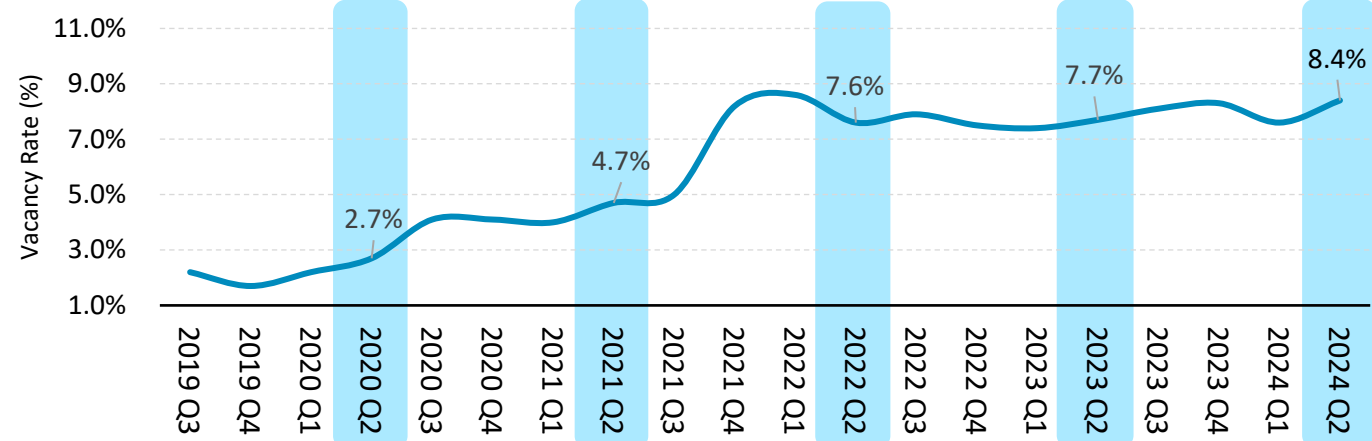
### Under Construction & Net Deliveries (sq. ft)



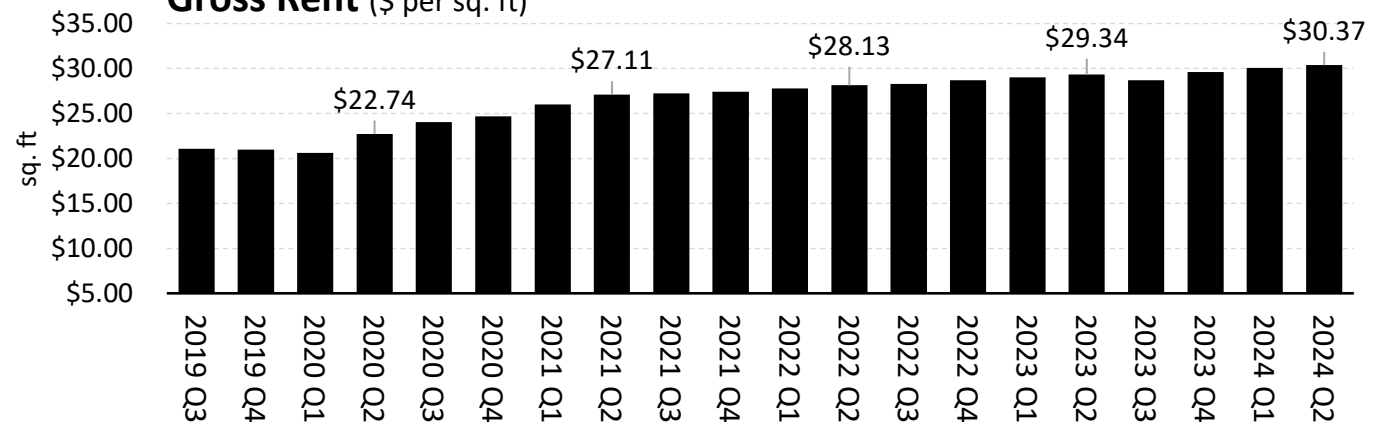
### Net Absorption (sq. ft)



### Vacancy Rate (%)



### Gross Rent (\$ per sq. ft)



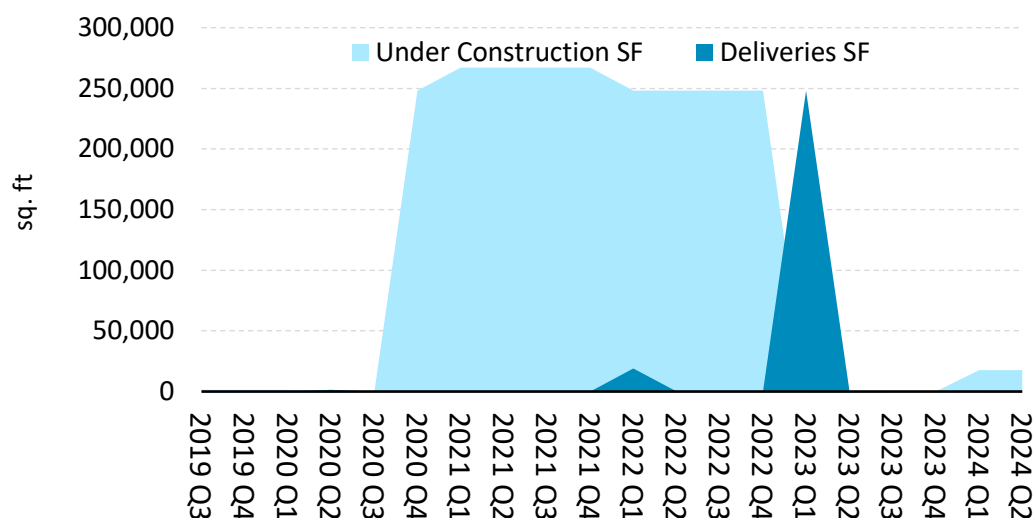
# Office Market - MSA Trends

## BLACKSBURG MSA

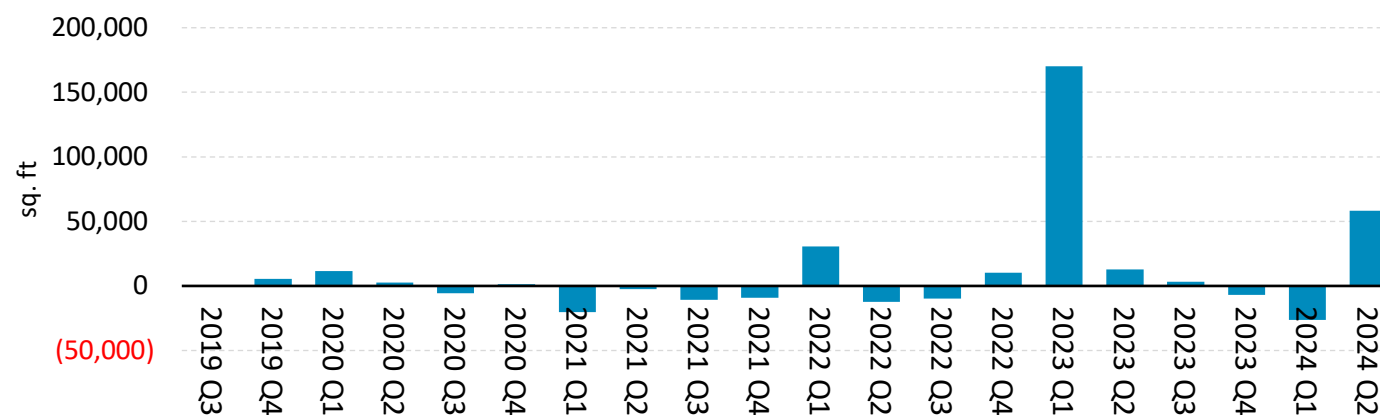
### Local Market Indicator Dashboard

	Q2-2024	YoY Chg	
Total Inventory (sq. ft, millions)	3.8	0	% chg
Vacancy Rate (%)	3.8%	-0.8%	pct points
Net Absorption (sq. ft)	58,214	45,278	sq. ft
Avg Gross Rent (\$ per sq. ft)	\$21.00	\$1.10	\$ per sq. ft
Deliveries (sq. ft)	0	0	sq. ft
Under Construction (sq. ft)	17,660	17,660	sq. ft

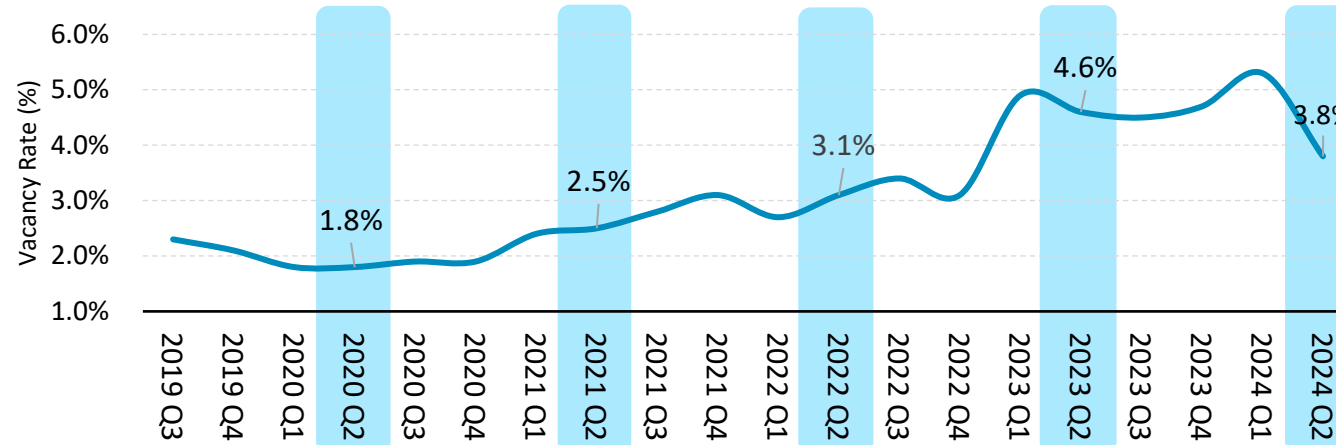
### Under Construction & Net Deliveries (sq. ft)



### Net Absorption (sq. ft)



### Vacancy Rate (%)



### Gross Rent (\$ per sq. ft)



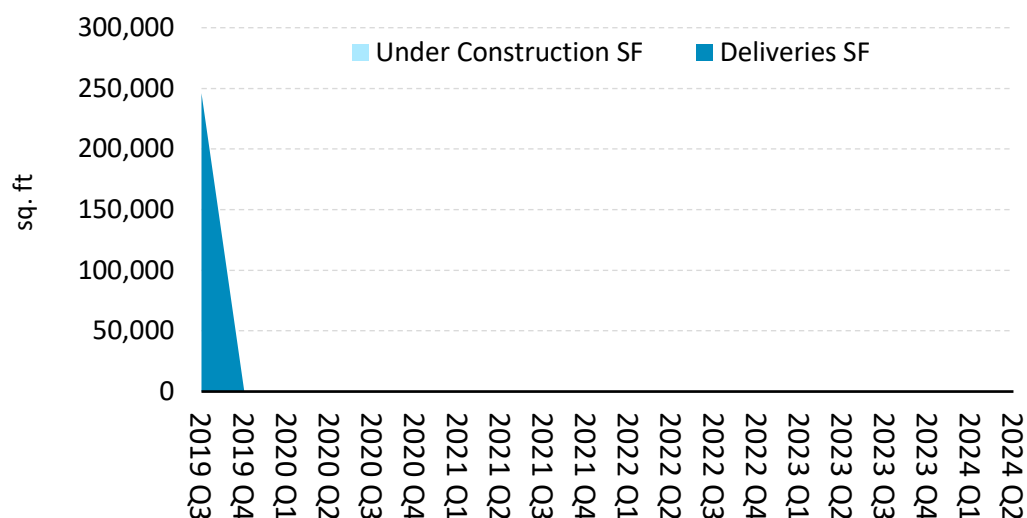
# Office Market - MSA Trends

## WINCHESTER MSA

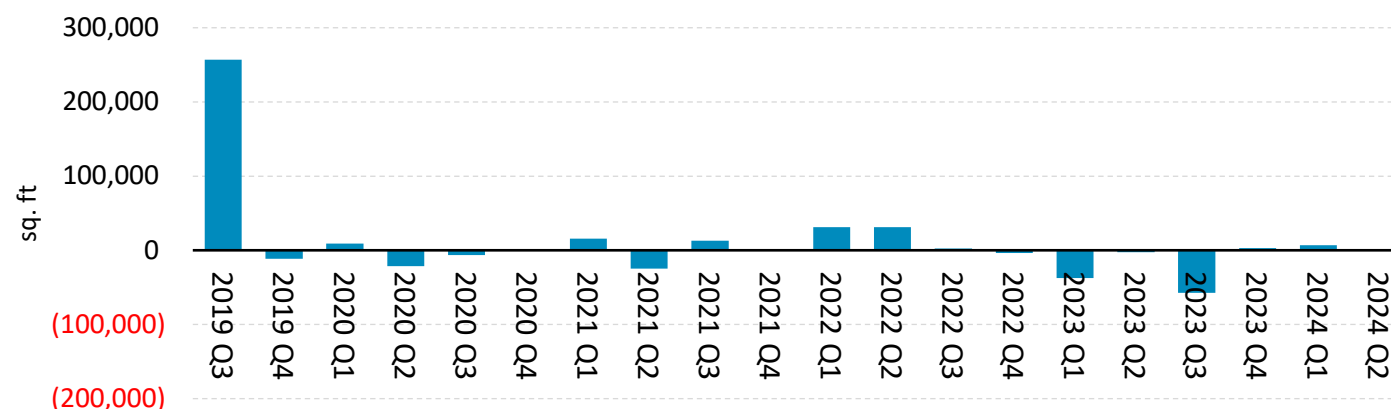
### Local Market Indicator Dashboard

	Q2-2024	YoY Chg	
Total Inventory (sq. ft, millions)	3.5	0	% chg
Vacancy Rate (%)	3.9%	1.4%	pct points
Net Absorption (sq. ft)	(1,168)	1,223	sq. ft
Avg Gross Rent (\$ per sq. ft)	\$22.41	-\$0.18	\$ per sq. ft
Deliveries (sq. ft)	0	0	sq. ft
Under Construction (sq. ft)	0	0	sq. ft

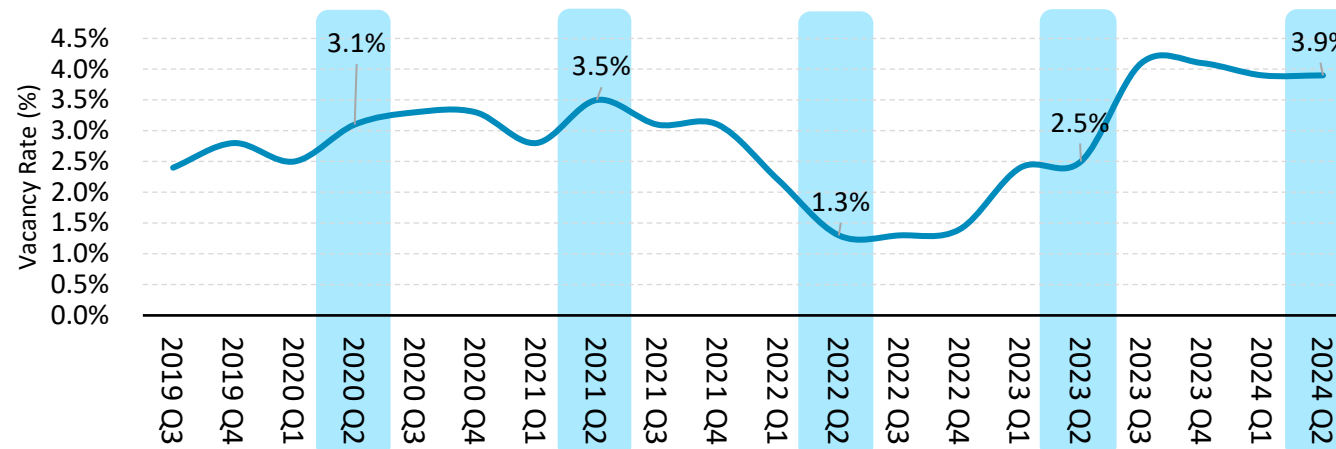
### Under Construction & Net Deliveries (sq. ft)



### Net Absorption (sq. ft)



### Vacancy Rate (%)



### Gross Rent (\$ per sq. ft)



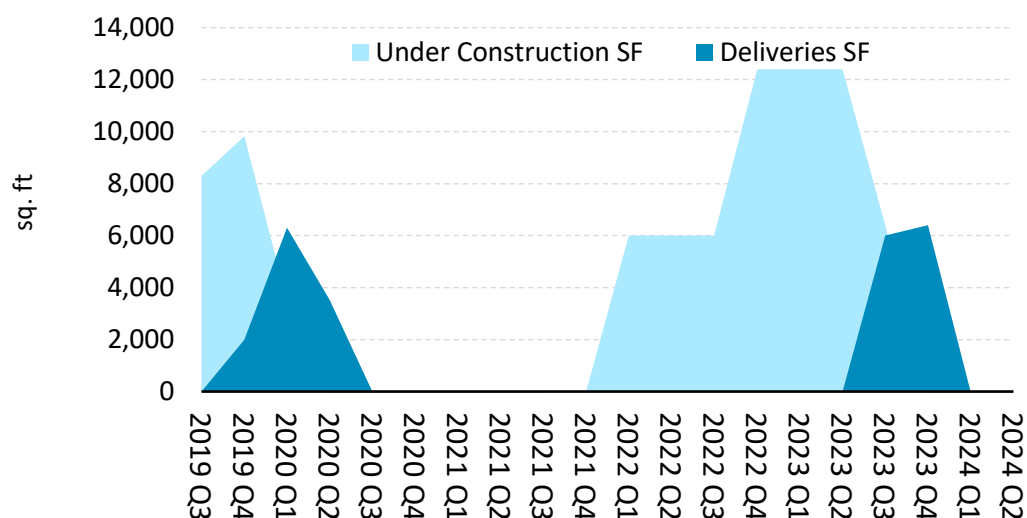
# Office Market - MSA Trends

## **HARRISONBURG MSA**

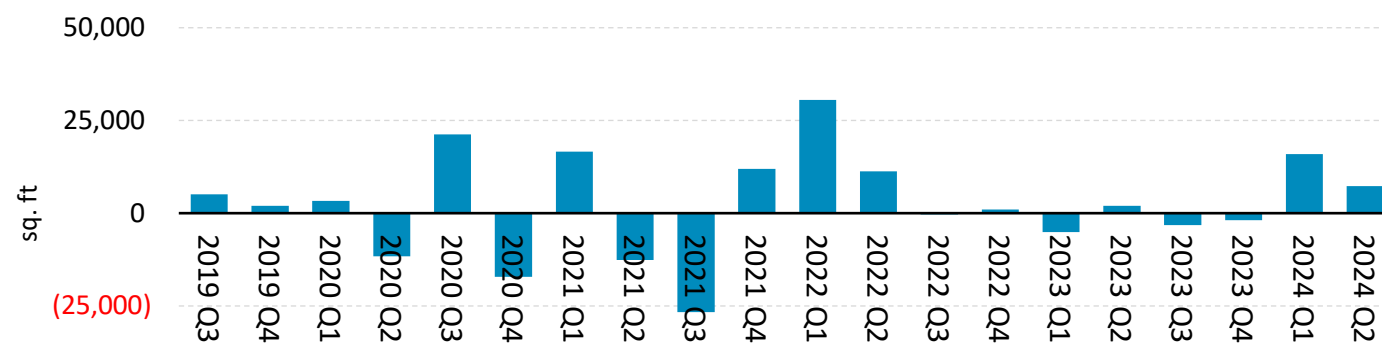
### Local Market Indicator Dashboard

	Q2-2024	YoY Chg	
Total Inventory (sq. ft, millions)	<b>2.5</b>	<b>0.4%</b>	% chg
Vacancy Rate (%)	<b>3.2%</b>	<b>-0.3%</b>	pct points
Net Absorption (sq. ft)	<b>7,342</b>	<b>5,376</b>	sq. ft
Avg Gross Rent (\$ per sq. ft)	<b>\$18.41</b>	<b>\$1.34</b>	\$ per sq. ft
Deliveries (sq. ft)	<b>0</b>	<b>0</b>	sq. ft
Under Construction (sq. ft)	<b>0</b>	<b>-12,400</b>	sq. ft

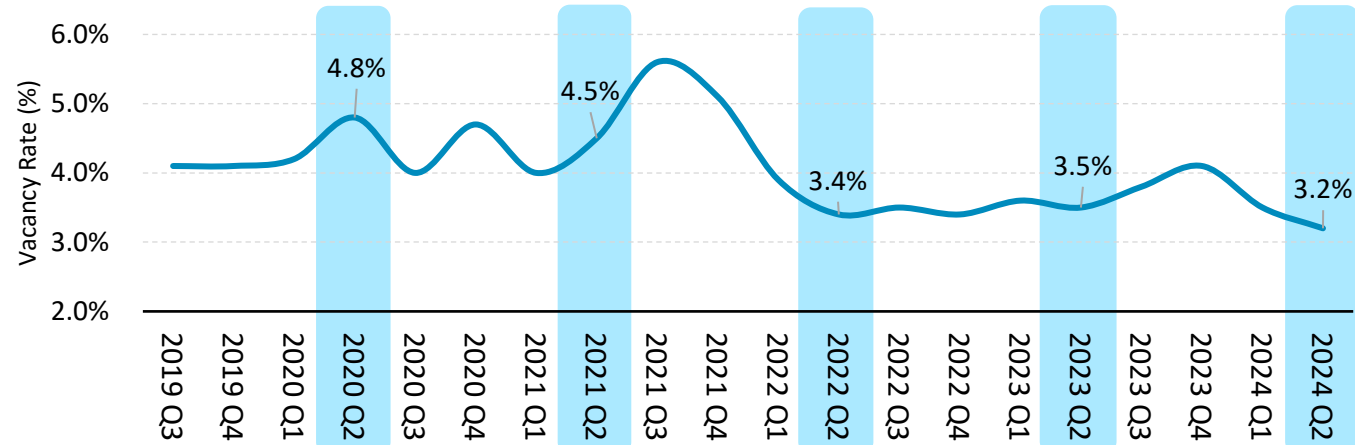
### Under Construction & Net Deliveries (sq. ft)



### Net Absorption (sq. ft)



### Vacancy Rate (%)



### Gross Rent (\$ per sq. ft)



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404-433-6015

Data and analysis provided by Virginia REALTORS® Chief Economist.

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