



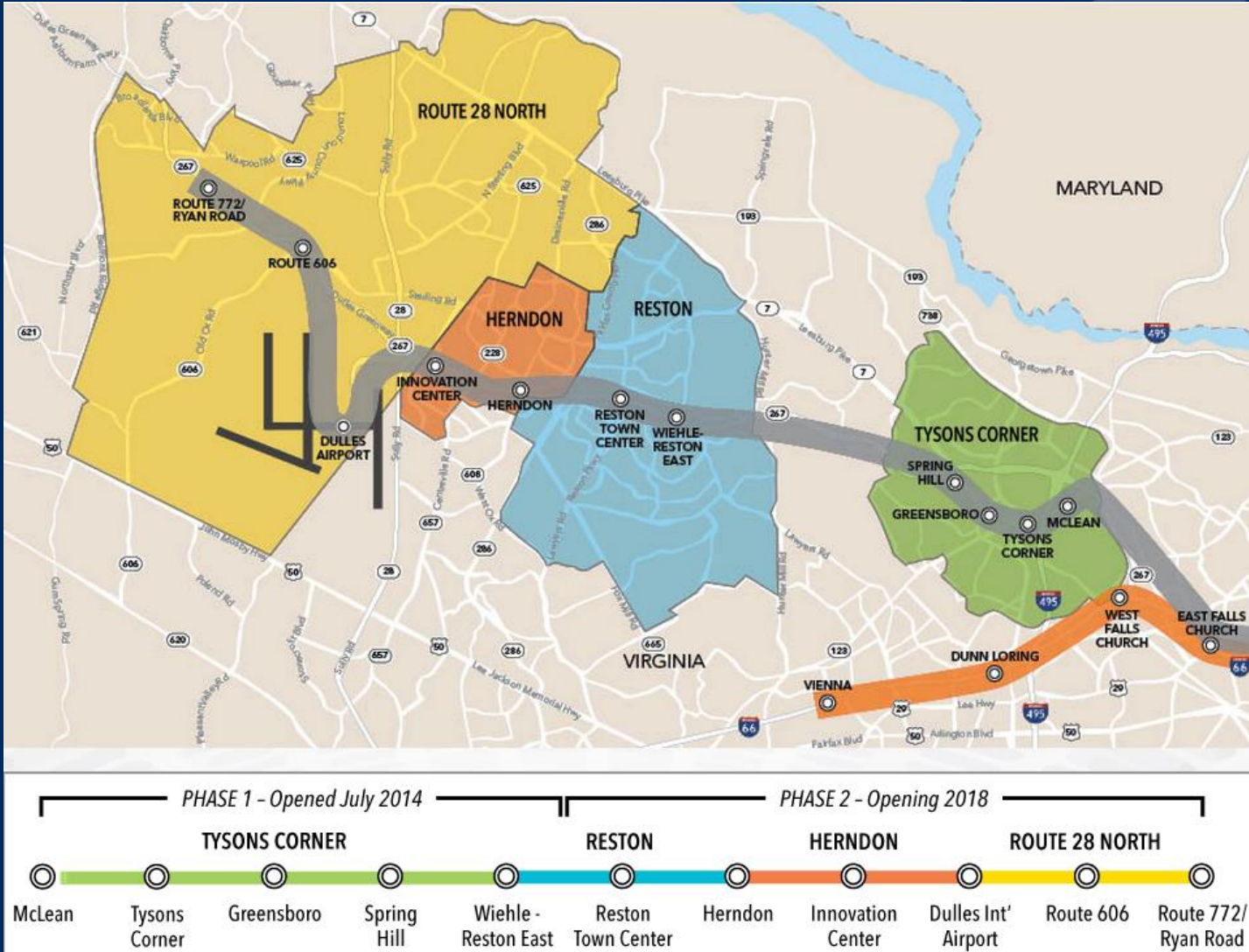
TYSONS CORNER UPDATE: SILVER LINE

January 28, 2015

*Presented by
Elizabeth Norton
Managing Research Director*

SILVER LINE

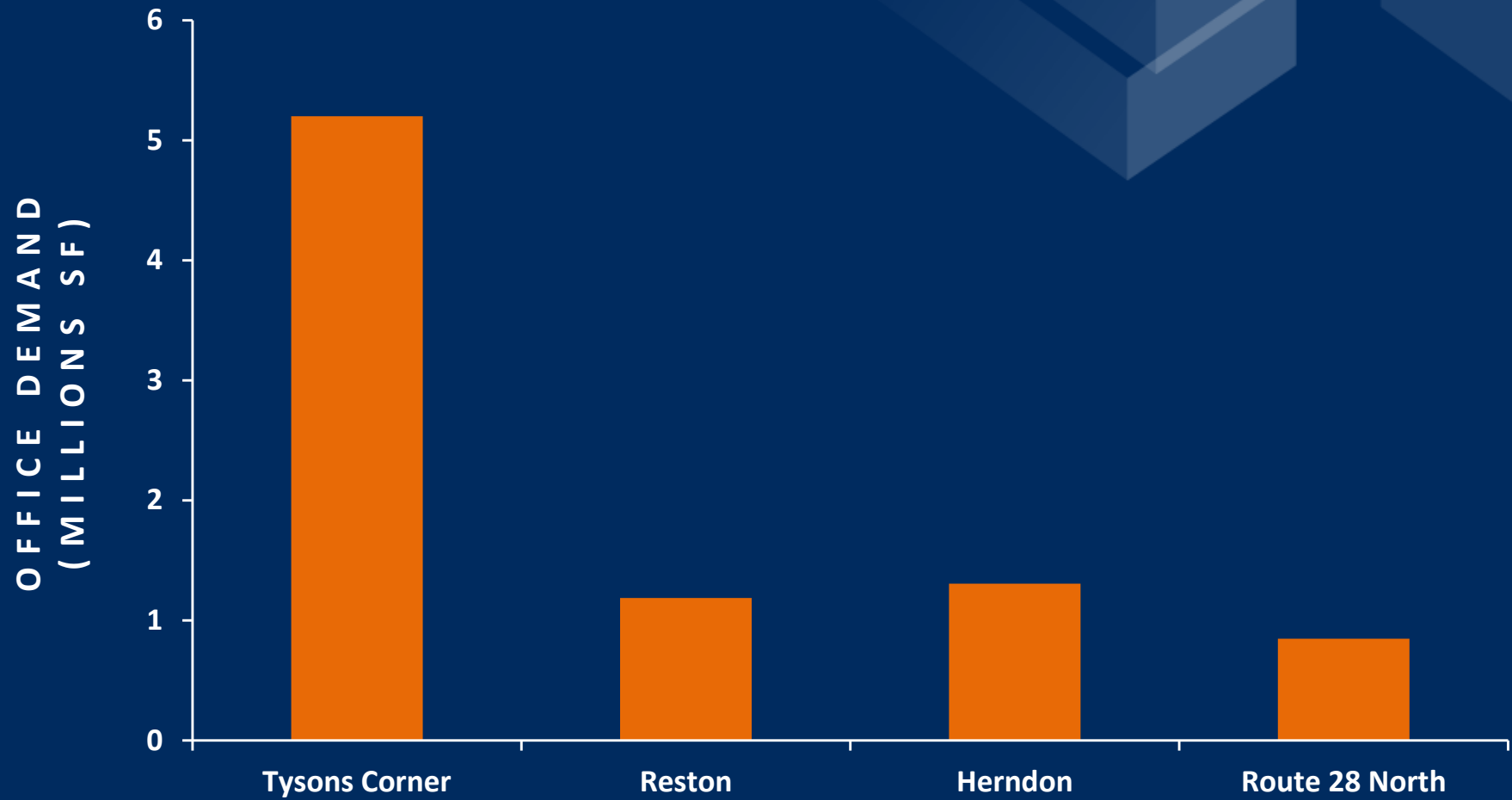
Northern Virginia



Source: Transwestern.

PROJECTED OFFICE DEMAND BY SUBMARKET

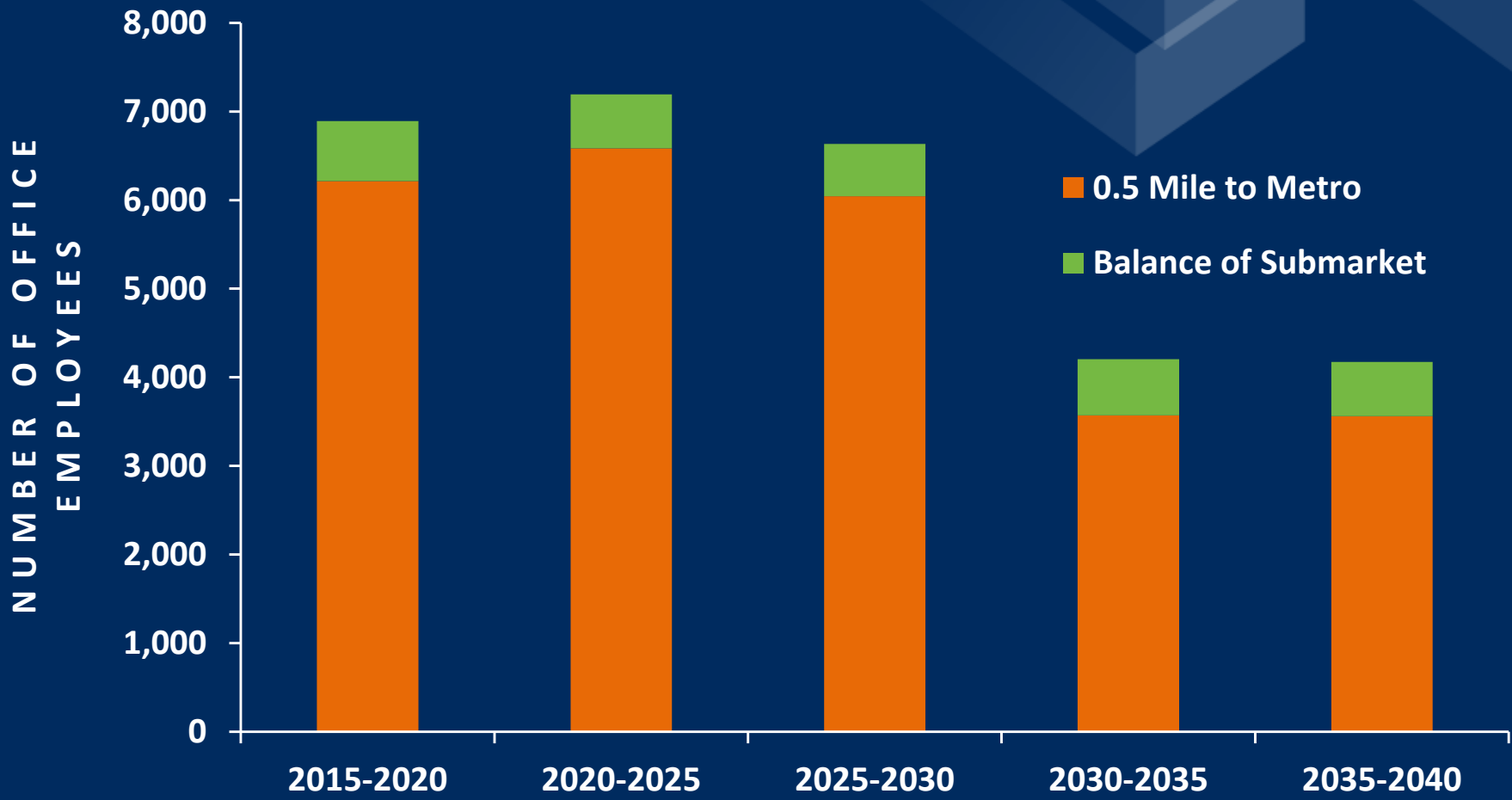
Within Half Mile to Silver Line Stations | 2015-2040



Source: Transwestern.

PROJECTED OFFICE EMPLOYMENT GROWTH

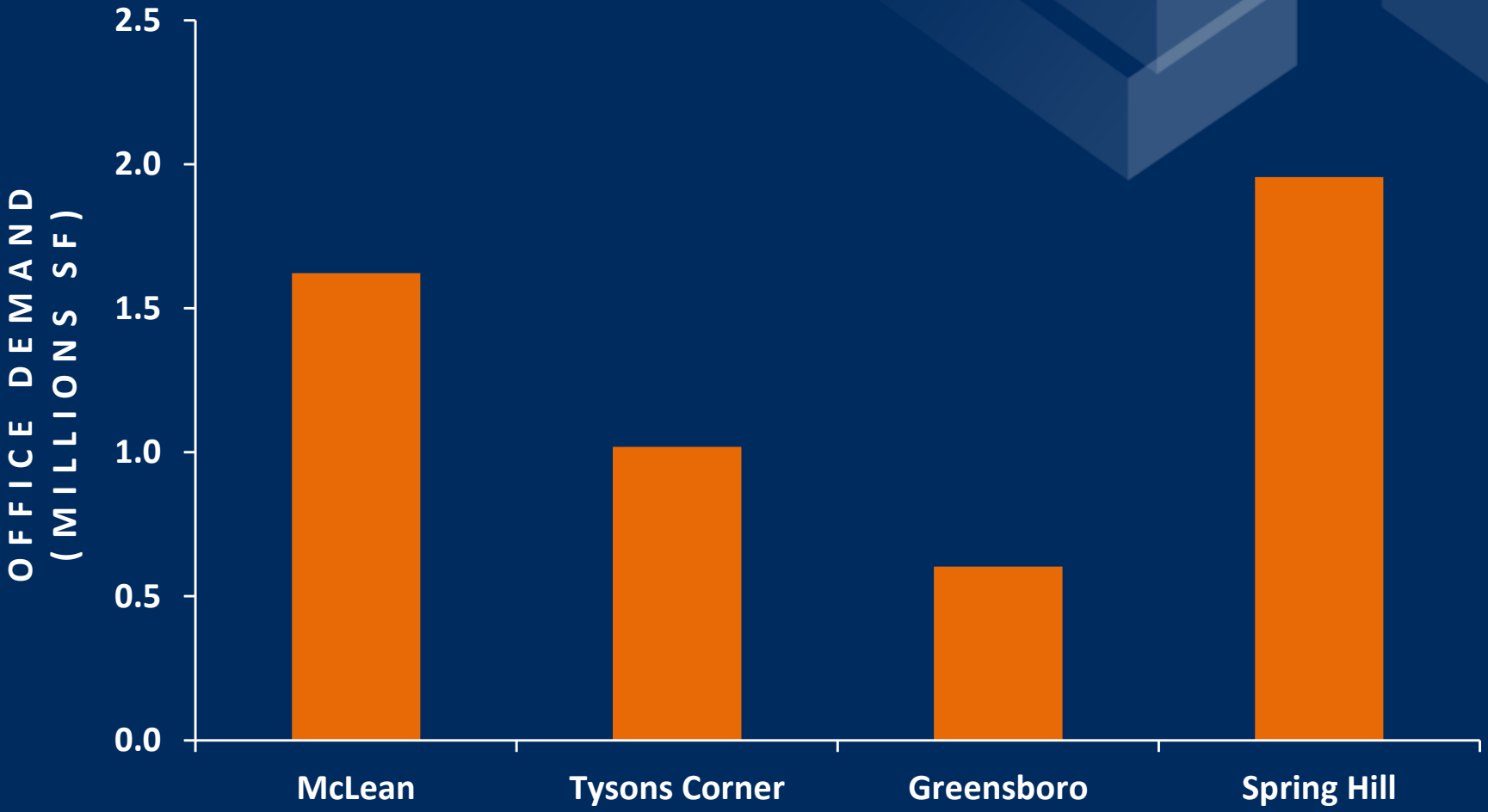
Tysons Corner



Source: Metropolitan Washington Council of Governments, Transwestern.

PROJECTED OFFICE DEMAND BY METRO STATION

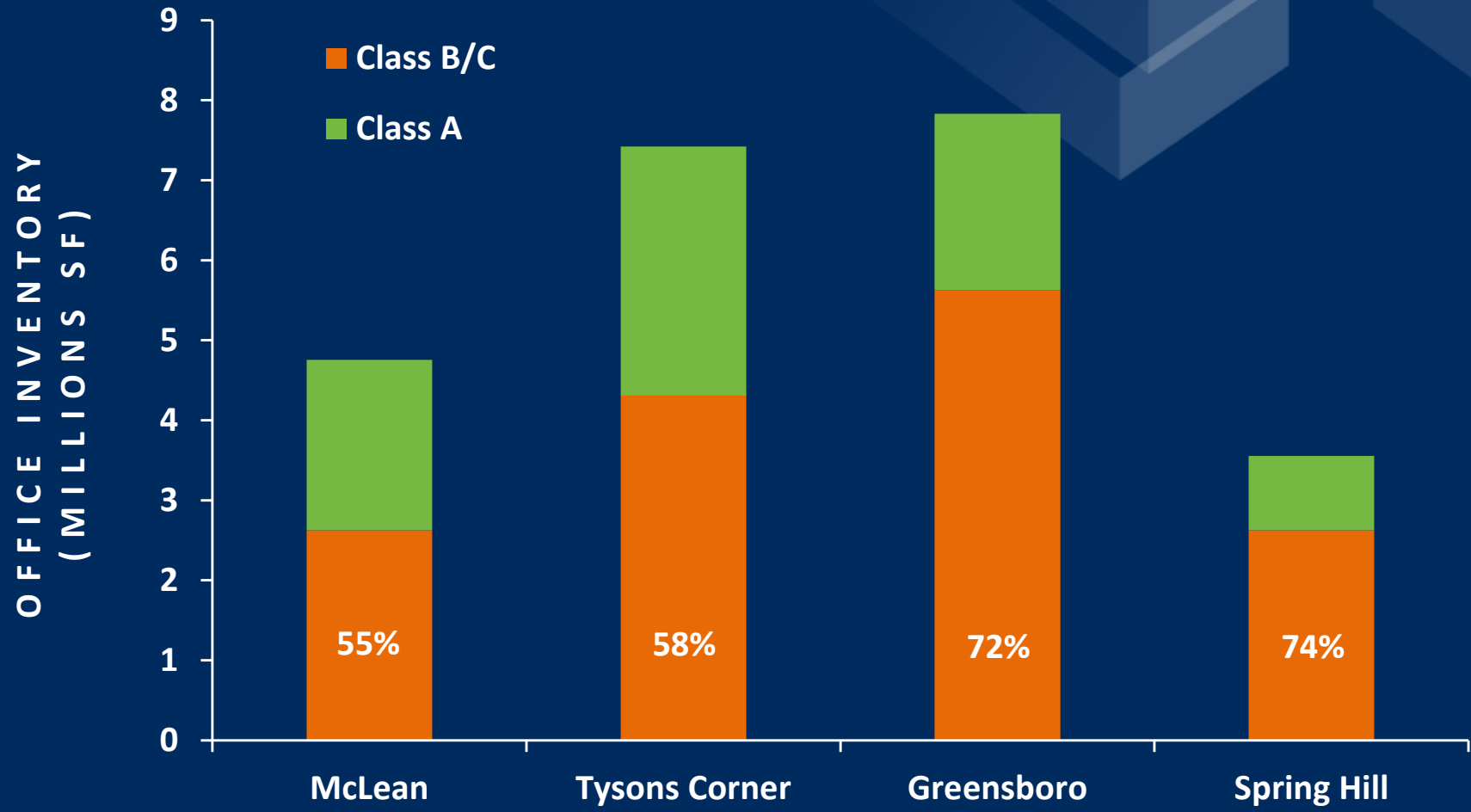
Within Half Mile to Tyson Corner Stations | 2015-2040



Source: Transwestern.

OFFICE INVENTORY BY BUILDING CLASS

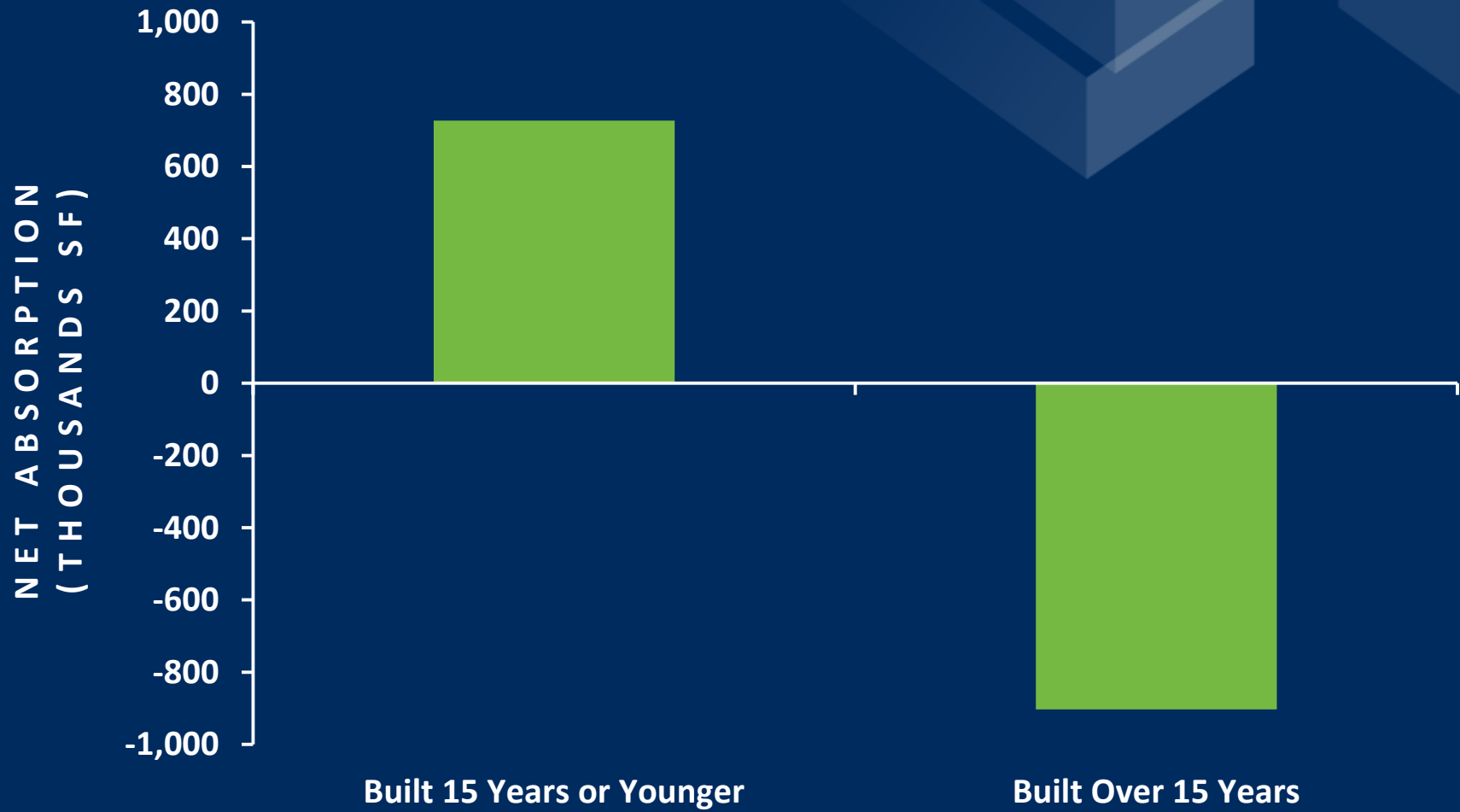
Within Half Mile to Tyson Corner Stations | Year-End 2014



Source: CoStar, Transwestern.

OFFICE NET ABSORPTION BY CLASS OF SPACE

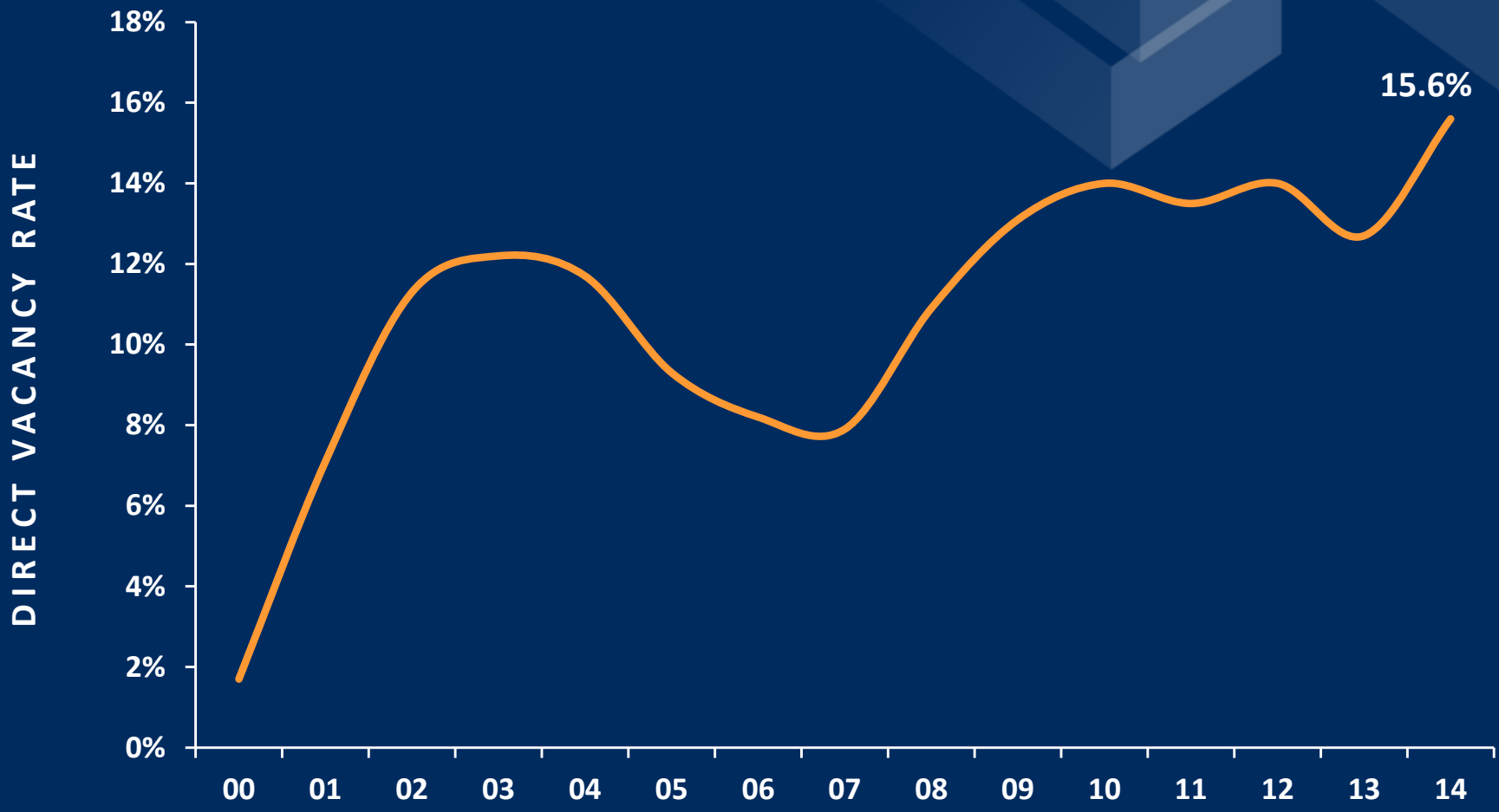
Tyson's Corner | Current Recovery Period



Source: CoStar, Transwestern.

OFFICE VACANCY RATE

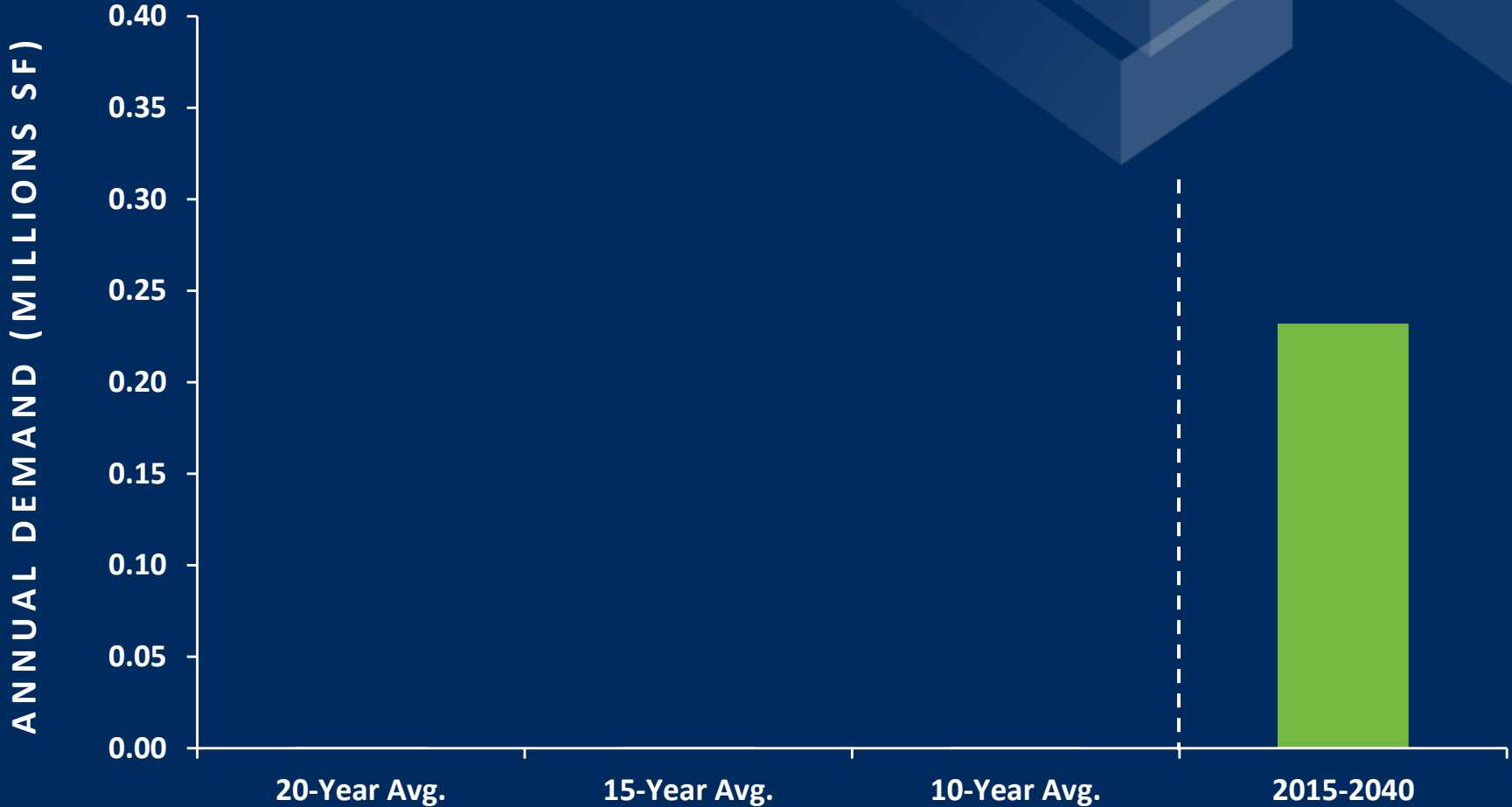
Tysons Corner



Source: CoStar, Transwestern.

OFFICE DEMAND

Tysons Corner



Source: CoStar, Transwestern.

LIMITS TO DEMAND

Tysons Corner

1. Above ground stations.
2. Area is already developed.
3. Projected job growth is expected to be limited.



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