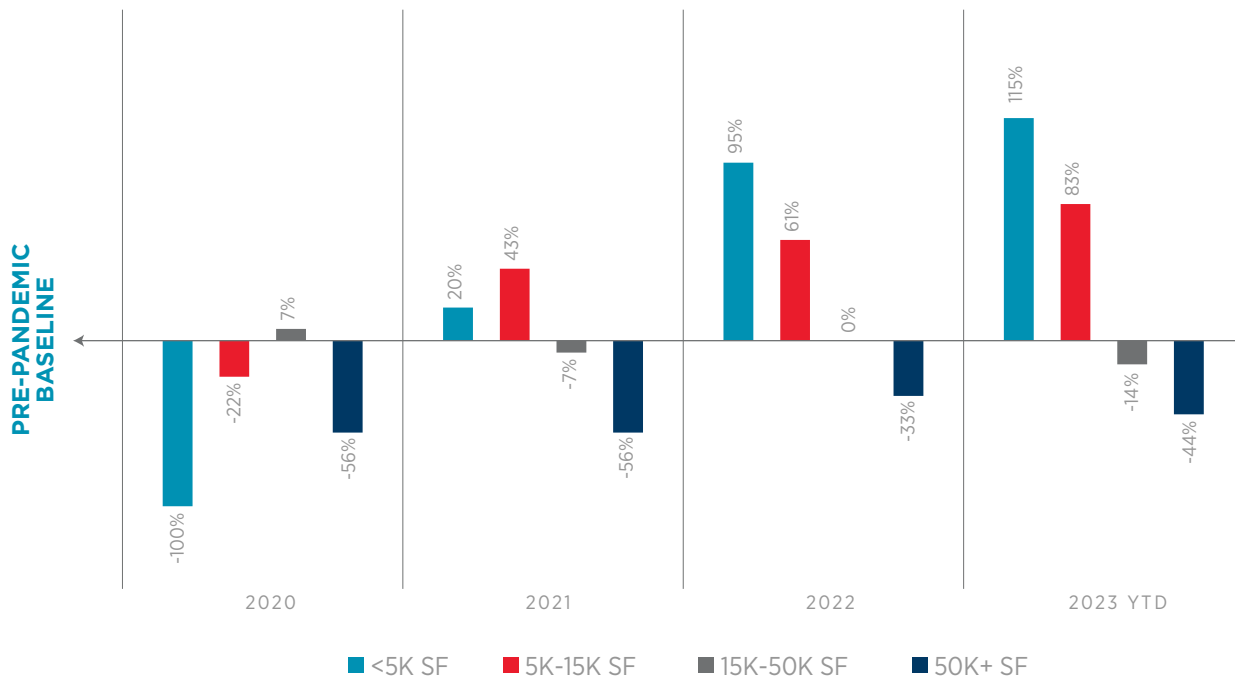


Richmond, VA: Active Requirements

ACTIVE REQUIREMENTS (% CHANGE FROM 2019 / PRE-PANDEMIC)



Based on number of active requirements tracked by Thalhimers office group

The Active Office Rebound

Richmond’s office market activity is on the rise. The total number of active requirements tracked by Thalhimers office group has rebounded to 65% above pre-pandemic levels. Office tenants are looking to right-size and mindfully reconfigure space to accommodate hybrid work models as well as upgrade available amenities to entice staff back to the office. Demand remains highest for locations in the northwest quadrant with a specific interest in Scott’s Addition, Glen Forest, and Innsbrook.

Almost 50% of requirements are now targeting less than 5,000 SF, a change attributable to the new approach to office utilization and the focus on quality in terms of both finishes and location, particularly for smaller and mid-sized requirements. New office requirements under 5,000 SF were effectively non-existent in 2020 during the height of the pandemic and are now almost double the 2019 count in terms of the number of requirements.

With job recovery nearing 100% of pre-pandemic levels and with more than 5,000 regional jobs announced in 2022, Richmond’s office market rebound is forecast to continue.