COMMERCIAL CONSTRUCTION INDICATORS

Information on the number, location, structure type, and size of new development projects in 2025 in metropolitan Washington

April 2025

Metropolitan Washington
Council of Governments

COMMERCIAL CONSTRUCTION INDICATORS: 2025 DEVELOPMENT PROJECTS
April 6, 2026

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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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EXECUTIVE SUMMARY

This report describes recent trends in the commercial real estate market within the 24 member jurisdictions of the Metropolitan Washington Council of Governments (COG). Commercial property records from the CoStar subscription database for buildings completed through the end of 2025 were analyzed to document the number, size, and location of new commercial buildings, as well as describe changes in vacancy rates across the region.

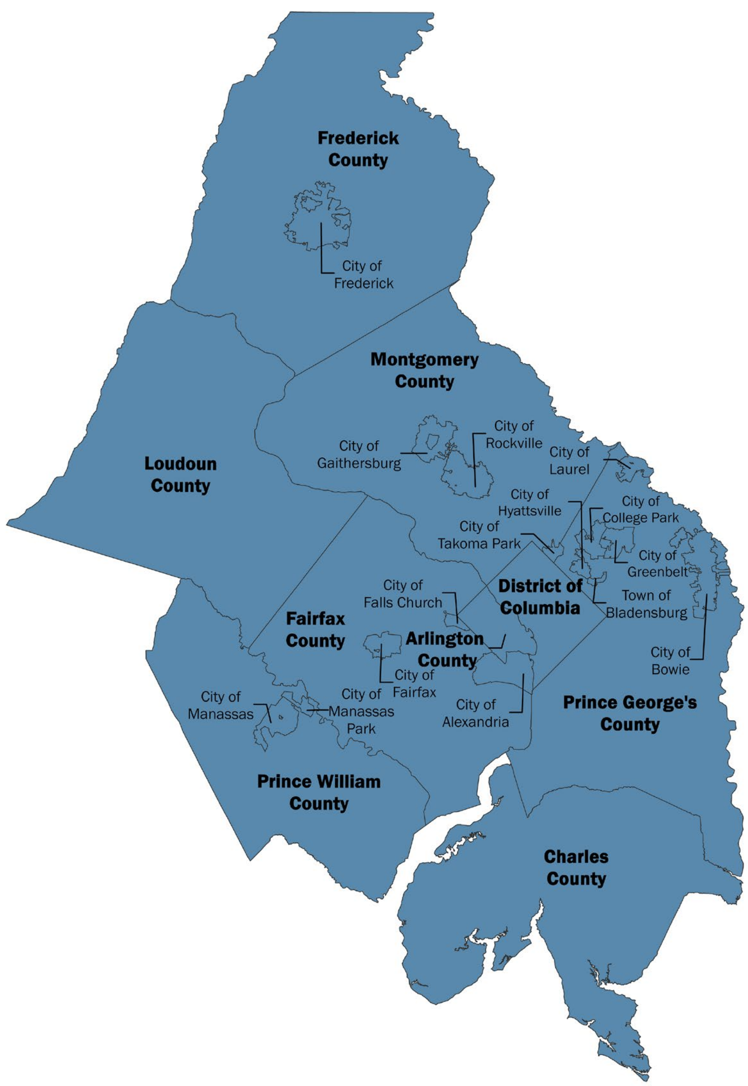
- New construction declined by 30 percent from 2024 to 2025. In 2025, 121 new commercial buildings were completed, adding 12.9 million square feet of rentable space to the region.
- Construction activity is significantly behind the pre-pandemic norm. Last year's construction volume was 39 percent below that of 2019.
- The overall commercial regional vacancy rate was 11.6 percent at the end of 2025, one of the highest in the nation. While industrial, flex and stand-alone retail vacancies are low, the office vacancy rate has risen higher than any other year in the database, to 17.8 percent.
- The industrial/flex sector held the greatest share of commercial construction in 2025, creating 60 percent of the region's new space. The industrial/flex sector has been a bright spot in the commercial real estate sector—due to strong demand for data centers, distribution centers and warehouses—but the office and retail sectors have fallen to their lowest construction total in decades.
- The region is experiencing an increase in the demolition of obsolete or underutilized buildings, or their conversion to new uses. Since 2019, 12 million square feet of space has undergone conversion, with the most common adaptive reuse has been for offices to be converted to multifamily residences.
- With 24 new buildings and 2.9 million square feet of new space in 2025, Loudoun County added the most new commercial space in the region, accounting for about 22 percent of all regional commercial growth.

INTRODUCTION

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, as shown below in Figure 1 below.

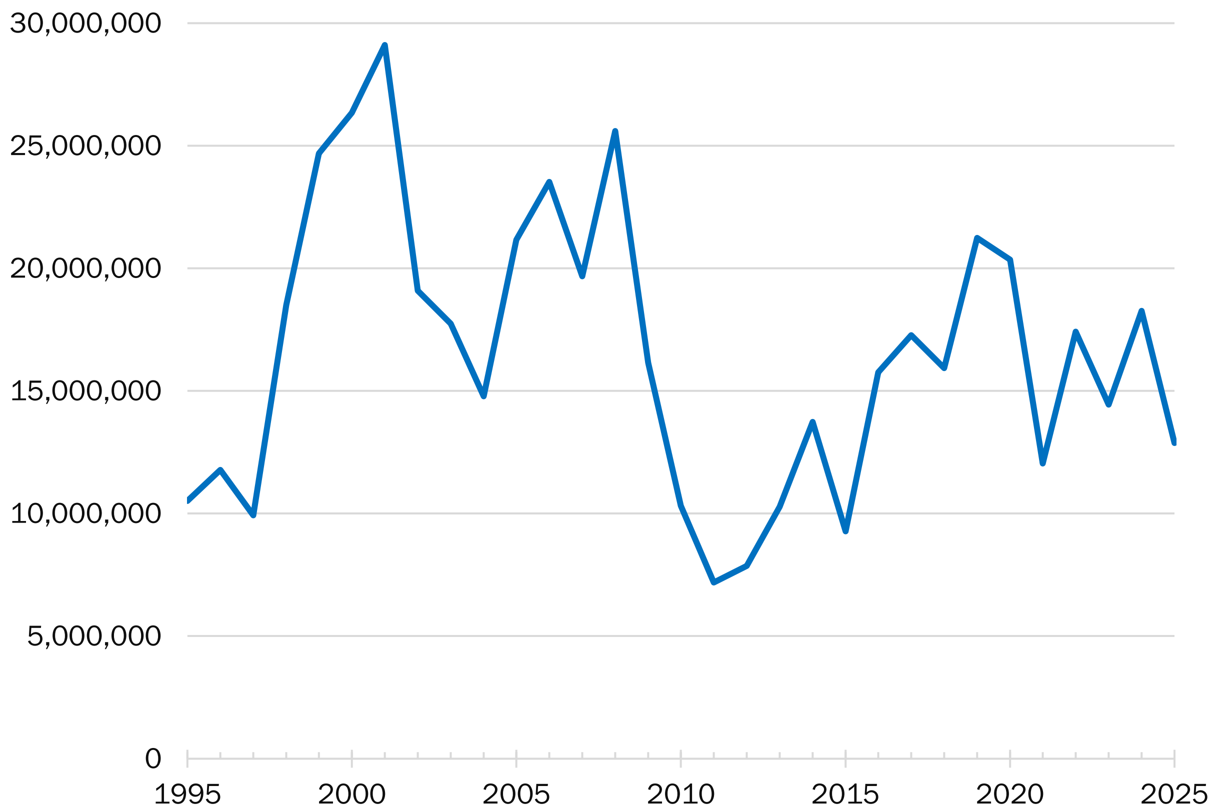
Figure 1. COG represents 24 local governments in the multi-state metropolitan Washington region.



Commercial construction in the metropolitan Washington region decreased by 30 percent in 2025. Last year, 121 new commercial buildings were completed, with 12.9 million square feet of combined space, increasing the region's total commercial footprint to 1.27 billion square feet.

Demand for new space in the region is still behind its pre-pandemic level. A flurry of data center construction in Northern Virginia has propped up the industry—helping the sector stay above the lows experienced after the Great Recession and 2013 budget sequestration—but last year's construction volume was still 39 percent behind the total of pre-pandemic 2019 (Figure 2).

Figure 2. Square Footage of Completed Commercial Construction, 1995 - 2025



Source: CoStar, COG

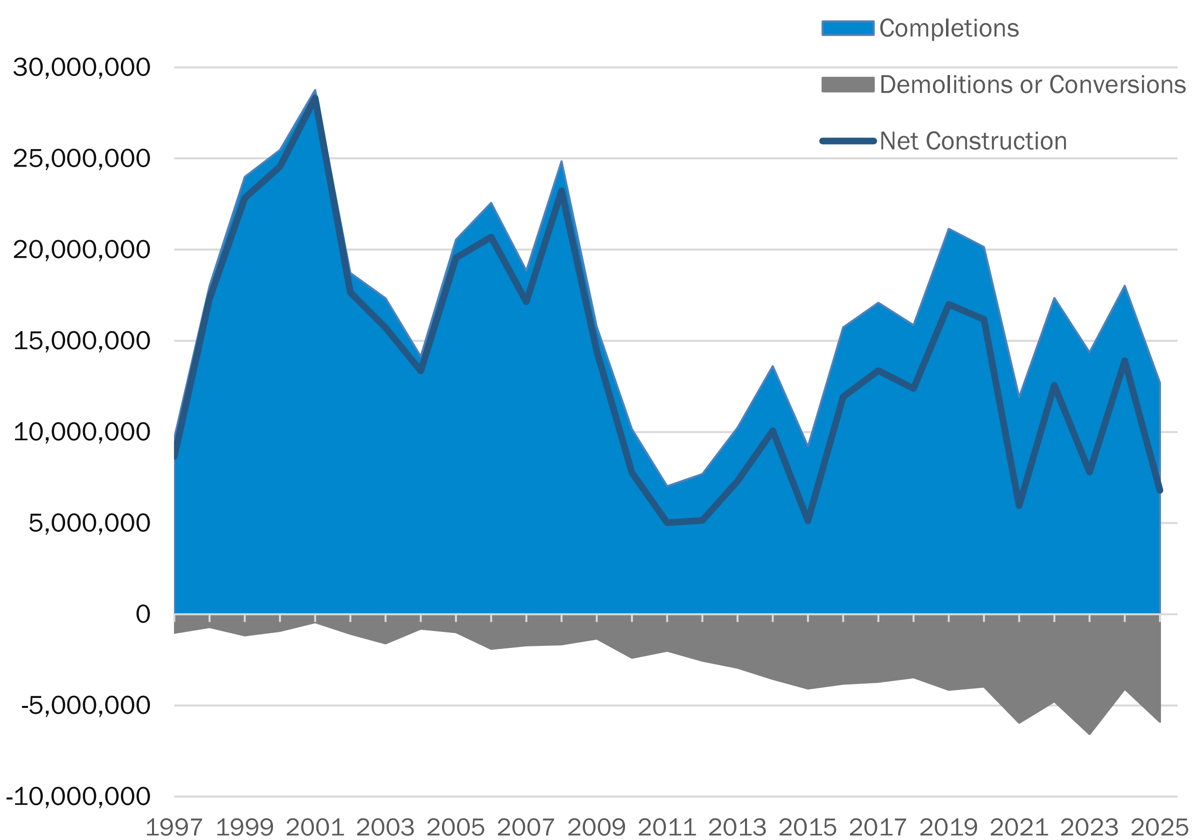
The decline in construction has been driven by historically low demand for new office and stand-alone retail space. Since 2021, total space in the two sectors has declined as demolitions and conversions to residential and other uses have outpaced construction.

Over the past decade, the real estate sector has responded to changes in the market—including increased teleworking and a housing shortage—by increasing demolitions and conversions of buildings to new uses (Figure 3 on the following page). The CoStar database lists 32 million square feet of commercial space being torn down and 12 million repurposed to a new use between the beginning of 2019 and the end of 2025. Over half of this removed commercial space was in former office buildings, and an additional 15 percent came from stand-alone retail space.

Office buildings are the most likely candidates for adaptive reuse, accounting for three quarters of all converted space in the region. While only ten percent of former retail space was converted to new space, 39 percent of former office buildings were converted.

Converted buildings are largely being rebuilt as new multifamily properties. The number of hotels being converted to residential use peaked in 2021 and have declined since, but office conversions continued to grow in 2025.

Figure 3. Net Commercial Construction, 1997 - 2025



Source: CoStar

At the end of 2025, the overall regional vacancy rate for commercial space was 11.6 percent—with about 116 million square feet of space sitting unoccupied. Vacancy rates in the region remain high compared to both current national trends and historical regional trends, particularly in the office sector. The region's office market remains the country's second largest—surpassed only by New York—but it is currently one of the weakest in terms of demand for office space. The Bay Area, Houston, Denver, and Dallas-Fort Worth were the only major metropolitan areas with higher office vacancy rates than the DC area at the end of 2025. However, those other regions have stronger office construction activity. The only other large metropolitan area experiencing a sustained decline in office inventory is Chicago, which shares DC's combination of high office vacancies and low office construction.

The largest commercial project completed in 2025 was the two-story, 550,000 square foot, VA10 Data Center in Gainesville, Prince William County. Six of the ten largest projects completed in 2025 were industrial buildings. Altogether, the region's ten largest projects, shown in Figure 4 below, make up 29 percent of the region's 12.9 million square feet of new commercial space.

Figure 4. Ten Largest Projects by Rentable Building Area in 2025

Project Name	Land Use	Street Address	Jurisdiction	Stories	RBA*
VA10 Data Center	Industrial (Data Center)	7253 Grove Hill Blvd Gainesville, VA	Prince William County	2	550,000
20335 Celtic Park Dr Building 2	Industrial (Data Center)	20335 Celtic Park Dr Leesburg, VA	Loudoun County	3	433,895
Cedar Hill Regional Medical Center GW Health at St. Elizabeth's East	Health Care (Hospital)	1200 Pecan St SE Washington, DC	District of Columbia	6	406,000
600 Fifth	Office	600 5th St NW Washington, DC	District of Columbia	12	400,000
IAD43 Data Center	Industrial (Data Center)	44820 Prentice Dr Sterling, VA	Loudoun County	2	367,954
15801 Queens Ct National Capital Business Park, Phase I	Industrial (Warehouse)	15801 Queens Ct Upper Marlboro, MD	Prince George's County	1	358,400
Hilton Arlington Rosslyn The Key	Hospitality	1900 Fort Myer Dr Arlington, VA	Arlington County	36	350,914
1601 Logistics Ln National Capital Business Park, Phase I	Industrial (Warehouse)	1601 Logistics Ln Upper Marlboro, MD	Prince George's County	1	311,040
20575 Celtic Park Dr Building 1	Industrial (Data Center)	20575 Celtic Park Dr Leesburg, VA	Loudoun County	3	310,694
Academic Building One at Virginia Tech Innovation Campus	School	3625 Potomac Ave Alexandria, VA	Alexandria	11	300,000

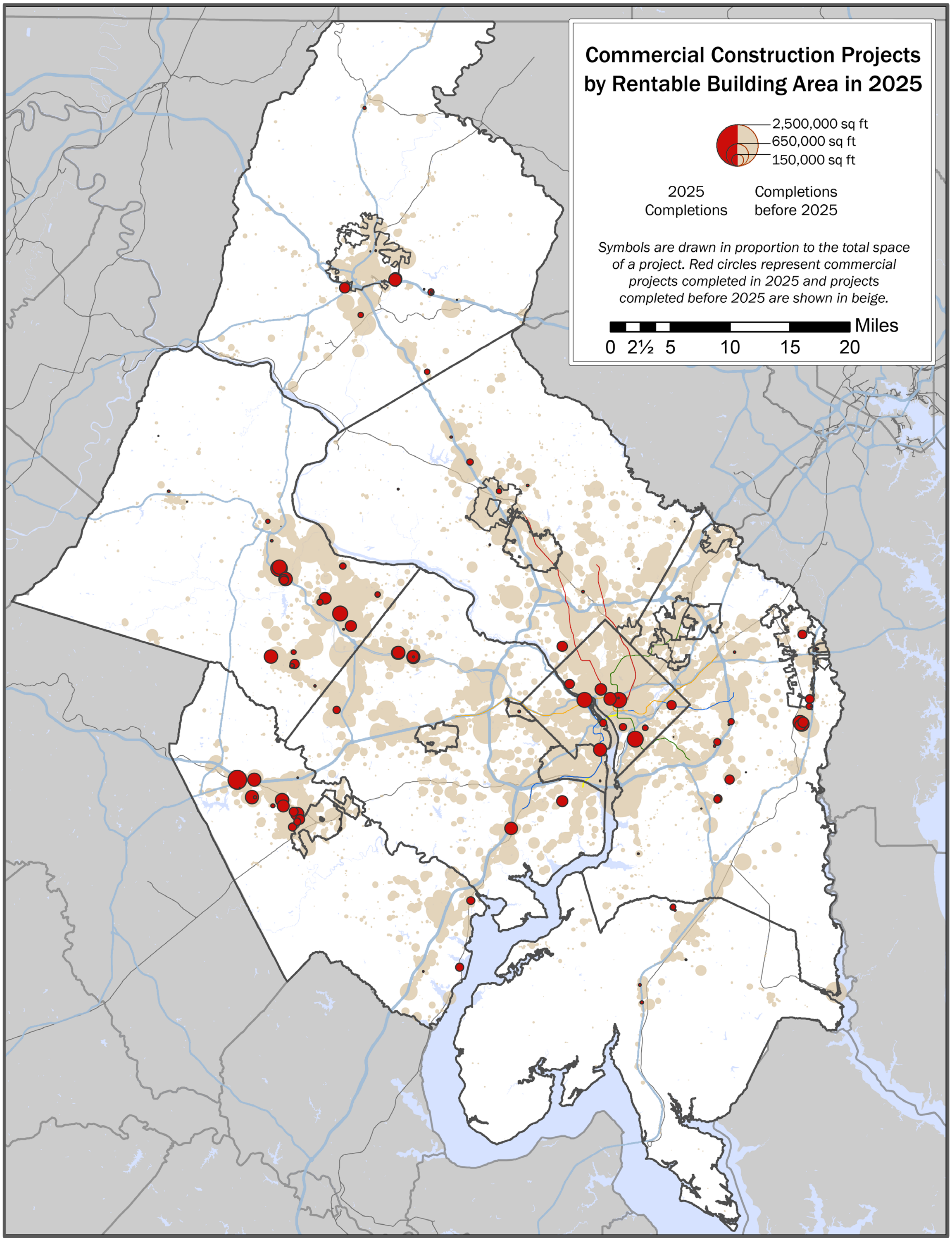
*RBA = rentable building area

Source: CoStar

Figure 5 on the following page maps the location of projects completed in 2025. Existing units are shown in beige; new construction, shown in red, is dispersed around the region with all counties in the region receiving at least one project last year.

New properties located in the region's core were mainly hospitals or hotels, with a significant drop off in the office construction that usually dominates the region's central jurisdictions. Completed projects in suburban jurisdictions tended to be industrial or flex space buildings, with data centers usually in Virginia, and those related to warehousing and distribution in Maryland.

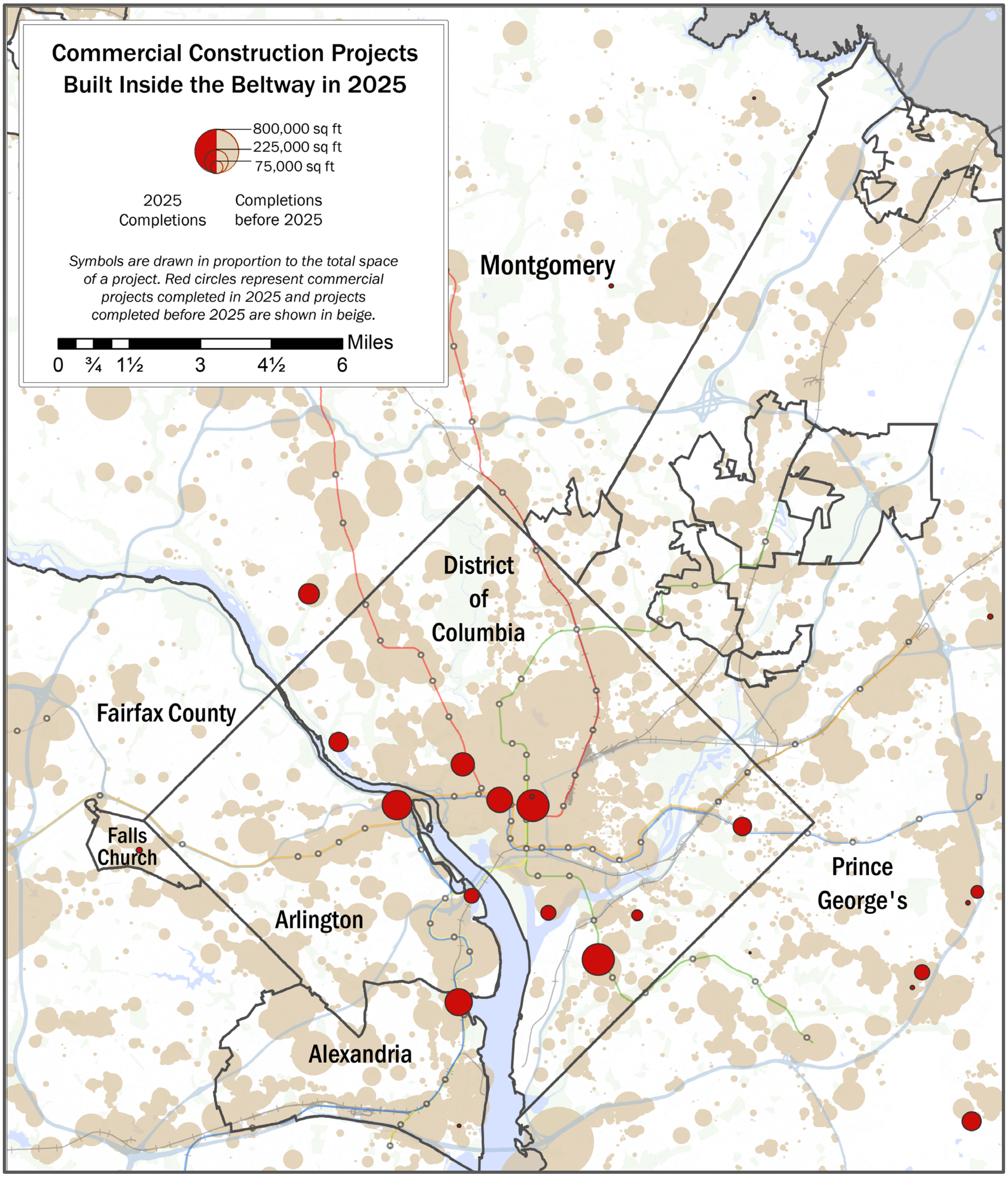
Figure 5



Source: CoStar

Figure 6 below shows construction within the Beltway. Only 22 percent of regional construction in 2025 was located inside of I-495; historically, 42 percent of construction has been inside the Beltway. While the region's core had much lower than typical commercial construction totals, this was not the case for the East of the River neighborhoods in DC, which saw the completions of an assisted living facility, a hospital and a charter school.

Figure 6



Source: CoStar

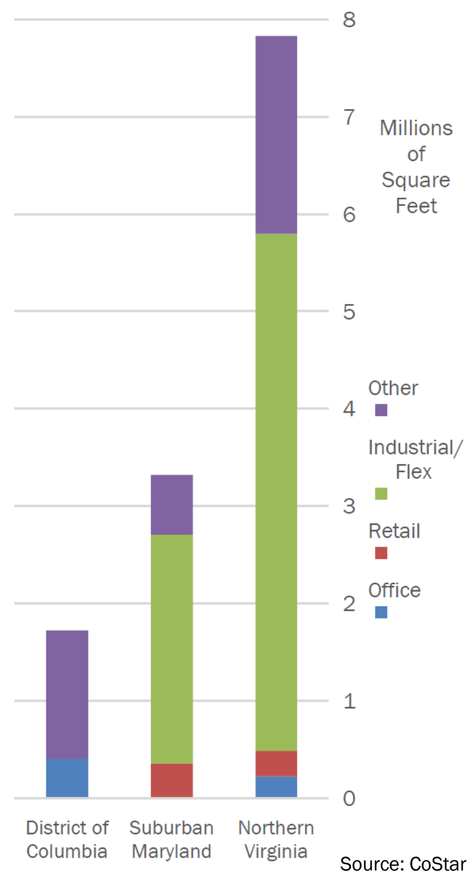
Commercial Construction by State

The District of Columbia added nine commercial buildings and 1.7 million square feet of space in 2025. (Figure 7) Construction in the District fell by nine percent when compared to 2024 (Figure 8). The vacancy rate in the District of Columbia was 16.5 percent at the end of 2025.

In 2025, 53 new buildings and 3.3 million square feet of rentable space were added to suburban Maryland jurisdictions (Figure 7). In suburban Maryland, commercial construction declined by 13 percent from 2024 (Figure 8). At the end of 2025, the Maryland jurisdiction vacancy rate was 10.6 percent.

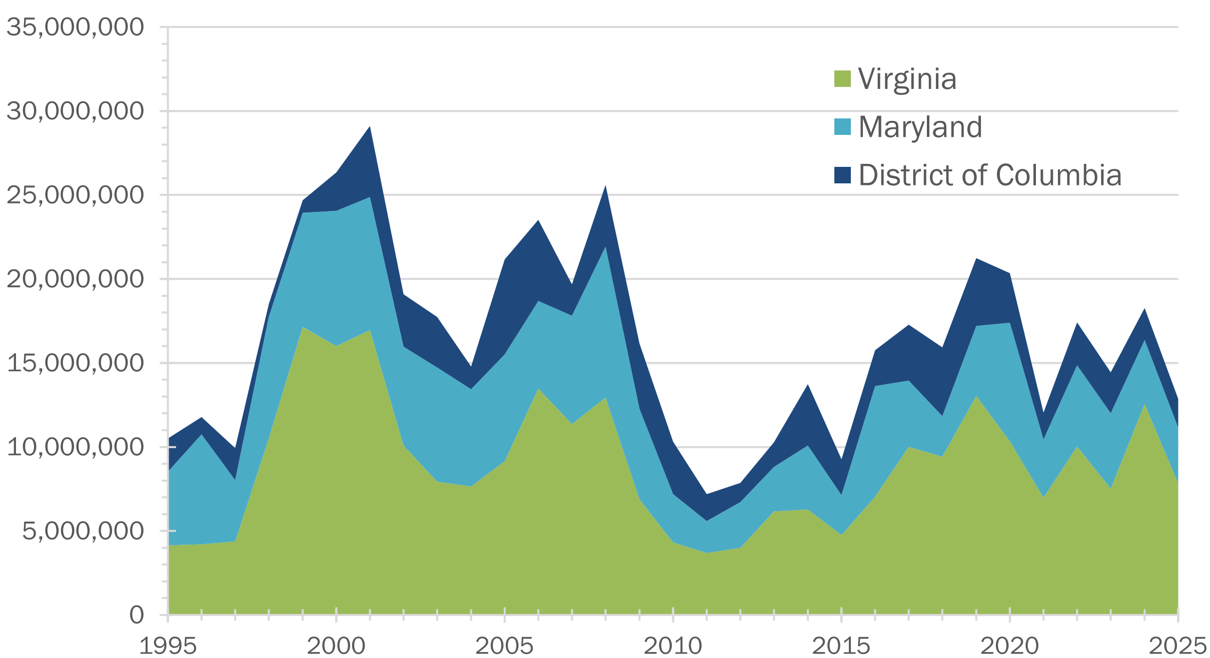
Northern Virginia jurisdictions added 59 new buildings and 7.8 million square feet of space in 2025, an decline of 38 percent from 2024. The Virginian COG jurisdictions have led the region in construction for 29 consecutive years. The Northern Virginia vacancy rate was 10.2 percent at the end of 2025.

Figure 7. 2025 Projects by Rentable Building Area



Source: CoStar

Figure 8. Square Footage of Completed Commercial Construction by State, 1995 - 2025



Note: This stacked area chart shows cumulative values.

Source: CoStar

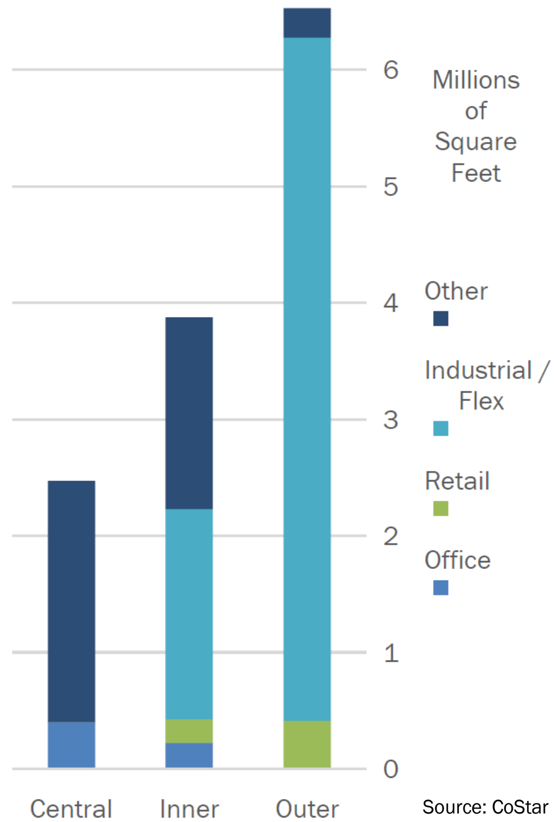
Commercial Construction by Regional "Ring"

COG groups jurisdictions into three "rings" for analysis purposes (see Appendix A). The Central Jurisdictions—D.C., Alexandria, and Arlington—added 13 new buildings and 2.5 million square feet of new space in 2025—a fall of two percent from 2024 (Figure 10). At the end of 2025, the vacancy rate for Central Jurisdictions was 16.9 percent.

In 2025, 44 new buildings and 3.9 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 (Figure 9). The total square footage of new space declined by 22 percent from 2024 (Figure 10). The overall vacancy rate for Inner Jurisdictions was 21.1 percent at the end of 2025.

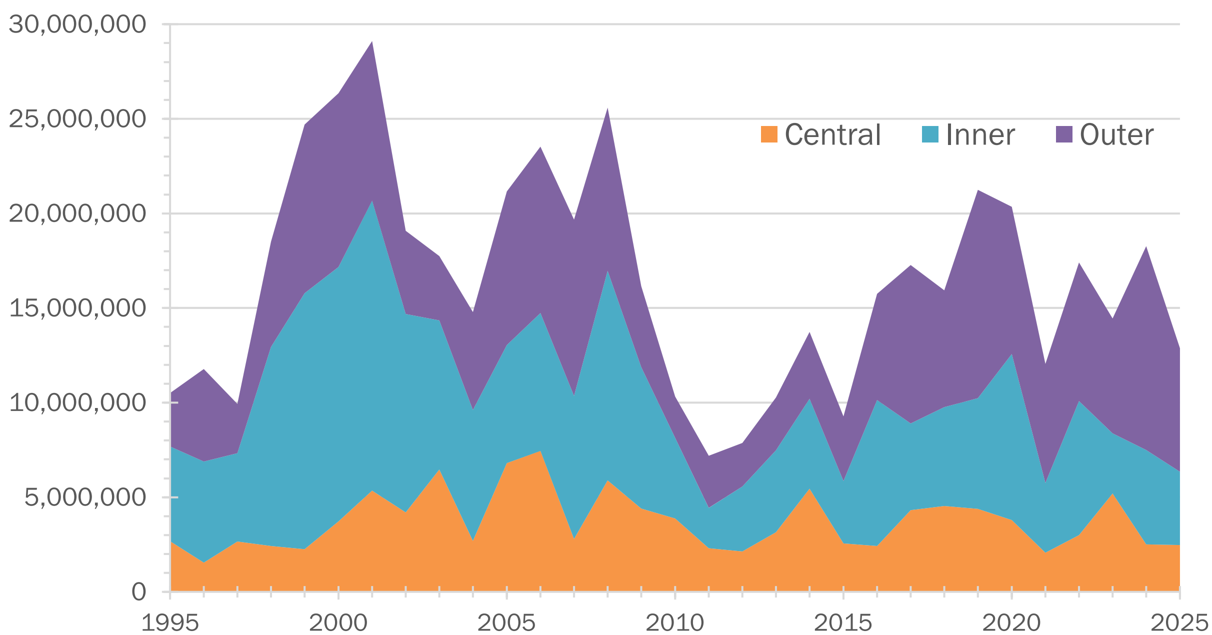
The Outer Jurisdictions of Charles, Frederick, Loudoun, and Prince William Counties, Manassas, and Manassas Park added 64 buildings and 6.5 million square feet of space in 2025 (Figure 9). New construction decreased by 39 percent from 2024 (Figure 10). At the end of 2025, the vacancy rate for Outer Jurisdictions was 4.5 percent.

Figure 9. 2025 Projects by Rentable Building Area



Source: CoStar

Figure 10. Square Footage of Completed Commercial Construction by Jurisdictional Groups, 1995 - 2025



Note: This stacked area chart shows cumulative values.

Source: CoStar

Commercial Construction by Jurisdiction

Loudoun County led the region in commercial construction in 2025, providing 22 percent of the region's new space. Prince William County followed with 20 percent of the total. More than 80 percent of the construction total in the two counties came from their 17 new data centers. Prince George's also added significant space, primarily from the warehousing and distribution sectors.

The decline in the office market has fallen particularly hard on Northern Virginia. About 21 percent of all commercial space in Arlington County was vacant in 2025, and no new office buildings have been built in Prince William County, Alexandria, Manassas or Manassas Park in the past three years.

Figure 11. Commercial Construction Totals for Each COG Member Jurisdiction

Jurisdiction	Built Prior to 2025			2025 Completions			Estimated 2025 Year End Vacancy Rate
	Buildings	RBA	Share	Buildings	RBA	Share	
District of Columbia	**8,135**	**266,908,511**	**21.2%**	**9**	**1,722,944**	**13.4%**	**16.5%**
Suburban Maryland Jurisdictions							
Charles	1,307	20,460,608	1.6%	7	150,720	1.2%	6.4%
Frederick	2,892	57,957,029	4.6%	13	909,375	7.1%	8.6%
Frederick City	*1,420*	*26,340,888*	*2.1%*	*4*	*521,165*	*4.0%*	*11.8%*
Rest of County	*1,472*	*31,616,141*	*2.5%*	*9*	*388,210*	*3.0%*	*5.9%*
Montgomery	5,559	176,127,883	14.0%	10	353,879	2.7%	12.9%
Gaithersburg	*592*	*19,138,850*	*1.5%*	*1*	*47,745*	*0.4%*	*8.2%*
Rockville	*635*	*24,867,024*	*2.0%*	*0*	*0*	*0.0%*	*18.4%*
Takoma Park	*132*	*1,795,608*	*0.1%*	*0*	*0*	*0.0%*	*5.9%*
Rest of County	*4,200*	*130,326,401*	*10.4%*	*9*	*306,134*	*2.4%*	*12.7%*
Prince George's	6,842	169,261,892	13.5%	23	1,906,216	14.8%	9.5%
Bladensburg	*114*	*1,322,471*	*0.1%*	*0*	*0*	*0.0%*	*2.6%*
Bowie	*264*	*7,167,670*	*0.6%*	*6*	*224,699*	*1.7%*	*7.8%*
College Park	*258*	*5,388,681*	*0.4%*	*0*	*0*	*0.0%*	*6.4%*
Greenbelt	*108*	*5,247,989*	*0.4%*	*0*	*0*	*0.0%*	*17.0%*
Hyattsville	*239*	*4,493,347*	*0.4%*	*0*	*0*	*0.0%*	*10.3%*
Laurel	*392*	*5,708,346*	*0.5%*	*0*	*0*	*0.0%*	*7.3%*
Rest of County	*5,467*	*139,933,388*	*11.1%*	*17*	*1,681,517*	*13.1%*	*9.5%*
Maryland subtotal	**16,600**	**423,807,412**	**33.7%**	**53**	**3,320,190**	**25.8%**	**10.6%**
Northern Virginia Jurisdictions							
Alexandria	1,710	39,300,263	3.1%	2	305,300	2.4%	11.8%
Arlington	1,013	65,676,313	5.2%	2	442,914	3.4%	21.4%
Fairfax	5,471	243,088,786	19.3%	8	1,596,339	12.4%	13.5%
Fairfax City	515	9,689,008	0.8%	0	0	0.0%	6.6%
Falls Church	265	4,179,133	0.3%	3	16,897	0.1%	6.4%
Loudoun	2,767	117,750,665	9.4%	24	2,886,528	22.4%	3.3%
Manassas	658	11,392,503	0.9%	1	5,000	0.0%	4.4%
Manassas Park	130	2,188,830	0.2%	0	0	0.0%	3.8%
Prince William	2,590	73,071,237	5.8%	19	2,576,326	20.0%	2.9%
Virginia subtotal	**15,119**	**566,336,738**	**45.1%**	**59**	**7,829,304**	**60.8%**	**10.2%**
COG Region Total	**39,854**	**1,257,052,661**	**100.0%**	**121**	**12,872,438**	**100.0%**	**11.6%**

Source: CoStar

Construction by Structure Type

With 60 percent of all new space, the industrial/flex sector was the category with the most construction in 2025. The second most added space came from the hospitality sector, from 12 buildings spread among six jurisdictions.

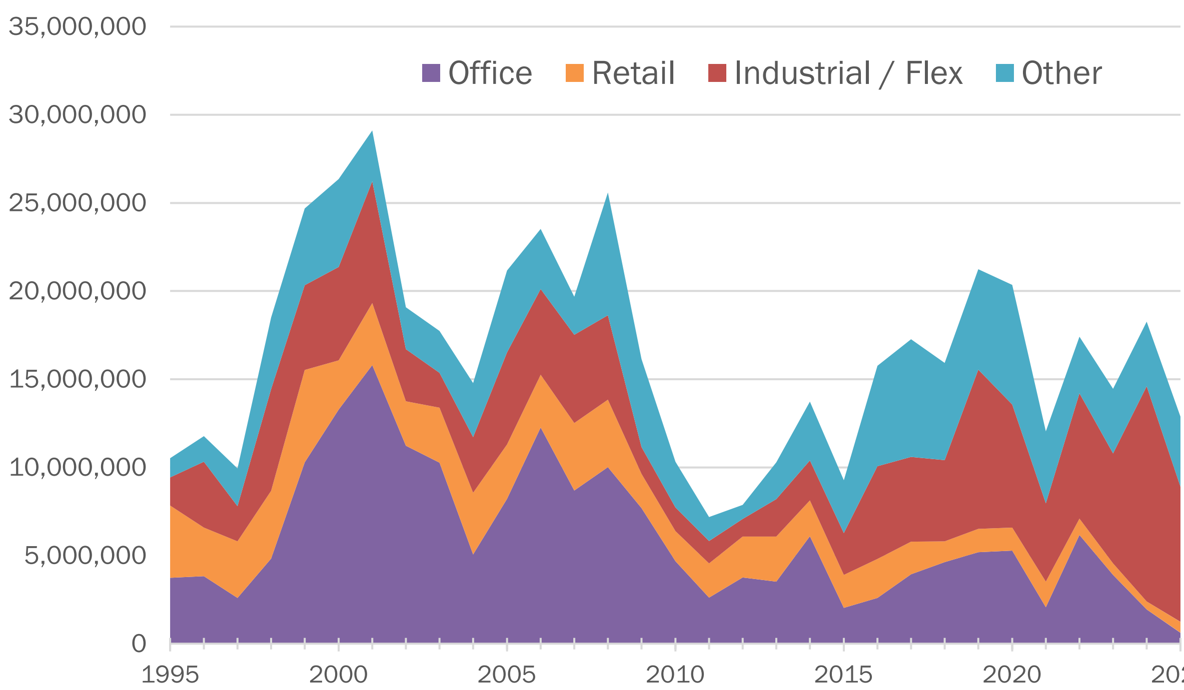
The healthcare sector continues to be a small but healthy part of the commercial real estate market while construction of office and stand-alone retail buildings has declined to a level not seen in the region since the 1950s. Traditionally, the two sectors represented almost 60 percent of the market but their share of new construction fell to less than ten percent in 2025 (Figure 13).

Figure 12. Table of Construction by Structure Type

Structure Type	Built Prior to 2025			2025		
	Buildings	Square Feet	Share	Buildings	Square Feet	Share
Office	10,283	492,973,169	39.2%	3	626,160	4.9%
Retail	17,902	228,052,163	18.1%	43	614,353	4.8%
Industrial / Flex	6,889	285,345,010	22.7%	46	7,661,775	59.5%
Healthcare	431	55,072,394	4.4%	7	1,286,499	10.0%
Hospitality	676	84,822,201	6.7%	12	1,870,426	14.5%
Other	3,673	110,787,724	8.8%	10	813,225	6.3%
Total	39,854	1,257,052,661	100.0%	121	12,872,438	100.0%

Source: CoStar

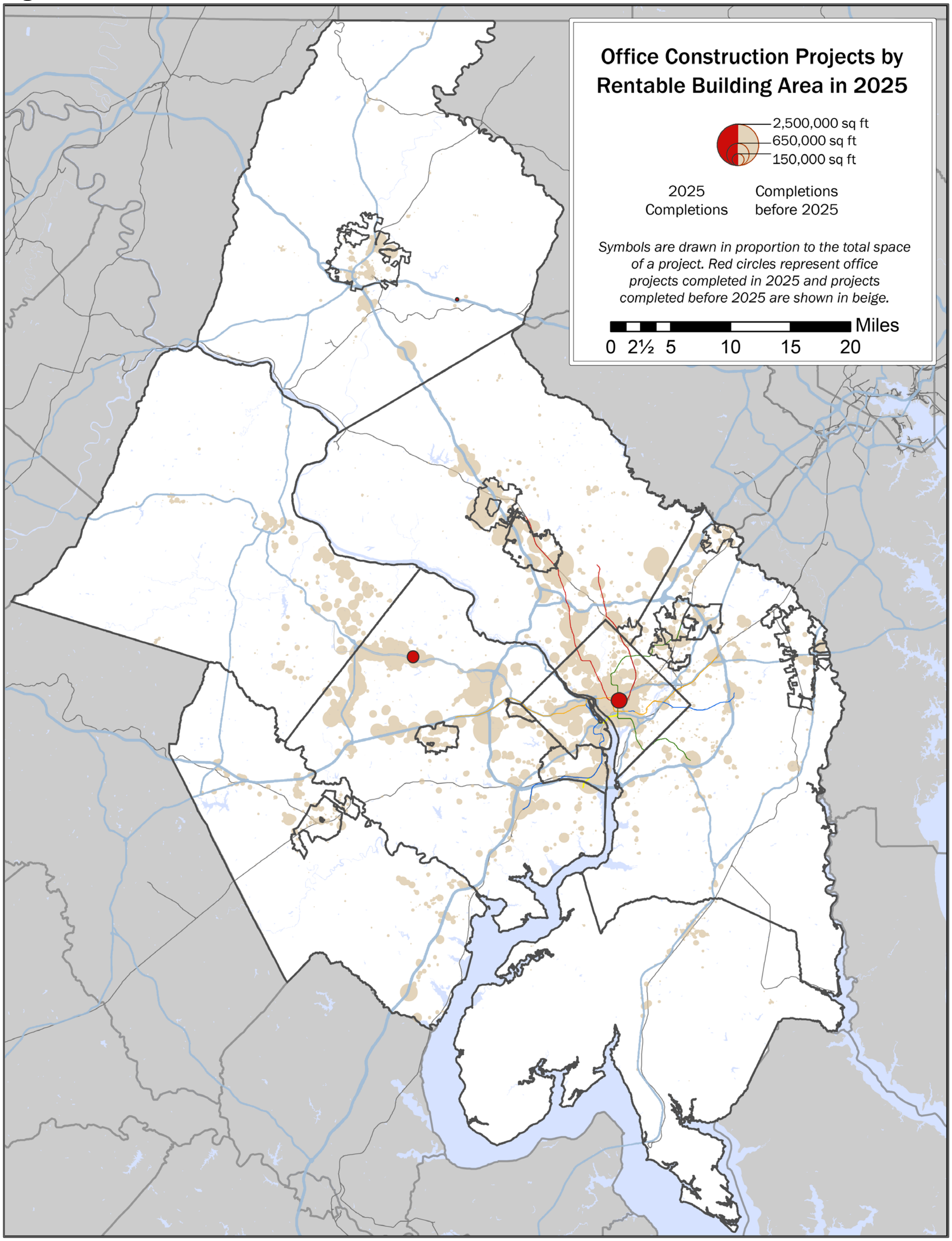
Figure 13. Square Footage of Completed Commercial Construction by Structure Type, 1995 - 2025



Note: This stacked area chart shows cumulative values.

Source: CoStar

Figure 14

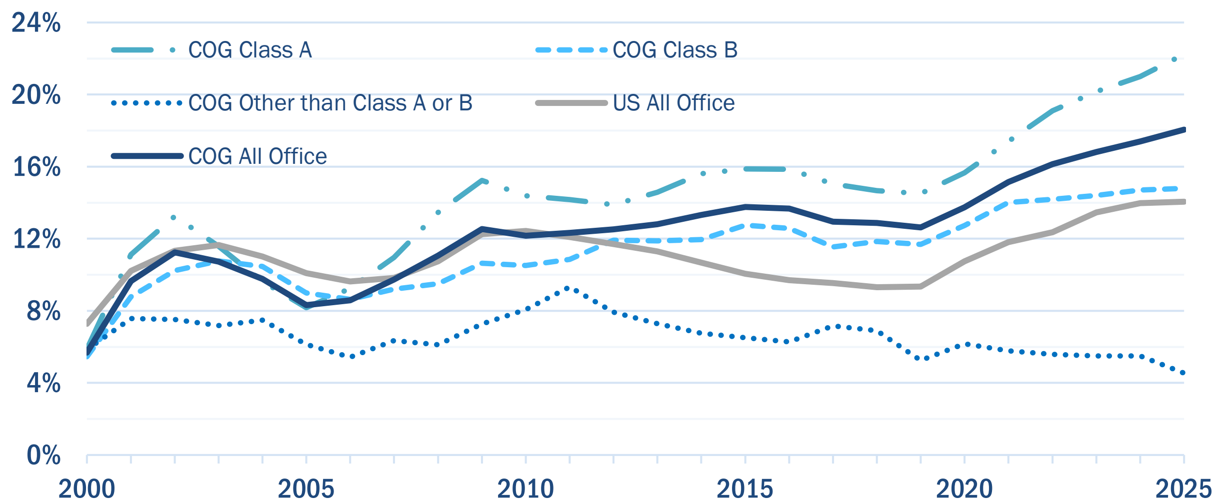


Source: CoStar

Office Construction

With only three buildings and 626,160 square feet of space completed in 2025, construction of new office space in the region fell to its lowest total since 1953. The 12-story, 400,000 square foot office building at 600 Fifth in DC's Penn Quarter was the largest project, followed by a 10-story office in Reston Row in Fairfax County.

Figure 15. Office Vacancy Rate in the COG Region, 2000 - 2025



Source: CoStar

The region's already high office vacancy rate has increased since 2019, as have rates across the country (Figure 15). The regional average vacancy rate for office space was 17.8 percent at the end of 2025, the highest recorded office vacancy for the region in the CoStar database (Figure 16). Arlington County (23.7%) and the cities of Greenbelt (20.5%) and Rockville (25.3%) were the only COG jurisdictions with the office vacancy rates above 20% at the end of 2025.

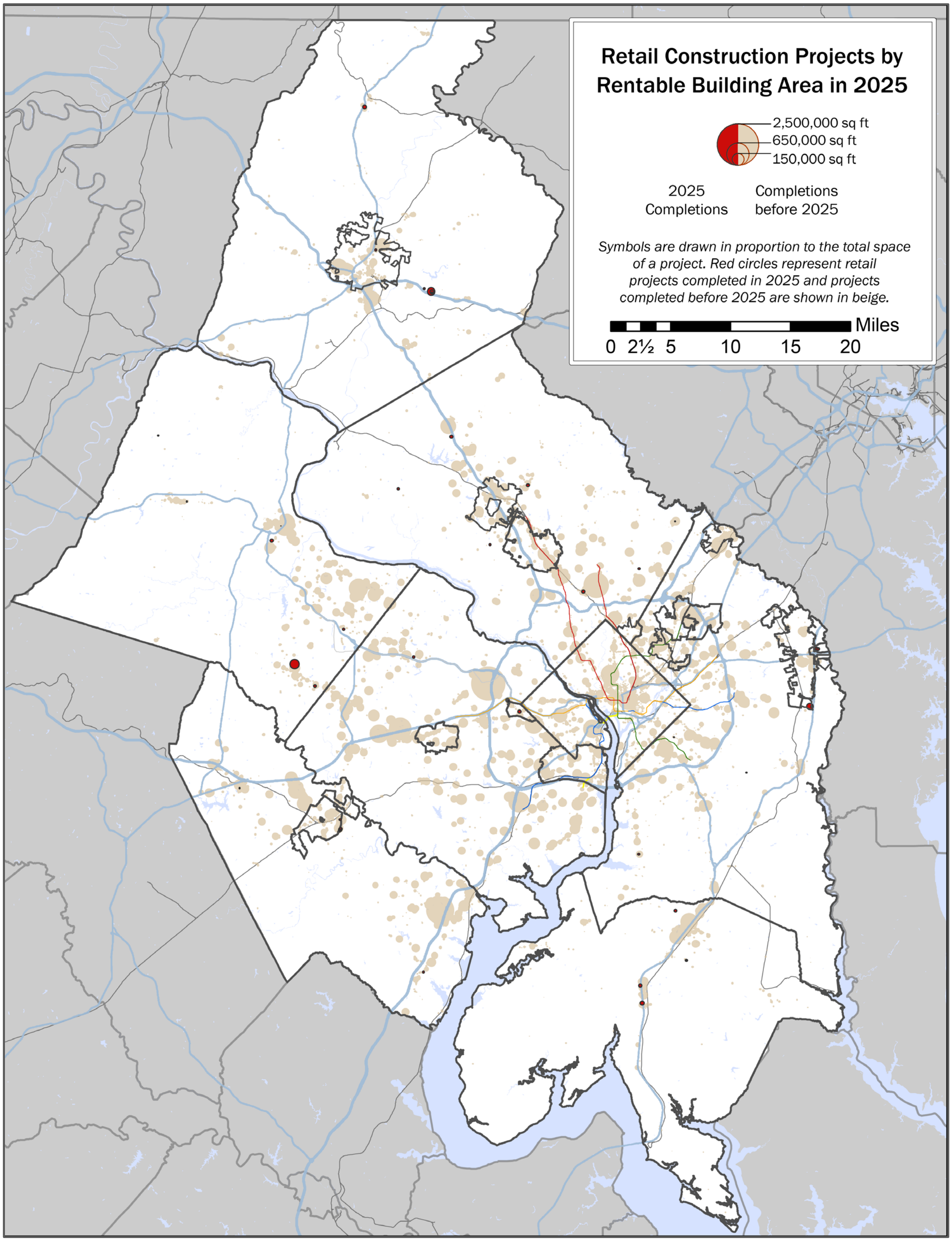
Office vacancies have been highest in Class A Space (22.2%) and in Central Jurisdictions (19.1%). While the region's most valuable office buildings and neighborhoods have struggled to find tenants amid challenges from teleworking, smaller workspaces, and Federal workforce uncertainty, the truly top-of-the-market office buildings have fared better.

Offices in the "Trophy" sub-sector of the Class A market boast the latest design trends and highest quality construction, representing the top 8 percent of the DC region's office market. Developers have been building or retrofitting office space to Trophy standards despite their increased risk, cost and complication, as they compete to retain or attract the region's most prestigious consultancies and law firms[1]. Since 2021, two-thirds of all new office construction has been built to the "Trophy" standard[2]. Trophy buildings had a vacancy rate of 16.3 percent, faring significantly better than other Class A office buildings.

[1] Duggal, Melina. (December 22, 2025). DC-area trophy buildings thrive, while redevelopment of dated office properties proves challenging. *CoStar Analytics*. https://product.costar.com/home/news/1684773853

[2] CoStar has its own rating system for office buildings. CoStar's "5 Star" rating corresponds with the Trophy building definition.

Figure 17



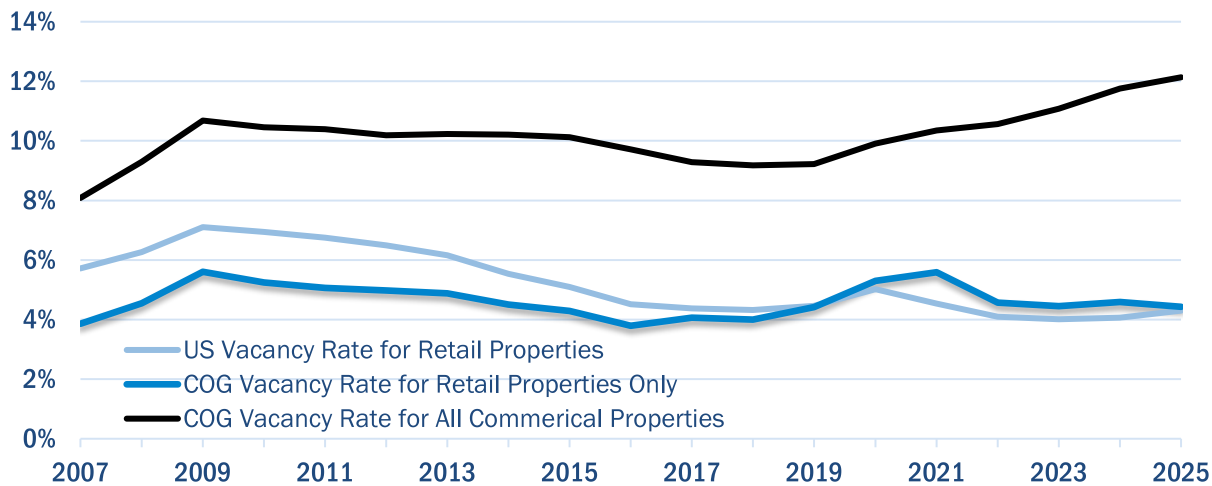
Source: CoStar

Retail Construction

Stand-alone retail construction increased by 38 percent from 2024 to 2025. Forty-three new retail projects were built in 2025 with a combined total of 614,353 square feet. The largest project was a 150,000 square foot Target at the Arcola Center in Loudoun County.

All major jurisdictions, except the District of Columbia, Arlington County and the City of Alexandria, had at least one new retail building in 2025. Over the past decade, Loudoun and Prince George's County have added the most stand-alone retail space.

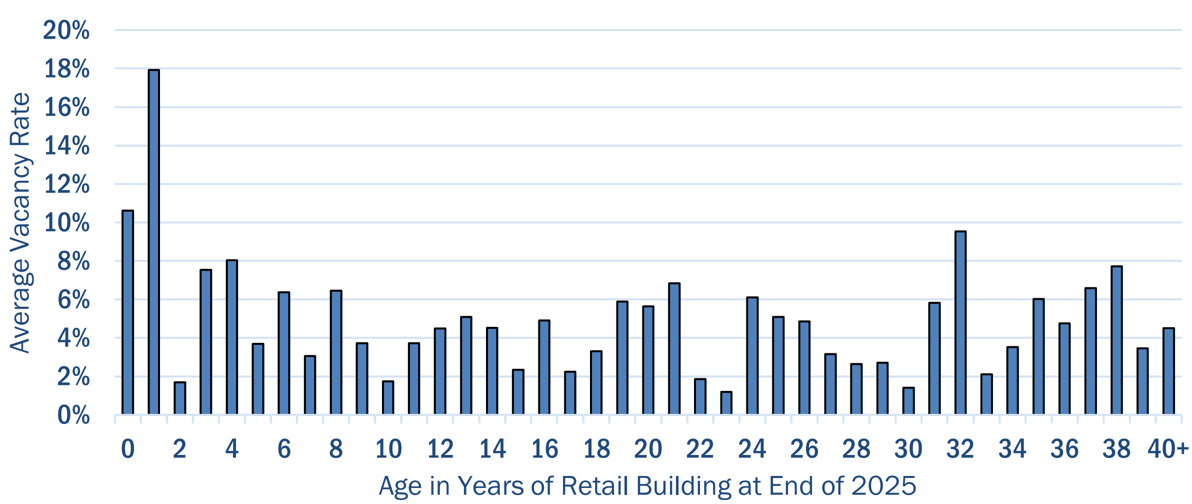
Figure 18. Retail Vacancy Rate in COG Region, 2007 - 2025



Source: CoStar

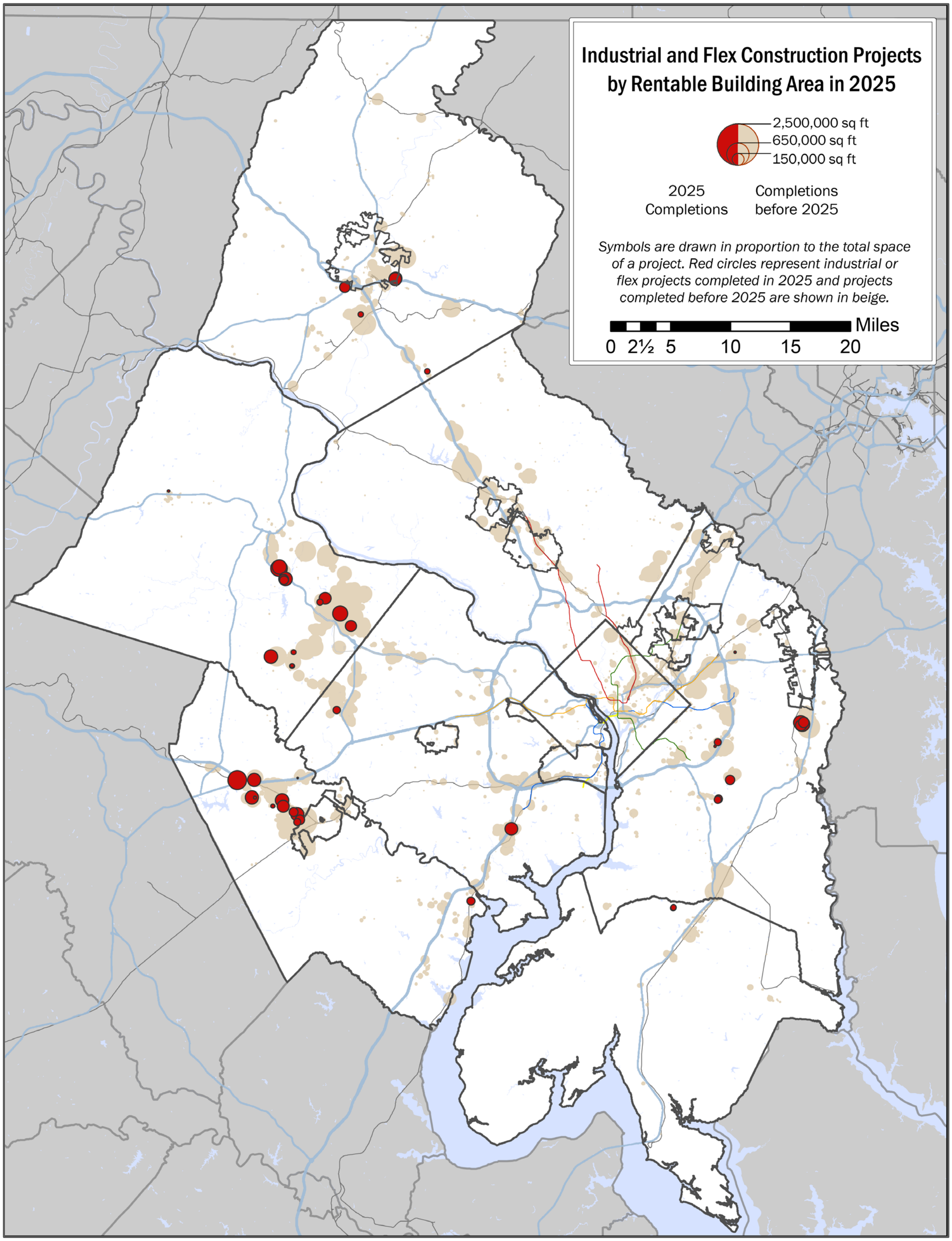
The overall regional vacancy rate for retail space was 4.4 percent at the end of 2025, on par with national trends (Figure 18). Retail vacancies have dropped since the beginning of the pandemic. Retail properties tend have high vacancies in their first year but find tenants by the second year. (Figure 19).

Figure 19. Average Retail Vacancy Rate by Age of Retail Building in 2025



Source: CoStar

Figure 20

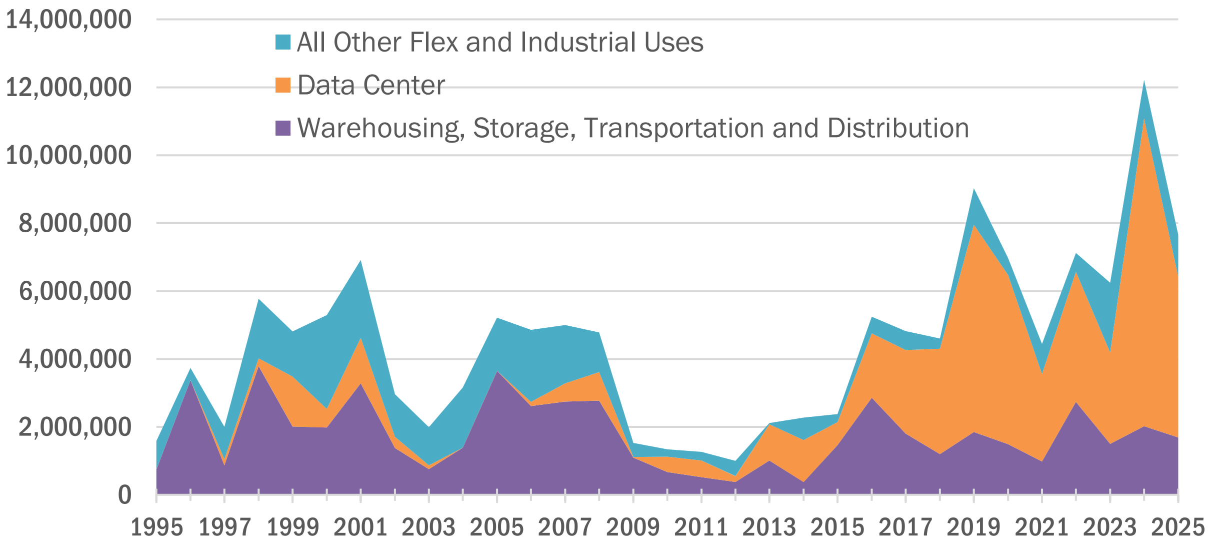


Source: CoStar

Industrial/Flex Construction

Construction of new industrial and flex space fell 37 percent from 2024 to 2025. Just under 7.7 million square feet of industrial or flex space was completed in 2025, from 46 buildings. The two-story, 550,000 square foot VA10 Data Center in Gainesville, Prince William County was the largest industrial project.

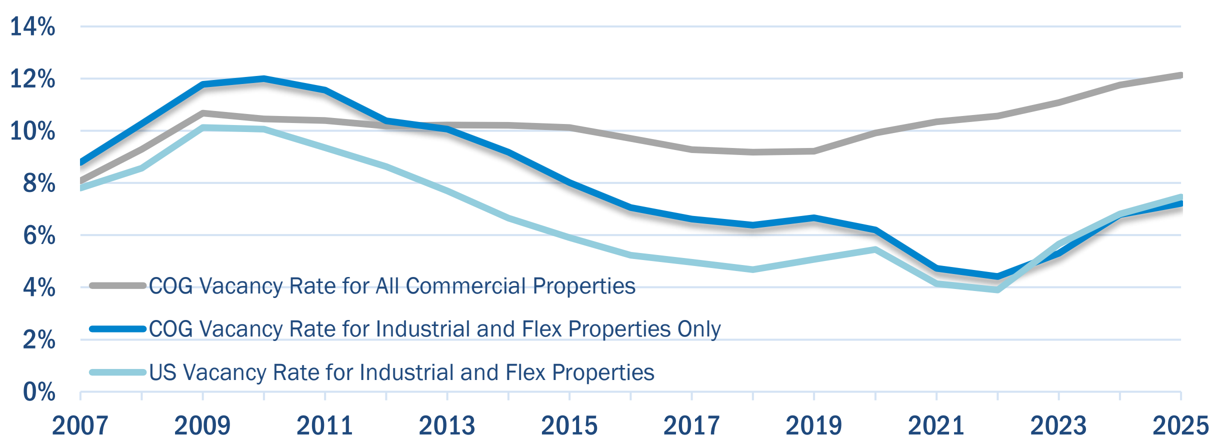
Figure 21. Square Footage of Completed Industrial and Flex Construction by Space Use, 1995 - 2025



Source: CoStar

Data centers represented 62 percent of all industrial and flex construction in 2025, followed by warehousing, storage, transportation and distribution facilities at 22 percent (Figure 22). Loudoun County accounted for 33 percent of all industrial and flex space in 2025, led by data center construction.

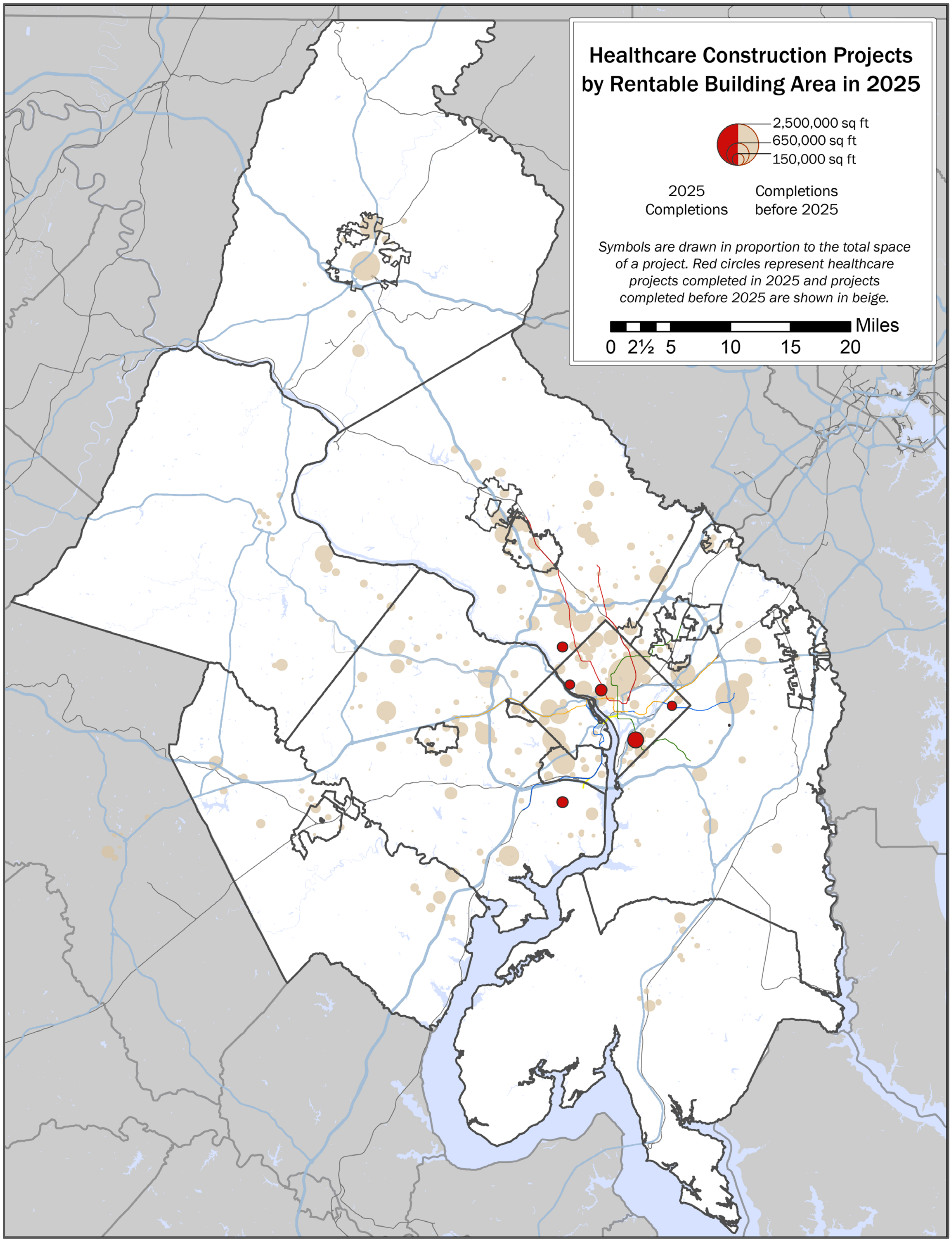
Figure 22. Vacancy Rate for Industrial and Flex Space, 2007 - 2025



Source: CoStar

The regional vacancy rate for industrial/flex space was 7.2 percent at the end of 2025. Vacancies have increased slightly since 2022, after previously falling for 13 consecutive years.

Figure 23



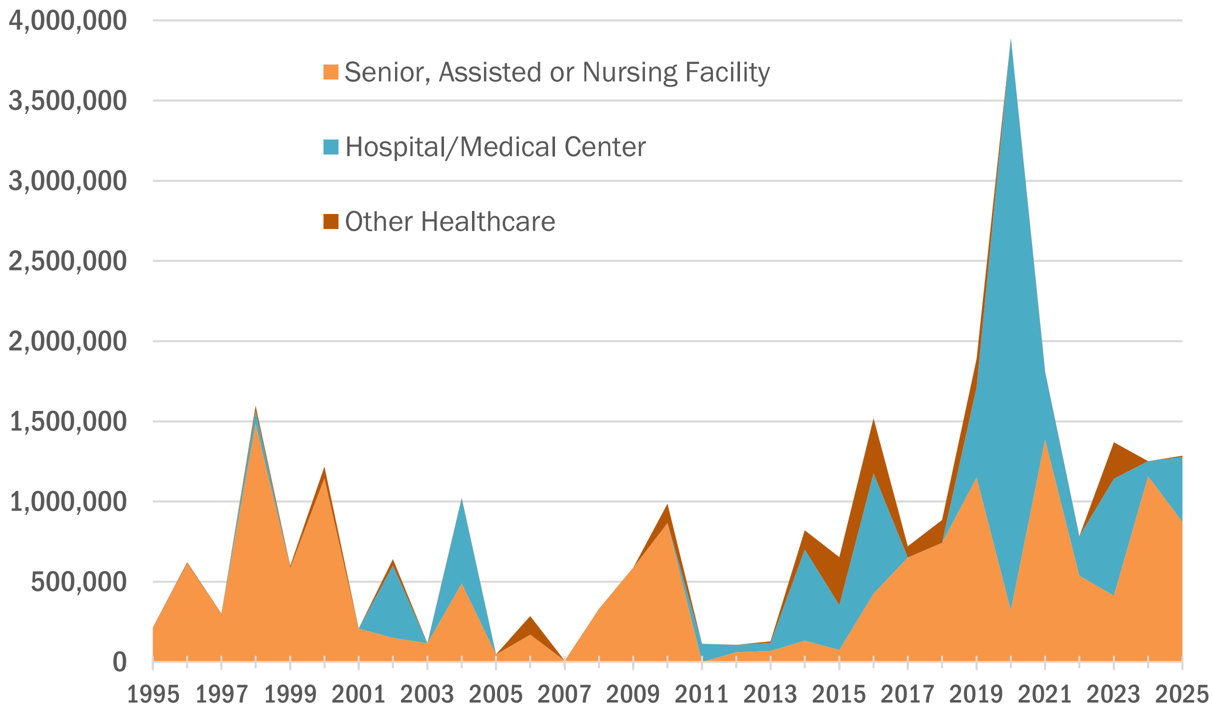
Source: CoStar

Healthcare Construction

Construction of new healthcare space increased three percent from 2024 to 2025. Seven healthcare buildings were completed in 2025, totaling 1.3 million square feet of space.

Figure 24 on the previous page shows healthcare facilities completed in 2025. The largest healthcare project was the six-story, 406,000 square foot Cedar Hill Regional Medical Center GW Health at St. Elizabeth's East in the District of Columbia. Over the five years, the District of Columbia has added the most new healthcare space, with 26 percent of all new space.

Figure 24. Square Footage of Healthcare Construction by Space Use, 1995 - 2025

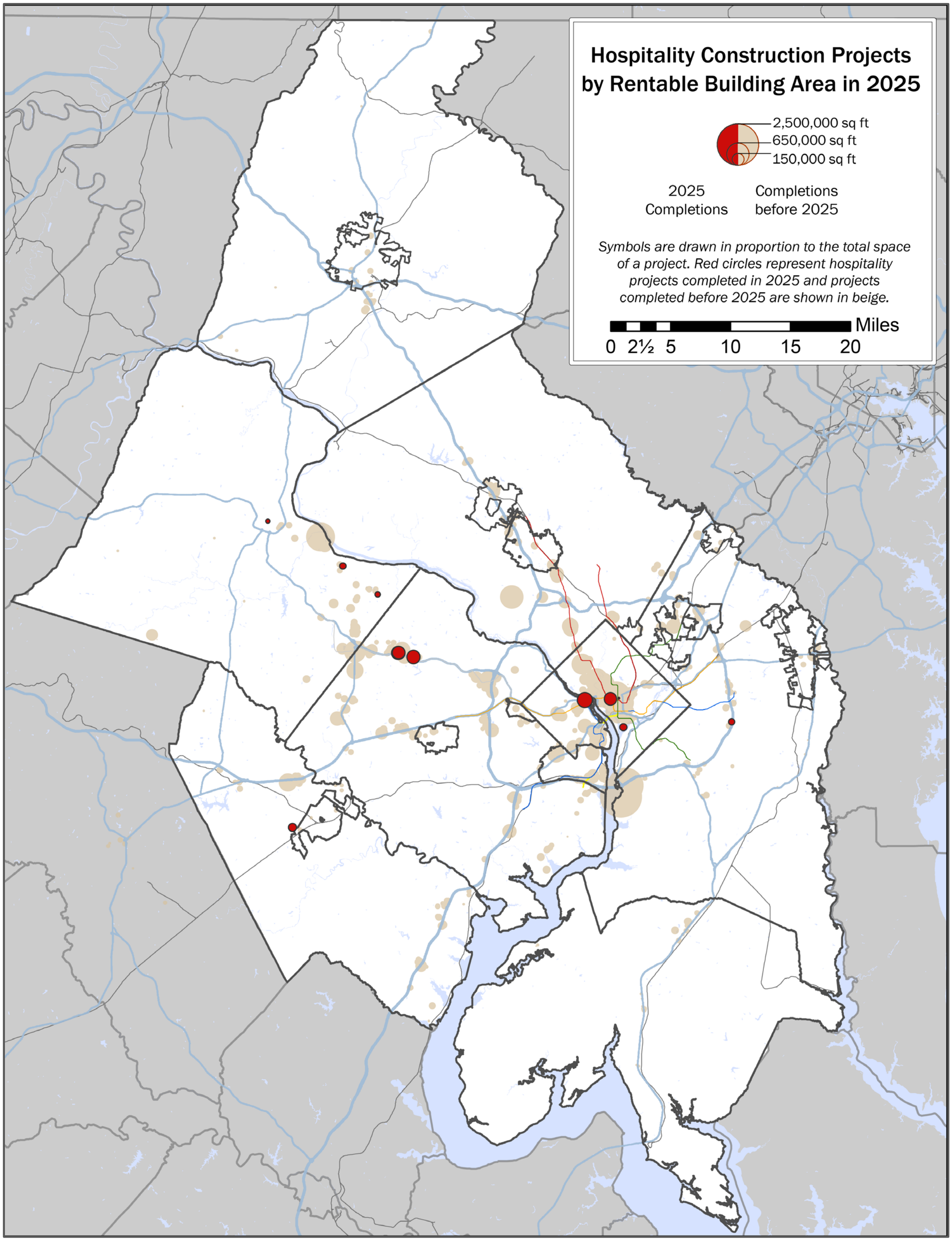


Source: CoStar

Properties that specialize in assisted living or care for seniors have historically been the largest part of the healthcare sector. Over the past 15 years, there has been an increase in hospitals construction, shown in blue in Figure 25. While only four hospital buildings were built between 1989 and 2010, there have been 22 hospital buildings added since 2011.

Primary care and specialty doctor’s offices that are located in office, retail or residential buildings are not included in the healthcare category. Medical or pharmaceutical research and manufacturing buildings are also excluded from the healthcare category, and are included in either the office or industrial total.

Figure 25

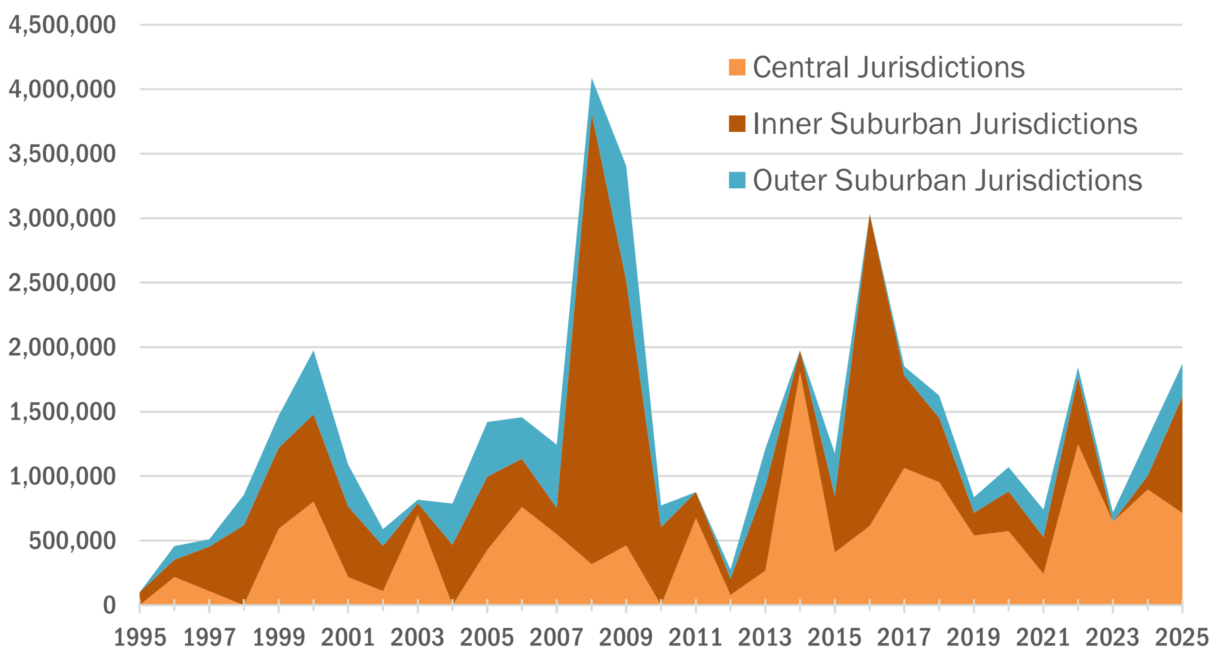


Source: CoStar

Hospitality Construction

Hospitality construction in the region grew by 44 percent from 2024 to 2025. Figure 26 on the preceding page shows the 12 new hospitality projects completed in 2025, adding 1.9 million square feet of hospitality space. The 36-story, 331 guest room Hilton Arlington Rosslyn The Key in Arlington was the largest hospitality project. The hotel was built on the site of the former Holiday Inn Rosslyn, which had 344 guest rooms and was demolished in 2020.

Figure 26. Square Footage of Completed Hospitality Construction by State, 1995 - 2025

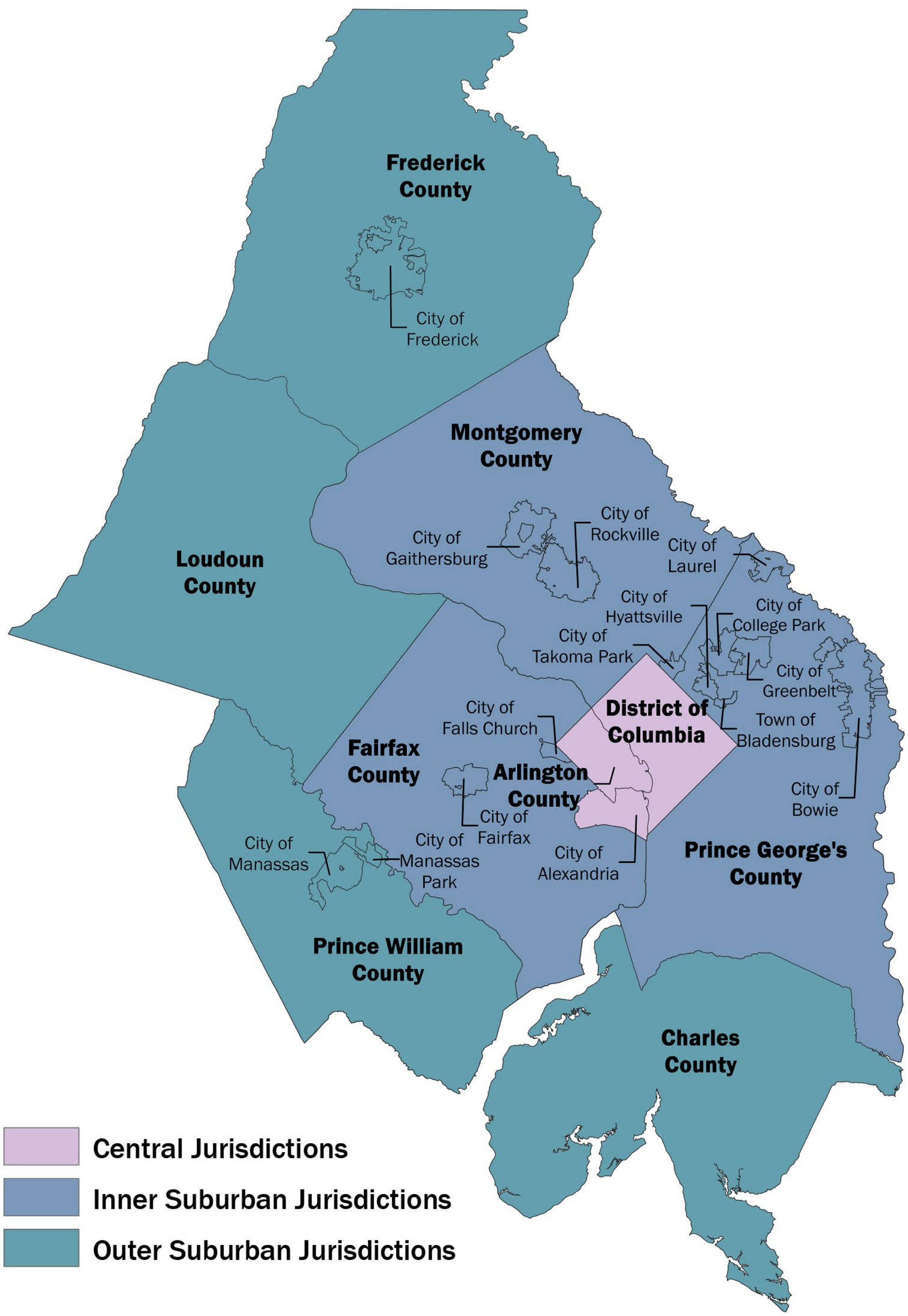


Source: CoStar

Since 2014, there has been a marked increase in hotel construction in the District of Columbia. Over the past 12 years, 46 percent of new hospitality space in the region has been located in the District, compared with only ten percent over the previous 12 year period. This has been part of a recent trend, shown in Figure 27, of hospitality construction shifting away from the Inner Suburban Jurisdictions and toward the Central Jurisdictions.[3]

[3] See Appendix A

APPENDIX A. MAP OF REGIONAL "RING" JURISDICTIONAL GROUPINGS



APPENDIX B

Commercial Construction Definitions (adapted from CoStar Glossary[4])

COMMERCIAL CONSTRUCTION PROJECT
A property with one or more completed buildings that allocates the majority of usable space to one the following categories: office, retail, industrial, flex, hospitality, healthcare, 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, healthcare, 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.

[4] http://www.costar.com/about/costar-glossary

INDUSTRIAL
Adapted for a combination of uses such as assemblage, processing, and/or manufacturing products from raw materials or fabricated parts. Additional uses include data centers, 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). Earlier versions of this report included parking decks in the count of specialty projects. This report does not include parking decks, resulting in slightly lower commercial construction totals than in previous reports.

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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