


**SIGNIFICANT LEASE DEALS**

Address	Submarket/City	Square Feet	Tenant
350 Halton Rd	Greenville	118,208	Greenville County
352 Halton Rd	Greenville	111,403	Greenville County
400 Memorial Drive Ext	Spartanburg	11,440	Family Dental Health

**SIGNIFICANT BUILDING SALES**

Address City	Sale Value Type of Sale	PPSF Cap Rate	SF Class	Buyer Seller
32 Centennial Way Greenville (Medical)	\$7,580,000 Investment	\$373.40 6.30%	20,300 Class B	Colleen/Randall Manning 32 Stoney Point Dr LLC
100 Powers Blvd Anderson	\$1,250,000 Leasehold	\$44.57 -	28,048 Class B	JJS Capital Group Synovus Bank
400 Regent Park Ct Greenville	\$950,000 Investment	\$118.75 -	8,000 Class B	Aiken Mitchell Const Westport International

**LARGEST DELIVERIES**

Address	Submarket/City	SF	Developer
110 Valley View Rd	Fountain Inn	7,600	Donna Cato
133-135 Broadbent Way	Anderson	5,630	John Broadbent
433 SE Main St	Simpsonville	11,000	Melvin Wells


**LARGEST UNDER CONSTRUCTION**

Address	Submarket/City	SF	Delivery Date
423 S. Main St	Greenville	150,000	Q1 2020
Bridges Rd	Mauldin	70,000	Q3 2020
900 Pendleton	Greenville	10,351	Q4 2019

**TOTAL OFFICE MARKET STATISTICS**

	Vacancy Rate	Avg. SF Rental Rates GRS	Net SF Absorption	SF Inventory	SF Under Construction
Q3 2019	6.5%	\$17.78	71,561	39,869,959	246,351
Q2 2019	7.6%	\$17.70	(396,728)	40,375,803	188,627
Q1 2019	6.5%	\$17.75	401,445	40,185,832	196,000
Q4 2018	8.0%	\$17.72	(106,847)	40,078,368	96,802
Q3 2018	7.8%	\$17.52	(12,525)	39,659,149	130,425


**71,561** **NET ABSORPTION**  
SF


**6.5%** **VACANCY**  
2,610,077 SF


**\$17.78** **AVG. ASKING RATE**  
PSF GROSS


**12,276** **DELIVERIES**  
2 Buildings


**246,351** **UNDER CONSTRUCTION**  
5 Buildings

**DARATH MACKIE**, Associate

Upstate South Carolina's overall vacancy decreased from 7.6% in Q2 to 6.5% in Q3. The Class A vacancy rate fell to 9.8% from 10.2% at midyear. Class B's vacancy rate fell to 6.9% from 7.1% in Q2. Third-quarter net absorption totaled 71,561 SF. Average asking rents settled at \$17.78 per SF in Q3, up 0.4% from the previous quarter. Third-quarter Class A asking rates averaged \$23.81, up 1.1% from Q2. Two buildings were delivered in Q3 totaling 12,276 SF. Five buildings totaling 246,351 SF in the Upstate are nearly complete.