



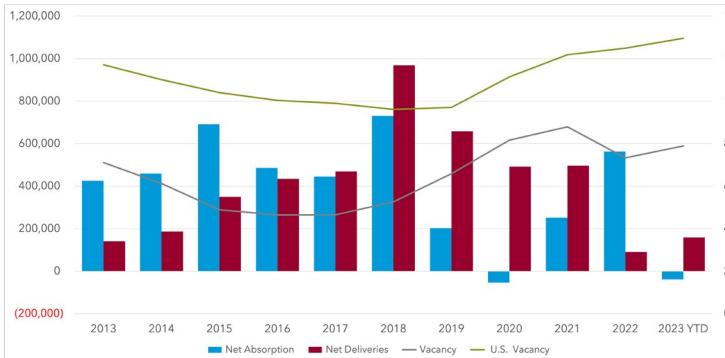
OFFICE MARKET OVERVIEW

PETE HARPER, *Principal*

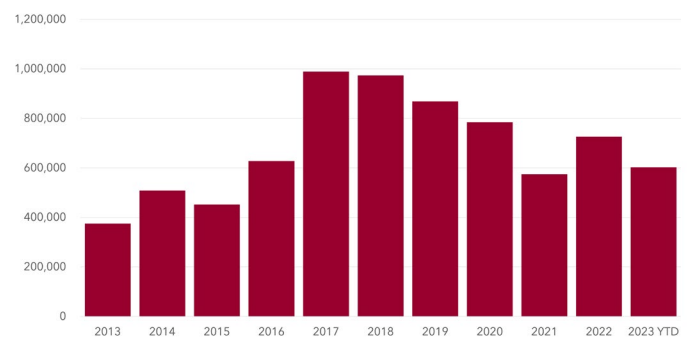
The office market continues to experience ups and downs similar to the rest of the nation. The recent softness in the tech and finance sector has had an impact. Vacancy rate has ticked up to 7.8% but sits below the national benchmark of 8.0%. Charleston's major employers such as Blackbaud and TELUS International announced layoffs. Available sublet space has reached a new high of 530,000 SF. Construction has been steady. Few projects are about to wrap up. The 115,000 SF Morris and the 135,000 SF Morrison Yard are near completion. The mass redevelopment of Navy Yard Storehouses on the former Navy base is underway.

MARKET INDICATORS	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
▼ 12 Mo. Net Absorption SF	348,432	562,907	112,546	436,640	386,366
▲ Vacancy Rate	7.8%	7.3%	7.8%	7.3%	7.7%
▲ Avg NNN Asking Rate PSF	\$30.78	\$30.73	\$30.44	\$30.05	\$29.67
▼ SF Under Construction	602,572	726,202	743,440	550,876	587,791
▲ Inventory SF	33,149,095	32,990,465	32,842,527	32,820,559	32,730,945

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3815 W Montague Avenue North Charleston, SC	10,000 SF	\$2,400,000 \$250.00 PSF	Stasmayer, Inc. West Montague Ave, LLC	Class B
3531 Mary Ader Avenue Ste B Charleston, SC	5,029 SF	\$2,395,000 \$476.24 PSF	Undisclosed Eyecare Specialties of Charleston	Class B
2102 Otranto Boulevard North Charleston, SC	4,600 SF	\$989,000 \$215.00 PSF	West Street Capital Partners, LLC Ganesh Garden LLC	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5935 Rivers Avenue North Charleston, SC	14,400 SF	The Muhler Company, Inc.	Undisclosed	Undisclosed
2070 Northbrook Boulevard North Charleston, SC	13,049 SF	SLR Management Corp.	Undisclosed	Undisclosed
3860 Faber Place Drive North Charleston, SC	10,068 SF	UIG First Properties, LLC	OHMIQ, LLC	Engineering

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