



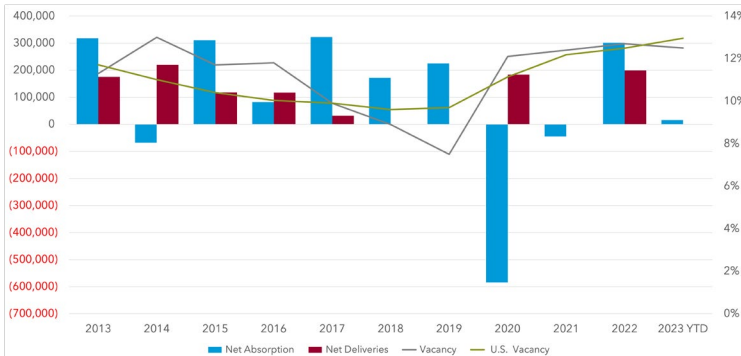
OFFICE MARKET OVERVIEW

DARATH MACKIE, Associate Broker

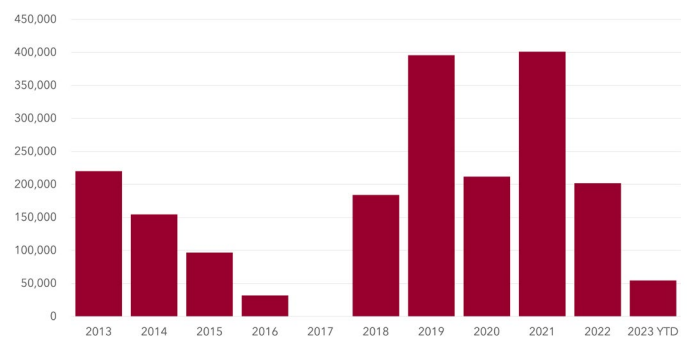
Office space performance remained steady in Greenville/Spartanburg, with a small gain in net absorption of 15,489 SF during Q1. Overall vacancy decreased by 20 basis points to 12.5%, down from 12.7% in Q4 of 2022. Tightening space availability is placing upward pressure on average asking rents, which rose by more than 5% quarter-over-quarter to \$23.60 PSF. Consequently, market conditions have spurred investor interest for quality office properties; and developers are seeking public and/or private partnerships to build space and capitalize on Greenville's growing need for office product. State and County level incentives remain available for development projects that meet certain thresholds, supporting further commercial real estate investment in the city.

MARKET INDICATORS	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
▼ 12 Mo. Net Absorption SF	171,205	300,952	853,149	645,394	85,056
▼ Vacancy Rate	12.50%	12.70%	11.60%	12.10%	11.90%
▲ Avg NNN Asking Rate PSF	\$23.60	\$22.33	\$22.16	\$21.84	\$22.15
▼ SF Under Construction	54,532	201,795	201,795	201,795	359,065
▲ Inventory SF	16,380,596	16,372,346	16,358,918	16,358,918	16,201,648

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1016 Woods Crossing Road Greenville, SC	27,140 SF	\$4,762,160 \$175.47 PSF	C. Dan Joyner Woods Crossing Three LLC	Class B
15 Southern Center Court Greenville, SC	15,000 SF	\$1,750,000 \$116.67 PSF	Brandy Campbell Reagon Realty Group	Class B
3453 Pelham Road Greenville, SC	8,030 SF	\$825,000 \$102.74 PSF	PCB Properties Sycamore Drive LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1 Research Drive Greenville, SC	20,000 SF	Clemson University	Soteria Battery Innovations Group	Battery Manufacturing
3 Independence Point Greenville, SC	12,921 SF	The Simpson Organization	Prosource	Industrial Supplies
201 E North Street Greenville, SC	7,020 SF	Kinney Hills Associates	River Falls Spa	Personal Services

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