



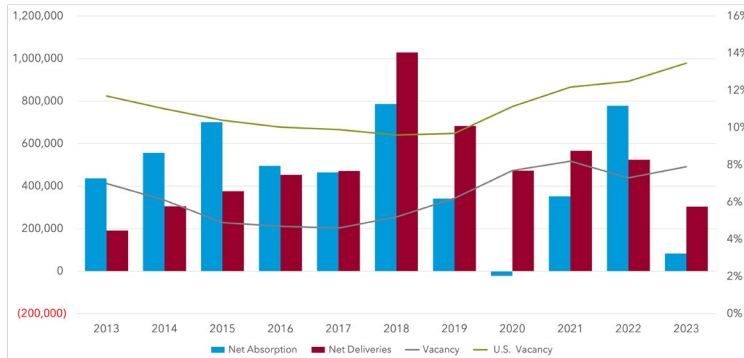
OFFICE MARKET OVERVIEW

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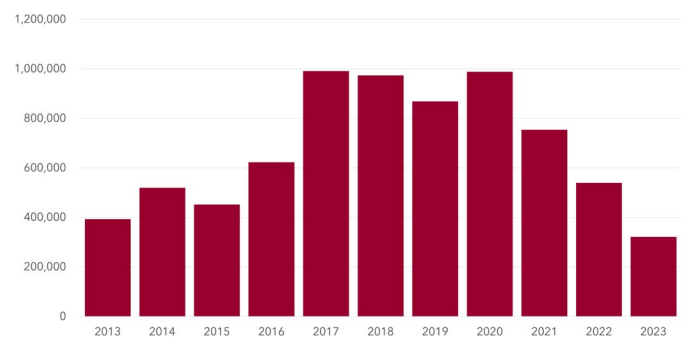
The Charleston office leasing market's resilience stems from several key factors. Local demand and sustained growth have been crucial, as many companies have chosen against widespread remote work policies, setting them apart from larger cities and stabilizing the area. High-quality office spaces in the Charleston Metro area continue to attract consistent leasing activity, with rising interest rates prompting more businesses to lease rather than buy. Medical office spaces remain in high demand, leading landlords to offer enticing Tenant Improvement Allowances (TIAs) to secure tenants. Despite challenges like high building costs, material delays, and permitting issues, second-generation spaces in key locations have seen reasonable interest.

MARKET INDICATORS	Q4 2023	Q3 2023	Q2 2023	Q1 2023	Q4 2022
▼ 12 Mo. Net Absorption SF	(23,128)	137,283	(54,212)	23,352	307,598
▲ Vacancy Rate	7.90%	7.80%	8.10%	7.70%	7.30%
▼ Avg NNN Asking Rate PSF	\$31.70	\$32.19	\$32.32	\$32.49	\$32.51
▲ SF Under Construction	321,516	309,863	212,604	112,604	112,604
▲ Inventory SF	33,546,942	33,514,942	33,484,458	33,399,126	33,243,221

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1411 King Street Ext Charleston, SC	15,840 SF	\$5,200,000 \$328.28 PSF	Undisclosed Dialysis Clinic, Inc.	Class B
39 Broad Street Charleston, SC	15,585 SF	\$6,950,000 \$445.94 PSF	Undisclosed Healthcare Realty Trust, Inc.	Class B
1030 Jenkins Road Charleston, SC	12,500 SF	\$3,135,000 \$250.80 PSF	Charles River Laboratories, Inc. John R. Condon	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5965 Core Road North Charleston, SC	20,334 SF	DESETA Group	Undisclosed	Undisclosed
201 Sigma Drive Summerville, SC	12,327 SF	LMHT Capital	Undisclosed	Undisclosed
5965 Core Road North Charleston, SC	10,000 SF	DESETA Group	Undisclosed	Undisclosed

