



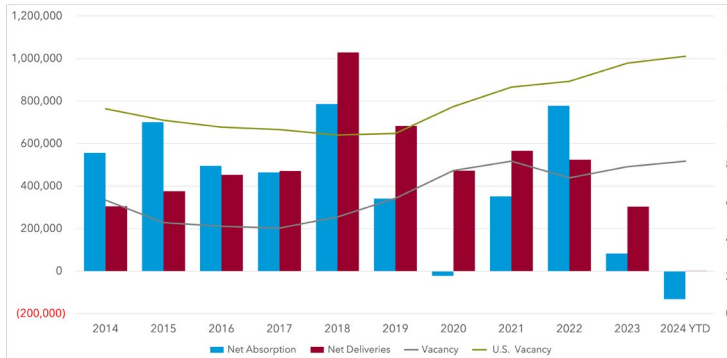
OFFICE MARKET OVERVIEW

REID DAVIS, *Managing Principal*

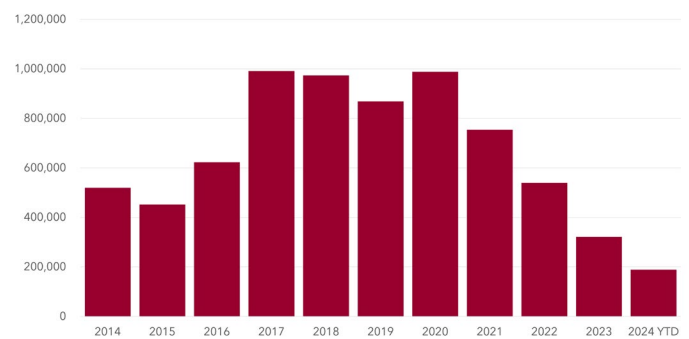
The Charleston office market has experienced a dynamic first quarter marked by numerous significant leases inked in the downtown area. This surge in leasing activity forecasts a dwindling availability of Class A space on the peninsula, potentially prompting a rise in rental rates. Furthermore, the limited new construction projects in the pipeline suggest a positive absorption trend on the horizon. Unlike many office markets across the United States grappling with uncertainties, Charleston's office sector stands out for its resilience and optimism. As the market continues to thrive, stakeholders can anticipate continued growth and stability, positioning Charleston as a beacon of opportunity in the realm of commercial real estate.

MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▼ 12 Mo. Net Absorption SF	(131,789)	(23,128)	137,283	(54,212)	23,352
▲ Vacancy Rate	8.2%	7.9%	7.8%	8.1%	7.7%
▼ Avg NNN Asking Rate PSF	\$31.65	\$31.70	\$32.19	\$32.32	\$32.49
▼ SF Under Construction	188,874	232,000	309,863	212,604	112,604
▲ Inventory SF	33,635,931	33,592,805	33,514,942	33,484,458	33,399,126

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3409 Salterbeck Court Mount Pleasant, SC	10,131 SF	\$3,200,000 \$315.86 PSF	MJKR LLC Neucon Properties LLC	Class B
875 Lowcountry Boulevard Mount Pleasant, SC	9,700 SF	\$3,250,000 \$335.05 PSF	Twelve Mile Enterprises LLC Savings Associates	Class B
299 Midland Parkway Summerville, SC	8,440 SF	\$2,825,000 \$334.72 PSF	Trident Health Summerville Primary Care	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2155 Eagle Drive North Charleston, SC	31,038 SF	Redline Property Partners	Undisclosed	Undisclosed
850 Morrison Drive Charleston, SC	12,125 SF	Origin Development Partners	Burr & Forman LLP	Legal Services
1940 Algonquin Road Charleston, SC	11,233 SF	White Point Partners	Trident Transportation	Full Service Logistics Provider

