



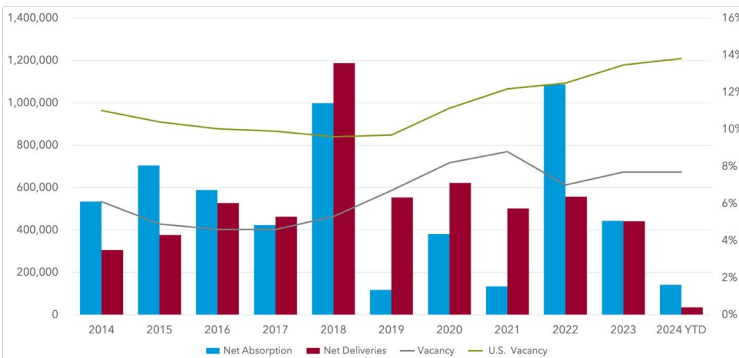
OFFICE MARKET OVERVIEW

CAMERON YOST, CCIM, SIOR, *Principal*

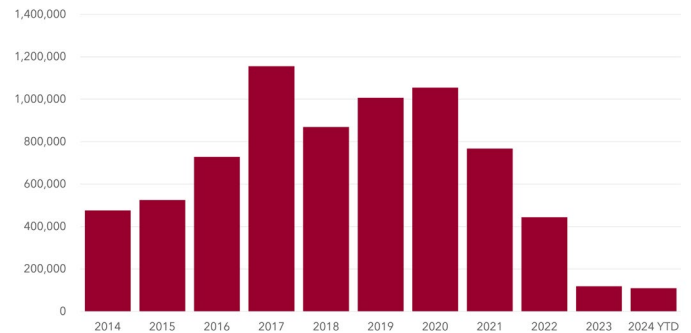
Charleston's office market is seeing rapid absorption of Class-A spaces, particularly downtown, where vacancy is shrinking due to limited new construction in the pipeline. With no significant Class-A office developments set to break ground, the market's current supply is becoming tighter. Leasing activity remains slower in suburban markets, and developers are cautious about launching new projects as businesses continue to assess their post-pandemic space needs. Rental rates have stabilized, and office space under construction has decreased, indicating a more conservative approach to new builds. As demand rebounds downtown, the market is adjusting to these new dynamics.

MARKET INDICATORS	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
▲ 12 Mo. Net Absorption SF	172,052	94,179	(124,761)	(47,144)	135,580
▼ Vacancy Rate	7.7%	8.0%	8.2%	7.7%	7.3%
▼ Avg NNN Asking Rate PSF	\$32.47	\$32.77	\$33.06	\$32.19	\$32.23
▲ Sale Price PSF	\$270.00	\$214.00	\$272.00	\$176.00	\$382.00
▼ Cap Rate	9.39%	9.42%	9.38%	9.33%	9.19%
◀ ▶ Under Construction SF	109,588	109,588	109,588	86,167	67,167
▲ Inventory SF	33,428,915	33,400,464	33,395,294	33,393,598	33,361,598

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
349 W. Coleman Boulevard Mount Pleasant, SC	28,779 SF	\$14,400,000 \$500.36 PSF	Pastime 349 LLC 349 Coleman Blvd LLC	Class B
29 Leinbach Charleston, SC	17,594 SF	\$2,570,000 \$146.07 PSF	R K Engineers & Builders Brilliant Estes Associates	Class B
1315 Ashley River Road Charleston, SC	7,428 SF	\$2,100,000 \$282.71 PSF	1315 LLC Pastime Equities LLC	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
100 Coastal Drive Charleston, SC	13,413 SF	Holder Properties	New York Life	Finance
408 Brighton Park Boulevard Summerville, SC	10,340 SF	Sharbell	Undisclosed	Undisclosed
180 Wingo Way Mount Pleasant, SC	9,652 SF	Healthcare Realty Trust	Clearway Pain Solutions	Medical

