

1Q24:

Charleston MSA Office Snapshot



VACANCY

8.2%

The vacancy rate has overall decreased in the past year



12 MO. NET ABSORPTION

±82,793 SF

at the end of 1024



AVERAGE RENTAL RATE

\$31.79 PSF

The rental rate has increased slightly in the last quarter

Key Market Takeaways

"In spite of a weak office market on a national scale, the office sector in Charleston continues to show stability in most areas. There is fairly strong demand and rising rents in select areas of town, namely Mt. Pleasant, the upper peninsula, Summerville and Dorchester/Berkeley counties. Simultaneously, certain areas of North Charleston still struggle to fill vacancy. Recent national headlines paint a gloomy picture of large metropolitan office buildings blighted by vacancy being auctioned for pennies on the dollar. Fortunately, Charleston benefits from strong economical headwinds. Even with ever-changing hybrid work policies, people need a place to work. This is evident in areas of high population growth, such as Summerville, Dorchester & Berkeley counties, and the upper peninsula. Landlords in areas of lower demand should focus on delivering a valued product and be prepared to offer certain concessions to attract quality tenants." - Scott Peevy, CCIM

Submarket Statistics

DORCHESTER COUNTY Total Inventory: ±2,093,200 SF

RBA: ±87,595 SF Vacancy: 3.1% Under Construction: ±10,000 SF

WEST ASHLEY Total Inventory: ±2,685,824 SF

RBA: ±139,578 SF Vacancy: 4.5% Under Construction: 0 SF



UNDER CONSTRUCTION

±336,874 SF

of office space under construction at the end of 1024

W. CHS CO.

Total Inventory: ±124,747 SF RBA: ±2,122 SF

Vacancy: 1.7% Under Construction: 0 SF

WEST ISLANDS

Total Inventory: ±352,668 SF RBA: ±8.511 SF Vacancy: 5.2%

Under Construction: ±5,052 SF

OUTLYING BERKELEY COUNTY Total Inventory: ±3,067,953 SF

RBA: ±137,467 SF Vacancy: 1.3% Under Construction: ±96,018 SF

NORTH CHARLESTON

Total Inventory: ±9,652,320 SF RBA: ±923,640 SF Vacancy: 8.9% Under Construction: ±129,804 SF

N. MT PLEASANT

Total Inventory: ±39,655 SF RBA: 0 SF Vacancy: 0% Under Construction: 0 SF

DANIEL ISLAND

Total Inventory: ±2,167,468 SF RBA: ±694,194 SF Vacancy: 28.7% Under Construction: ±36,000 SF

EAST ISLANDS/MT. PLEASANT

Total Inventory: ±4,542,113 SF RBA: ±383,642 SF Vacancy: 7.8% Under Construction: ±10,000 SF

DOWNTOWN CHARLESTON

Total Inventory: ±8,407,425 SF RBA: ±718,200 SF Vacancy: 8% Under Construction: ±50,000 SF

JAMES ISLAND/FOLLY BEACH

Total Inventory: ±558,162 SF RBA: ±16,172 SF Vacancy: 2.9% Under Construction: 0 SF