

Key Market Takeaways

"Over the past 12 months, the region has absorbed $\pm 373,339$ square feet of space, demonstrating strong demand and a positive outlook for the local economy. The increase in average rental rate reflects Charleston's position as a competitive market within the Southeast. The overall office market has experienced challenges, with rising vacancy rates and shifts toward hybrid work models. However, in the Southeast, demand for office space has remained relatively resilient, particularly in cities like Charleston, Atlanta, and Raleigh, where strong population growth continues to drive activity. Charleston's under construction pipeline reflects a response to both new business expansion and the ongoing demand for high quality office spaces. The Charleston office market offers a healthy mix of options for tenants. Available inventory is concentrated in areas that offer both historic character and modern amenities, catering to a variety of businesses looking to thrive in the Southeast's growing economy." -Zack Lord

Submarket Statistics

OUTLYING BERKELEY COUNTY

Total Inventory: $\pm 3,034,245$ SF
RBA: $\pm 162,728$ SF
Vacancy: 2.7%
Under Construction: $\pm 73,987$ SF

NORTH CHARLESTON

Total Inventory: $\pm 9,744,616$ SF
RBA: $\pm 800,463$ SF
Vacancy: 7.4%
Under Construction: 0 SF

N. MT PLEASANT

Total Inventory: $\pm 39,655$ SF
RBA: 0 SF
Vacancy: 0%
Under Construction: 0 SF

DANIEL ISLAND

Total Inventory: $\pm 2,125,836$ SF
RBA: $\pm 585,297$ SF
Vacancy: 24.2%
Under Construction: $\pm 116,000$ SF

EAST ISLANDS/MT. PLEASANT

Total Inventory: $\pm 4,541,833$ SF
RBA: $\pm 264,581$ SF
Vacancy: 5.4%
Under Construction: 0 SF

DOWNTOWN CHARLESTON

Total Inventory: $\pm 8,704,121$ SF
RBA: $\pm 479,495$ SF
Vacancy: 6.4%
Under Construction: 0 SF

JAMES ISLAND/FOLLY BEACH

Total Inventory: $\pm 551,571$ SF
RBA: $\pm 18,692$ SF
Vacancy: 3.6%
Under Construction: 0 SF

WEST ISLANDS

Total Inventory: $\pm 374,316$ SF
RBA: $\pm 6,096$ SF
Vacancy: 1.6%
Under Construction: 0 SF

W. CHS CO.

Total Inventory: $\pm 108,747$ SF
RBA: $\pm 5,642$ SF
Vacancy: 5.2%
Under Construction: 0 SF

WEST ASHLEY

Total Inventory: $\pm 2,749,809$ SF
RBA: $\pm 134,717$ SF
Vacancy: 3.8%
Under Construction: 0 SF

DORCHESTER COUNTY

Total Inventory: $\pm 2,120,457$ SF
RBA: $\pm 42,870$ SF
Vacancy: 1.6%
Under Construction: $\pm 49,957$ SF

VACANCY

6.7%

The vacancy rate has overall decreased in the past year

12 MO. NET ABSORPTION

$\pm 373,339$ SF

at the end of 4Q24

AVERAGE RENTAL RATE

\$33.03 PSF

The rental rate has increased slightly in the last quarter

UNDER CONSTRUCTION

$\pm 239,944$ SF

of office space under construction at the end of 4Q24