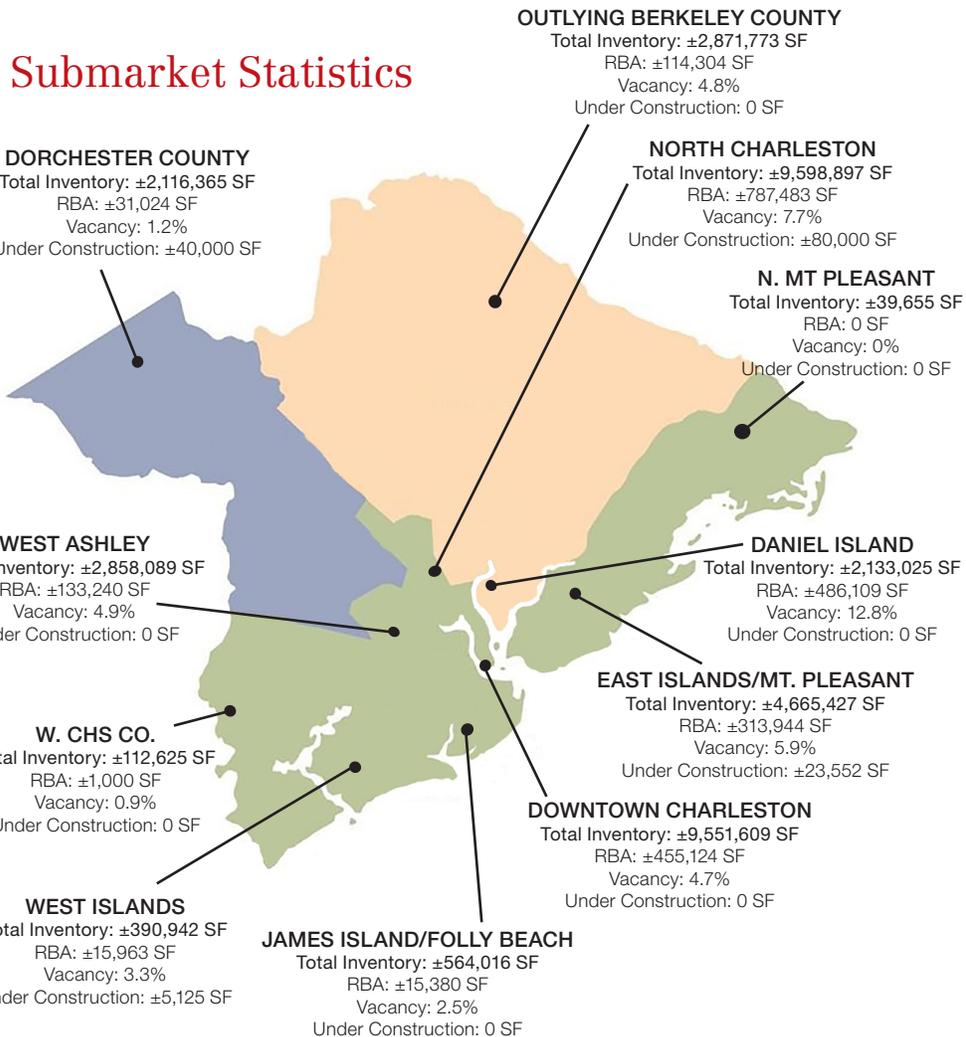


Key Market Takeaways

“Overall office vacancy in Charleston remained below 6% at the close of 2025. Coupled with only a slight, nominal adjustment in overall rental rates, these key indicators reflect a steady and healthy market environment for both landlords and tenants. Demand and occupancy are expected to stay strong in sought-after submarkets such as James Island, West Ashley, and Mount Pleasant. Smaller office spaces in these areas continue to appeal to local tenants who value proximity to home, while new development opportunities remain extremely limited in these largely infilled markets. Looking ahead to 2026, we’ll see how quickly developers regain confidence and move forward with new projects as broader economic conditions and key market indicators continue to improve.” - Scott Peavy, CCIM

Submarket Statistics



VACANCY

5.9%

The vacancy rate has overall decreased in the past year

12 MO. NET ABSORPTION

±180,241 SF

at the end of 4Q25

AVERAGE RENTAL RATE

\$35.58 PSF

Averages rental rates from all office submarkets

UNDER CONSTRUCTION

±148,677 SF

of office space under construction at the end of 4Q25