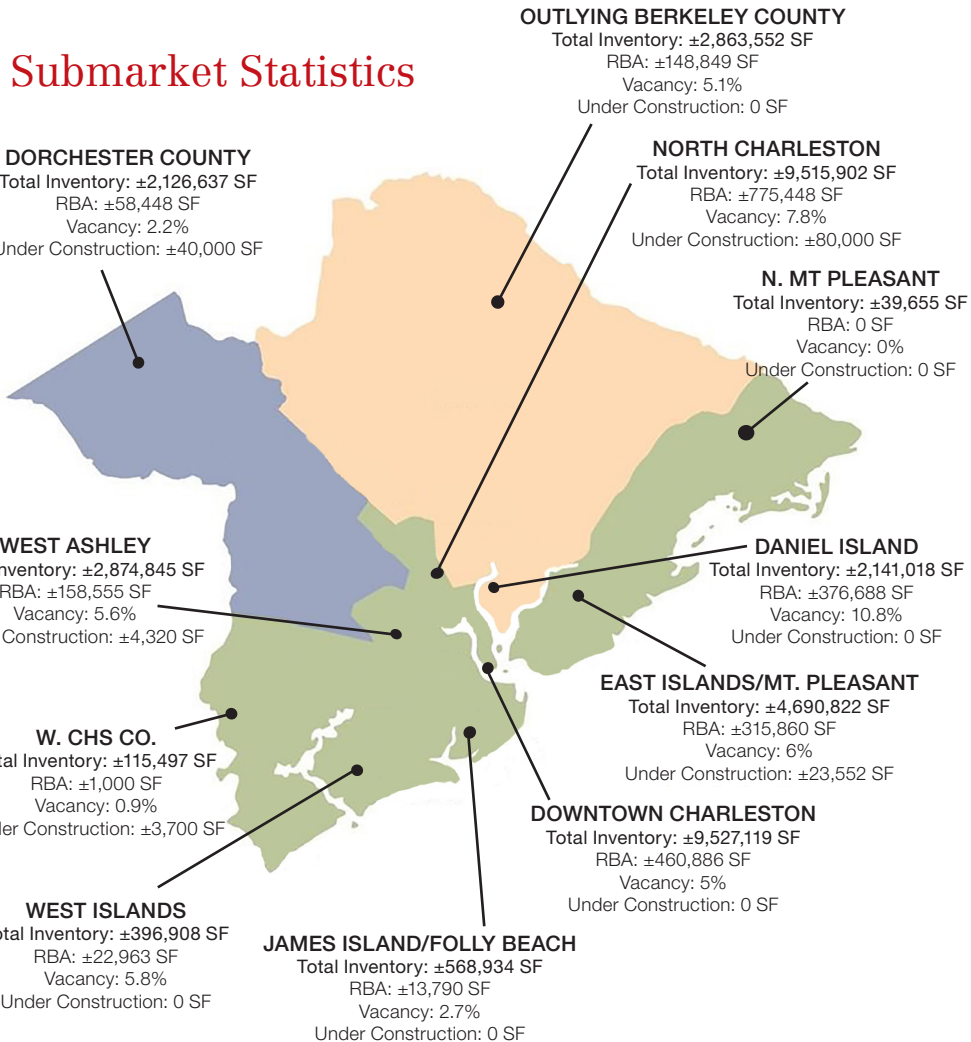


Key Market Takeaways

“The Charleston office market remains steady with an overall vacancy rate around 6%. Availability in the submarkets of Mt. Pleasant, West Ashley, and James Island remains very limited as occupancy is high and new construction opportunities are very limited. New development is also continuing in high growth areas of Berkeley and Dorchester counties. This balanced market should pave the way for continued activity into 2026.” - Scott Peevy, CCIM

Submarket Statistics



VACANCY

6.1%

The vacancy rate has overall decreased in the past year

12 MO. NET ABSORPTION

±104,963 SF

at the end of 1Q26

AVERAGE RENTAL RATE

\$35.99 PSF

Averages rental rates from all office submarkets

UNDER CONSTRUCTION

±151,572 SF

of office space under construction at the end of 1Q26