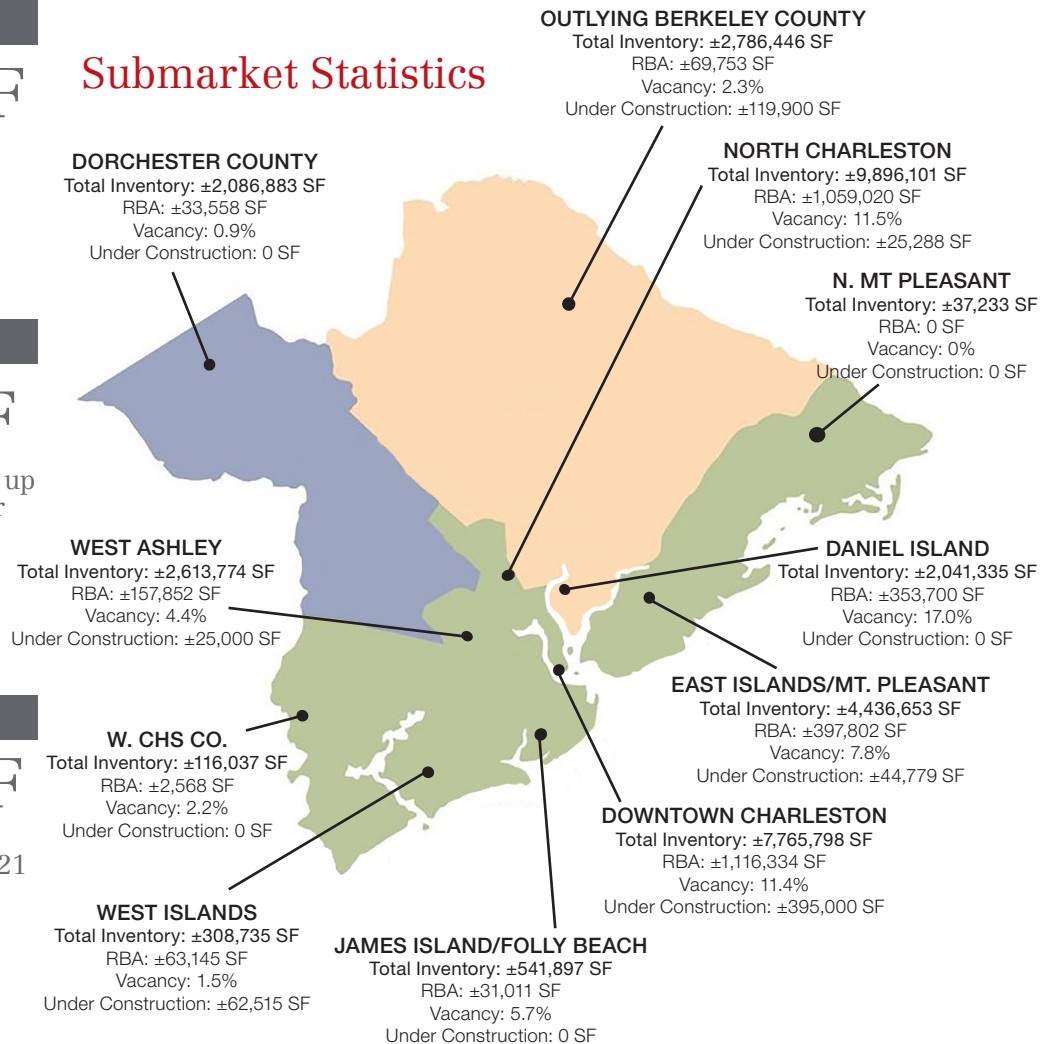


Key Market Takeaways

- The overall office market remains healthy with generally low vacancy throughout all submarkets
- Downtown Charleston and Berkeley County lead the way on new construction
- Demand for smaller space remains high, while inventory in key submarkets remains tight
- We continue to monitor how the pandemic over time will affect the office market, but the general feeling is positive
– David Grubbs, SIOR

Submarket Statistics



VACANCY

9.1%

Over the past year the vacancy rate remains relatively steady

12 MO. NET ABSORPTION

±243,772 SF

at the end of 4Q21

AVERAGE RENTAL RATE

\$28.51 PSF

The rental rate has fluctuated up and down over the last year

UNDER CONSTRUCTION

±672,482 SF

of office space under construction at the end of 4Q21