

4Q23:

Charleston MSA Office Snapshot

OUTLYING BERKELEY COUNTY Total Inventory: ±3,029,703 SF

RBA: ±171,197 SF

Vacancy: 1.5% Under Construction: ±131,423 SF



VACANCY

The vacancy rate has overall decreased in the past year



12 MO. NET ABSORPTION

±29,557 SF

at the end of 4023



AVERAGE RENTAL RATE

\$31.48 PSF

The rental rate has increased slightly in the last quarter



UNDER CONSTRUCTION

±351,335 SF

of office space under construction at the end of 4023

Key Market Takeaways

"Key numbers in the greater Charleston office market showed little movement from the previous quarter. A lull in activity during Q4 is not uncommon, and there is movement in the market as we enter the new year. An increase in activity should be notable in the smaller suites, as tenants in the sub 2,000 SF space continue to shuffle space needs and accommodate growth. Total vacancy in the market came in at 7.7%, but it is important to note that this includes a skewing 29% vacancy in the Daniel Island market, which is greatly impacted by the departure of Benefitfocus (around 200,000 SF). After removing that outlier from the data set, the overall market vacancy is a healthy 4.4%. Nationally, the office sector continues to suffer from high vacancy in certain areas. Landlords with quality buildings in quality locations will remain in a good position as they will be able to retain and attract good tenants looking for a market with more options." - Scott Peevy, CCIM

Submarket Statistics

DORCHESTER COUNTY

Total Inventory: ±2,083,638 SF RBA: ±78,890 SF Vacancy: 3.5% Under Construction: ±36,000 SF

WEST ASHLEY

Total Inventory: ±2,682,401 SF RBA: ±135,182 SF Vacancy: 4.2%

Under Construction: 0 SF

W. CHS CO.

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

WEST ISLANDS

Total Inventory: ±350,972 SF RBA: ±20.842 SF Vacancy: 5.1% Under Construction: ±6,748 SF

Vacancy: 1.7%

Under Construction: 0 SF

JAMES ISLAND/FOLLY BEACH

Total Inventory: ±555,162 SF RBA: ±17,132 SF Vacancy: 3.1%

Vacancy: 7.9% Under Construction: ±129,804 SF N. MT PLEASANT Total Inventory: ±39,655 SF RBA: 0 SF Vacancy: 0% Under Construction: 0 SF

NORTH CHARLESTON

Total Inventory: ±9,774,496 SF

RBA: ±1,000,178 SF

DANIEL ISLAND Total Inventory: ±2,136,767 SF

RBA: ±689,057 SF Vacancy: 29.4% Under Construction: ±36,000 SF

EAST ISLANDS/MT. PLEASANT Total Inventory: ±4,503,400 SF

RBA: ±397,443 SF Vacancy: 7.6% Under Construction: 0 SF

DOWNTOWN CHARLESTON Total Inventory: ±8,420,308 SF

RBA: ±703,407 SF Vacancy: 7.1% Under Construction: ±19,360 SF

Under Construction: 0 SF