



 **NET ABSORPTION SF**
157,842

 **VACANCY**
1,529,950 SF
4.9%

 **AVG. ASKING RATE PSF**
\$26.57

 **DELIVERIES**
9 Buildings
40,874

 **UNDER CONSTRUCTION**
24 Buildings
758,865

PETER HARPER, CCIM
Principal

The region's population is expanding at three times the national average, growing to more than 744,000 with well-educated young talent attracted by manufacturing, technology, bio-pharma, healthcare and military-related jobs. The office inventory totals 30.6 million sq. ft. and 2019 deliveries should approach 580,000 sq. ft. Twelve-month absorption totaled 500,000 sq. ft. Rents are at all-time highs, averaging \$26.56 per sq. ft. More than \$288 million in office product traded hands in the past year with cap rates averaging 7.5%.

SIGNIFICANT LEASE DEALS

Address	Submarket/City	SF	Tenant
115 Fairchild St	Daniel Island	22,683	JW Aluminum
22 Westedge St	Charleston	21,224	The Harbour Club
146 Fairchild St	Charleston	12,474	Total Quality Logistics

SIGNIFICANT BUILDING SALES

Address	Sale Value	PPSF	SF	Buyer
Submarket	Type of Sale	Cap Rate	Class	Seller
5 Centennial Ave - 4 Bldgs	\$8,350,000	\$40.73	205,000	FCP Aiken LLC
Aiken	Investment	-	Class B	Matrix Aiken LLC
146 Fairchild St	\$8,000,000	\$118.09	67,744	The Becker Organization
Charleston	Investment	7.9%	Class A	J. Elizabeth Bradham
1007 Johnnie Dodds Blvd	\$6,640,000	\$156.91	42,316	Innolabs 1007 LLC
Mount Pleasant	Investment	5.95%	Class B	1007 Johnnie Dodds LLC

LARGEST DELIVERIES

Address	Submarket/City	SF	Developer
465 Meeting St	Charleston	100,000 Mixed-Use	GS Office Owner LLC
735 Coleman Blvd.	Mount Pleasant	18,084 Mixed-Use	Beach Commercial
966 Houston Northcutt Blvd	Mount Pleasant	7,282	Lat Purser

LARGEST UNDER CONSTRUCTION

Address	Submarket/City	SF	Delivery Date
22 Westedge St	Charleston	154,998	Q4 2019
75 Port City Landing	East Islands/Mt Pleasant	125,000	Q2 2019
2920 O'Hear Ave	North Charleston	110,000	Q1 2021

TOTAL OFFICE MARKET STATISTICS

	Vacancy Rate	Avg. SF Rental Rates	Net SF Absorption	SF Inventory	SF Under Construction
Q1 2019	4.9%	\$26.57	157,842	30,548,867	758,865
Q4 2018	6.3%	\$23.40	9,915	30,151,934	723,904
Q3 2018	5.7%	\$25.13	(206,685)	29,951,391	837,279
Q2 2018	4.9%	\$23.08	368,457	29,910,279	464,120
Q1 2018	5.1%	\$21.91	110,281	29,597,735	720,672