



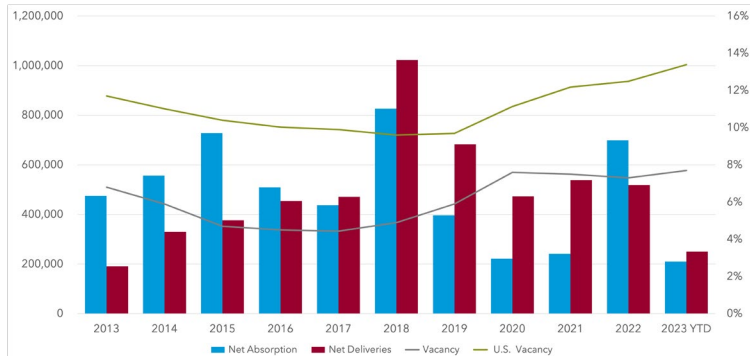
OFFICE MARKET OVERVIEW

CAMERON YOST, CCIM, *Vice President*

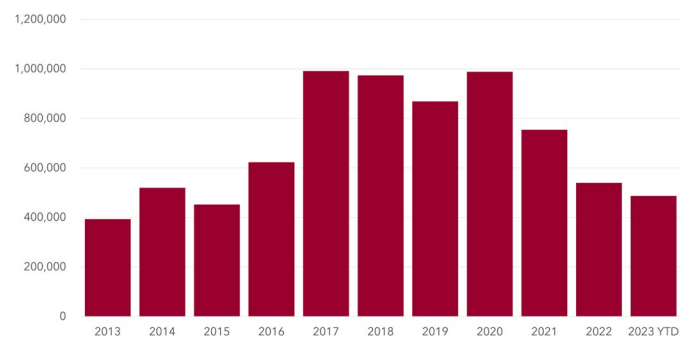
Charleston continues to outperform the greater US office market with a vacancy rate below the national average. While older, suburban product lags behind in leasing - modern, amenity rich buildings at newly delivered Class A offices are leasing at record rates Downtown. Due to limited supply of proposed new office construction, we anticipate an increase in occupancy throughout all classes and submarkets in 2024 and beyond. We are continuing to see a rise in sublease listings and a trend of Tenants downsizing as a result of hybrid and work from home remaining popular. Overall, Charleston office remains stable due to its smaller average tenant size resulting in more multi-tenanted offices throughout the region.

MARKET INDICATORS	Q3 2023	Q2 2023	Q1 2023	Q4 2022	Q3 2022
▲ 12 Mo. Net Absorption SF	158,054	78,769	36,172	247,578	(92,137)
▼ Vacancy Rate	6.5%	6.9%	7.0%	6.7%	7.0%
▲ Avg NNN Asking Rate PSF	\$32.02	\$28.73	\$21.75	\$22.16	\$21.92
▲ SF Under Construction	486,723	389,464	289,464	289,464	181,804
▲ Inventory SF	33,515,763	33,500,779	33,415,447	33,265,342	33,100,939

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2910 Tricom Street North Charleston, SC	26,256 SF	\$10,100,000 \$384.67 PSF	Skytree Ventures LLC Global Medical REIT	Class A
4 Maple Street Charleston, SC	7,468 SF	\$3,575,000 \$478.71 PSF	Pride One JJR Development LLC	Class B
112 W. 4th North Street Summerville, SC	6,880 SF	\$1,500,000 \$218.02 PSF	Ellie Holds LLC Master of Equity Dorchester County	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
100 Coastal Drive Charleston, SC	39,815 SF	Holder Properties	HCA South Atlantic	Medical
4969 Centre Pointe Drive North Charleston, SC	14,182 SF	CP Point LLC	Stantec Consulting	Professional, Scientific, and Technical Services
4400 Leeds Avenue North Charleston, SC	10,614 SF	Durlach Associates	HDR	Architectural Services

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