

1Q22:

Charleston MSA Office Snapshot



VACANCY

The vacancy rate has decreased since the last quarter



12 MO. NET ABSORPTION

 $\pm 370,326 SF$

at the end of 1022



AVERAGE RENTAL RATE

\$28.88 PSF

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

Key Market Takeaways

"Overall, the balance of the office market is moving in the direction of pre-pandemic levels. With the exception of the North Charleston and Daniel Island submarkets, vacancy and rental rates have returned to a healthy state. Office users have become more comfortable with the post-pandemic workplace. Some tenants remain open to remote working, but the majority of businesses see the need for a formal office causing leasing activity to increase. Investment in the office sector in Charleston remains bullish. Demand for existing product is strong, and the pipeline for office space under construction is healthy." - Scott Peevy, CCIM

Submarket Statistics

Total Inventory: ±2,872,606 SF RBA: +51.118 SF Vacancy: 1.5% Under Construction: ±123,074 SF

> N. MT PLEASANT Total Inventory: ±37,233 SF RBA: 0 SF

Vacancy: 0% Under Construction: 0 SF

DANIEL ISLAND

Total Inventory: ±2,011,245 SF

RBA: ±193,166 SF

Vacancy: 9.1%

Under Construction: ±19,840 SF

EAST ISLANDS/MT. PLEASANT Total Inventory: ±4,442,884 SF

RBA: ±416,289 SF

Vacancy: 8.4%

Under Construction: ±44,779 SF

OUTLYING BERKELEY COUNTY

NORTH CHARLESTON DORCHESTER COUNTY Total Inventory: ±9,826,953 SF Total Inventory: ±2,060,877 SF RBA: ±1,288,091 SF RBA: ±31,304 SF Vacancy: 11.1% Vacancy: 1.3% Under Construction: ±38,000 SF Under Construction: 0 SF

WEST ASHLEY

Total Inventory: ±2,610,101 SF RBA: ±126,382 SF Vacancy: 4.6%

Under Construction: ±25,000 SF



UNDER CONSTRUCTION

 $\pm 608,708$ SF

of office space under construction at the end of 1022

W. CHS CO.

Total Inventory: ±116,037 SF RBA: 0 SF Vacancy: 0%

Under Construction: 0 SF

WEST ISLANDS

Total Inventory: ±323,735 SF RBA: ±3,000 SF Vacancy: 0.3% Under Construction: ±60,515 SF

JAMES ISLAND/FOLLY BEACH

RBA: ±10,381 SF Vacancy: 1.9%

Total Inventory: ±7,752,146 SF

RBA: ±1,007,921 SF Vacancy: 10% Under Construction: ±297,500 SF

DOWNTOWN CHARLESTON

Total Inventory: ±541,897 SF

Under Construction: 0 SF