



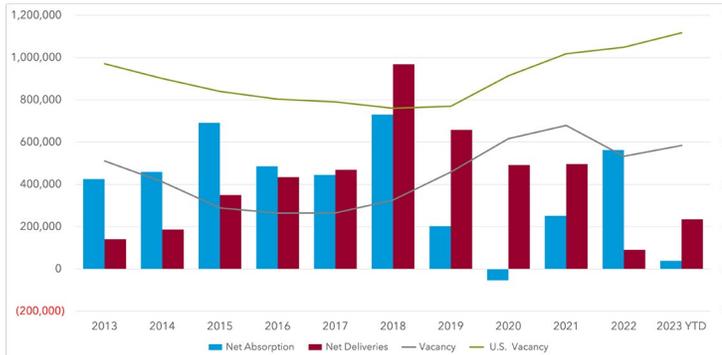
OFFICE MARKET OVERVIEW

PETE HARPER, CCIM, *Principal*

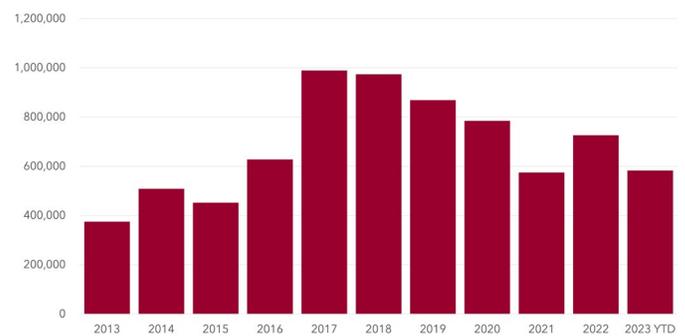
The Charleston commercial office market stands out in the face of the wider US office market's problems. The national market suffers from remote employment and economic uncertainty, yet Charleston thrives. Charleston's resilience is visible, with vacancy rates at 8%, 3% lower than the national average, asking rates growing by 3.3%, and over 500,000 SF of construction currently underway. The Morris, a contemporary workplace that was just finished in a booming location on the peninsula, is noteworthy. Charleston's appeal extends beyond its attraction as a place to live; it's becoming a city where businesses and industries want to establish new footholds. Overall, Charleston is set to perform far above the country's current office market drawbacks.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▼ 12 Mo. Net Absorption SF	132,979	365,881	742,729	292,368	628,151
▲ Vacancy Rate	8.0%	7.8%	7.3%	7.8%	7.3%
▲ Avg NNN Asking Rate PSF	\$31.99	\$30.78	\$30.73	\$30.44	\$30.05
▼ SF Under Construction	583,040	602,572	726,202	743,440	550,876
▲ Inventory SF	33,374,334	33,149,095	32,990,465	32,842,527	32,820,559

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1101 Clarity Road Mount Pleasant, SC	13,543 SF	\$5,675,750 \$419.09 PSF	Skytree Ventures LLC Montecity Medical Real Estate	Class B
2861 Tricom Street North Charleston, SC	7,248 SF	\$5,635,000 \$419.09 PSF	Undisclosed Montecity Medical Real Estate	Class B
59 Broad Street Charleston, SC	4,752 SF	\$1,700,000 \$357.74 PSF	Elizabeth Banchik The Sherman Agency	Class B

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
4340 Corporate North Charleston, SC	40,000 SF	Maybank Properties	Undisclosed	Undisclosed
1080-1090 Morrison Drive Charleston, SC	11,081 SF	Cowan Nakios Group	Raptor Group	Finance
5900 Core Road North Charleston, SC	10,600 SF	Avison Young	Segra	Information

