



2025 QUARTER 2 REPORT: CHARLESTON OFFICE MARKET

Q2 HIGHLIGHTS

- Asking rents continue to soar to historic highs
- Reduced vacancy signals market health and balance
- Capitalization rates have plateaued
- Office construction is on the rise!
- Leasing activity was up more than 15% annually.

NOTABLE SALES:

- Fourthline Capital acquires iconic 200 Meeting Street for \$45.75M
- Property includes 145,000+ sq. ft. of office and retail space
- Features a four-story parking garage with 350+ spaces
- Plans include major renovation and new retail activation

Q2 MARKET REVIEW



INVENTORY:
20.0M SF



VACANCY:
9.50%



ASKING RENT:
\$34.59/SF
*Full Service rent includes building operating expenses

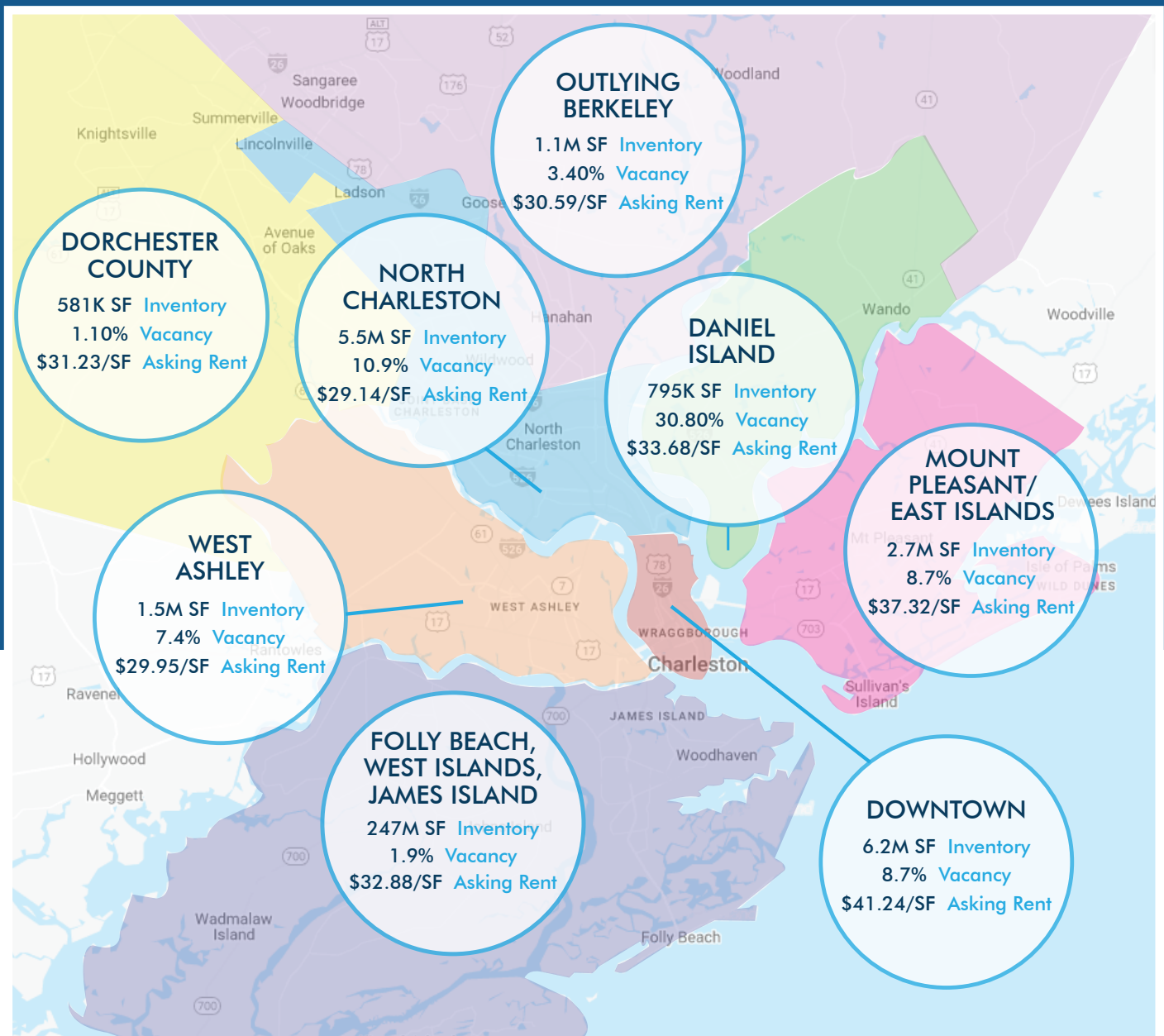


CAP RATE:
9.70 %
*over the last two years

SUBMARKET SUMMARY

Q2 | 2025

SOURCED FROM COSTAR



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