



2025 QUARTER 4 REPORT: CHARLESTON OFFICE MARKET

Q4 HIGHLIGHTS

- Office vacancy remains tight, trending below national averages, below 14%.
- Asking rents continue to climb, especially in Class A assets.
- Limited new supply constrains options and supports rent growth.
- Strong net absorption this year has outpaced 2024
- Out-of-market tenants and repositioning strengthen suburban submarkets.

Q4 MARKET REVIEW



INVENTORY:
20.1M SF



VACANCY:
8.4 %



ASKING RENT:
\$36.26/SF

*Full Service rent includes building operating expenses



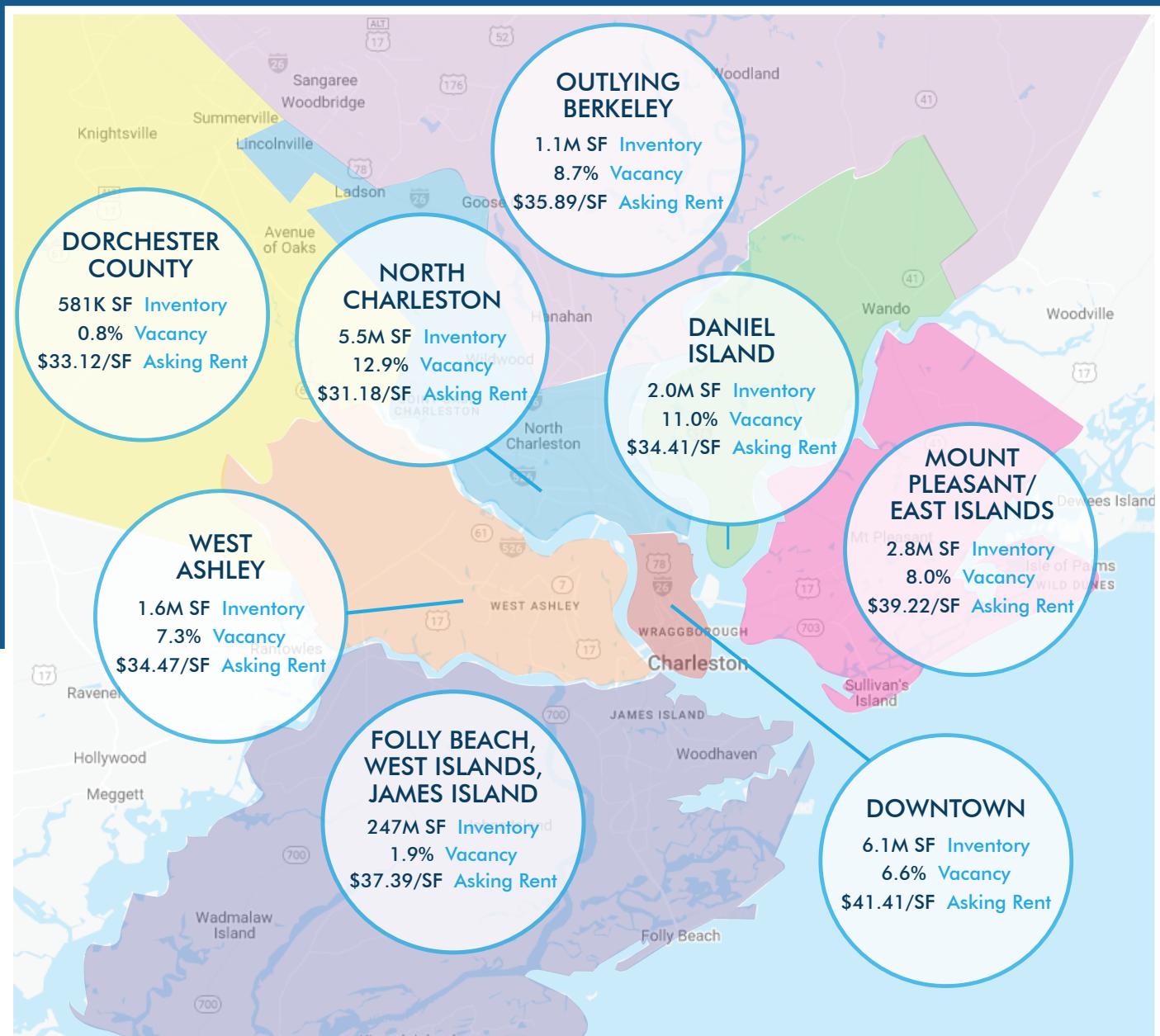
CAP RATE:
9.6 %

*over the last two years

SUBMARKET SUMMARY

Q4 | 2025

SOURCED FROM COSTAR



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