



2026 QUARTER 1 REPORT:

CHARLESTON OFFICE MARKET

Q1 HIGHLIGHTS

- Notable uptick in vacancy, but still well below national average.
- Although down this quarter, asking rents remain resilient when viewed over prior year.
- Cap rates are even over prior quarter/year, indicating stable demand among investors.
- CBD is consistently low in vacancy and high in asking rents, despite market shifts.

Q4 MARKET REVIEW



INVENTORY:
21.0M SF



VACANCY:
10.5 %



ASKING RENT:
\$35.13/SF
*Full Service rent includes building operating expenses

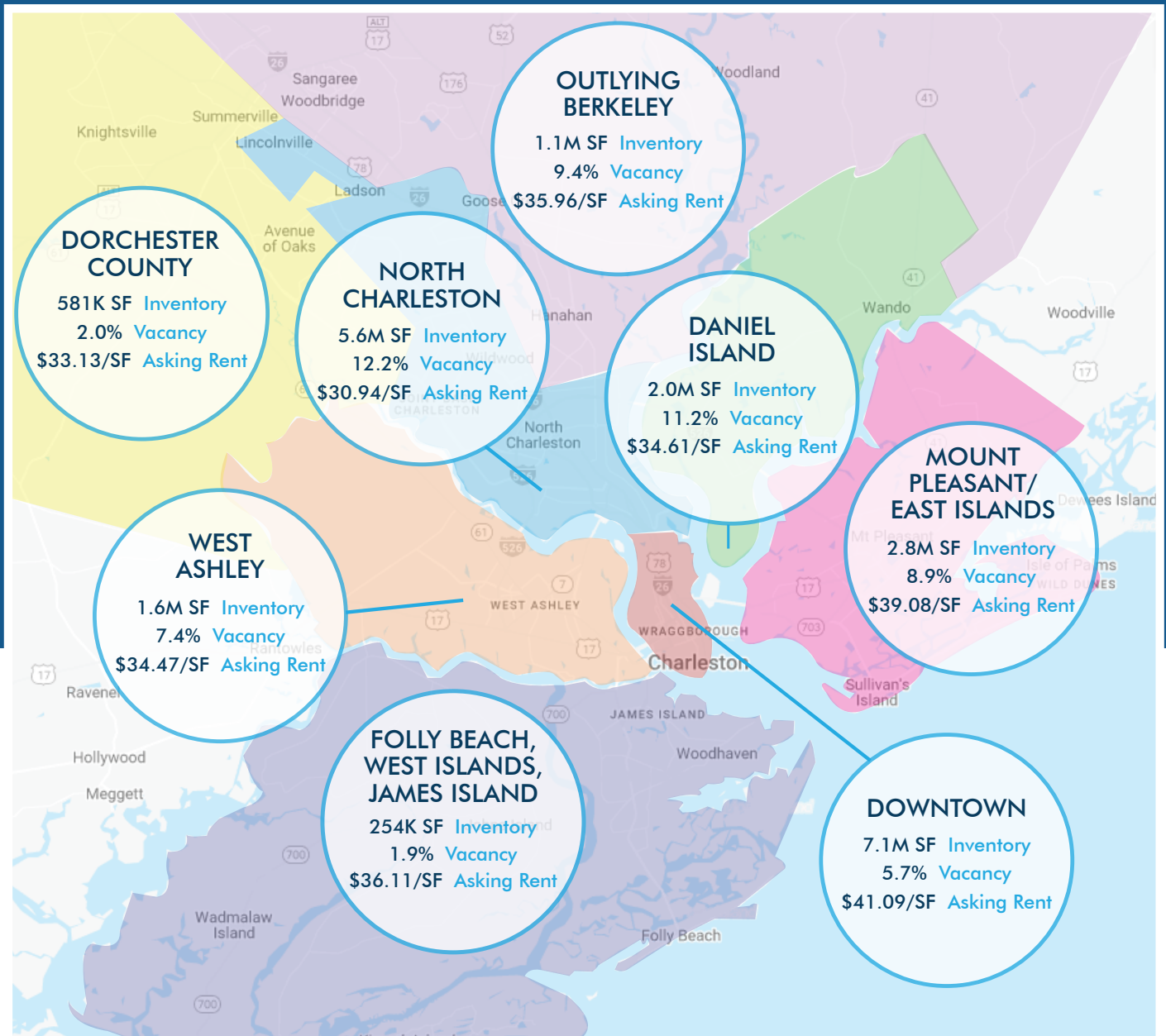


CAP RATE:
9.6 %
*over the last two years

SUBMARKET SUMMARY

Q1 | 2026

SOURCED FROM COSTAR



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