2026 QUARTER 2 REPORT:

CHARLESTON OFFICE MARKET

Q2 HIGHLIGHTS

- The recent drop in vacancy demonstrates quick recovery from first quarter dip.
- Rising rental rates are market wide and reinforces that the market is fundamentally tight.
- Recent absorption of inventory expansion shows consistent demand strength.
- Cap rates have stabilized over recent quarters, despite fluctuations in leasing activity.

Q2 MARKET REVIEW

INVENTORY:
21.0M SF

VACANCY:
7.4 %

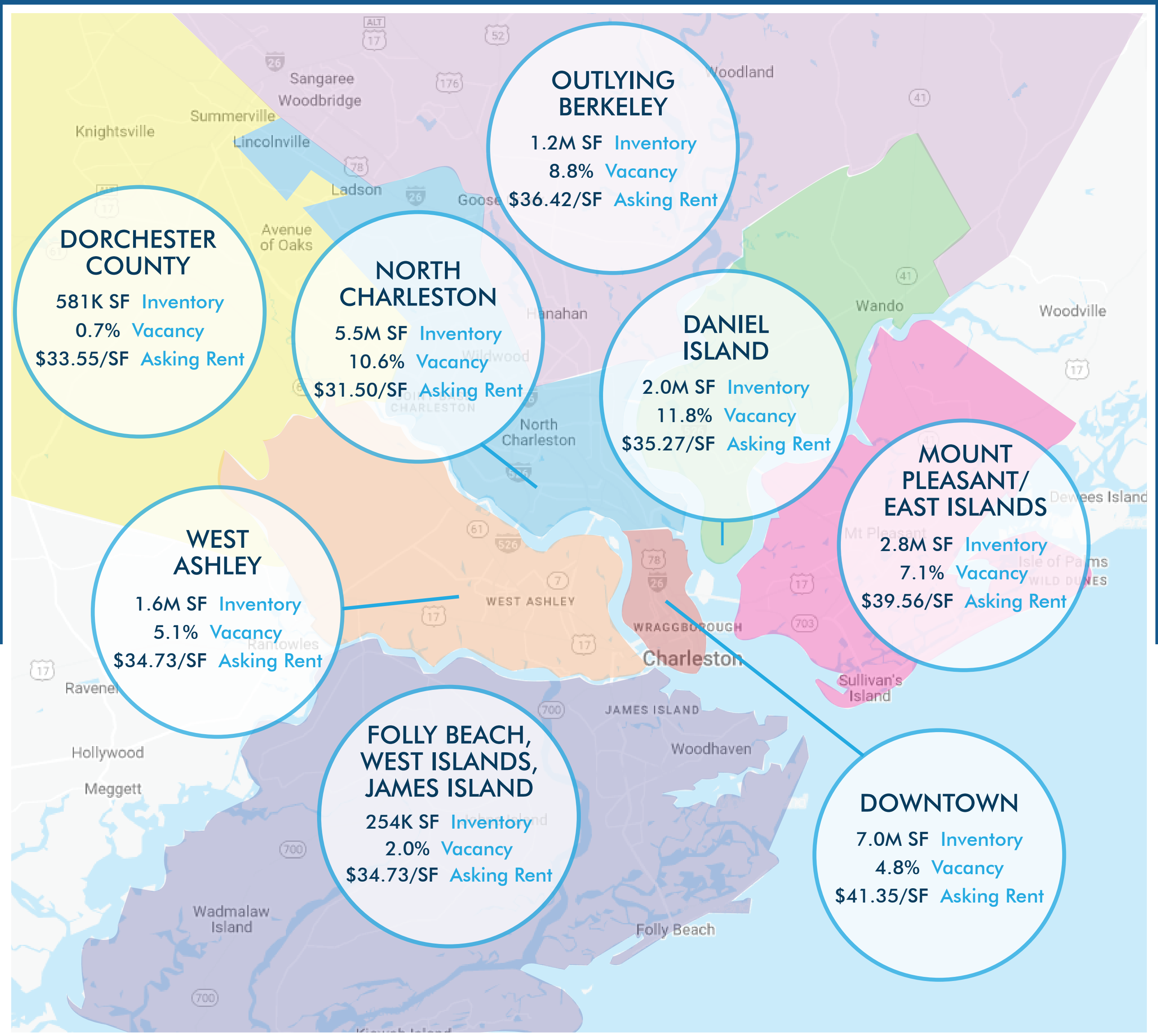
ASKING RENT:
$36.82/SF
*Full Service rent includes building operating expenses

CAP RATE:
9.5 %
*over the last two years

SUBMARKET SUMMARY

SOURCED FROM COSTAR

Q2 | 2026



OFFICE BROKERS:

Gerry Schauer, CCIM
Partner
843.364.2055
gerry.schauer
@harborcommercialpartners.com

Walter Reid
Senior Associate
843.344.1071
walter.reid
@harborcommercialpartners.com

Jeremy Willits
Senior Vice President
843.270.9205
jeremy.willits
@harborcommercialpartners.com

Mac Wiseman
Associate
571.228.7881
mac.wiseman
@harborcommercialpartners.com

Harbor COMMERCIAL PARTNERS