



2026 QUARTER 3 REPORT:

CHARLESTON OFFICE MARKET

Q3 HIGHLIGHTS

- Vacancy fell to 7.1% across the Charleston Market. Suburbs lead, Daniel Island lags.
- Rents rose in six of eight submarkets, to a market wide high of \$37.04/SF.
- Healthcare is leading demand as most space under construction is medical.
- Cap rates compressed to 9.2%. A Nexton medical office building traded for \$425/SF!

Q3 MARKET REVIEW



INVENTORY:
21.0M SF



VACANCY:
7.1 %



ASKING RENT:
\$37.04/SF
*Full Service rent includes building operating expenses

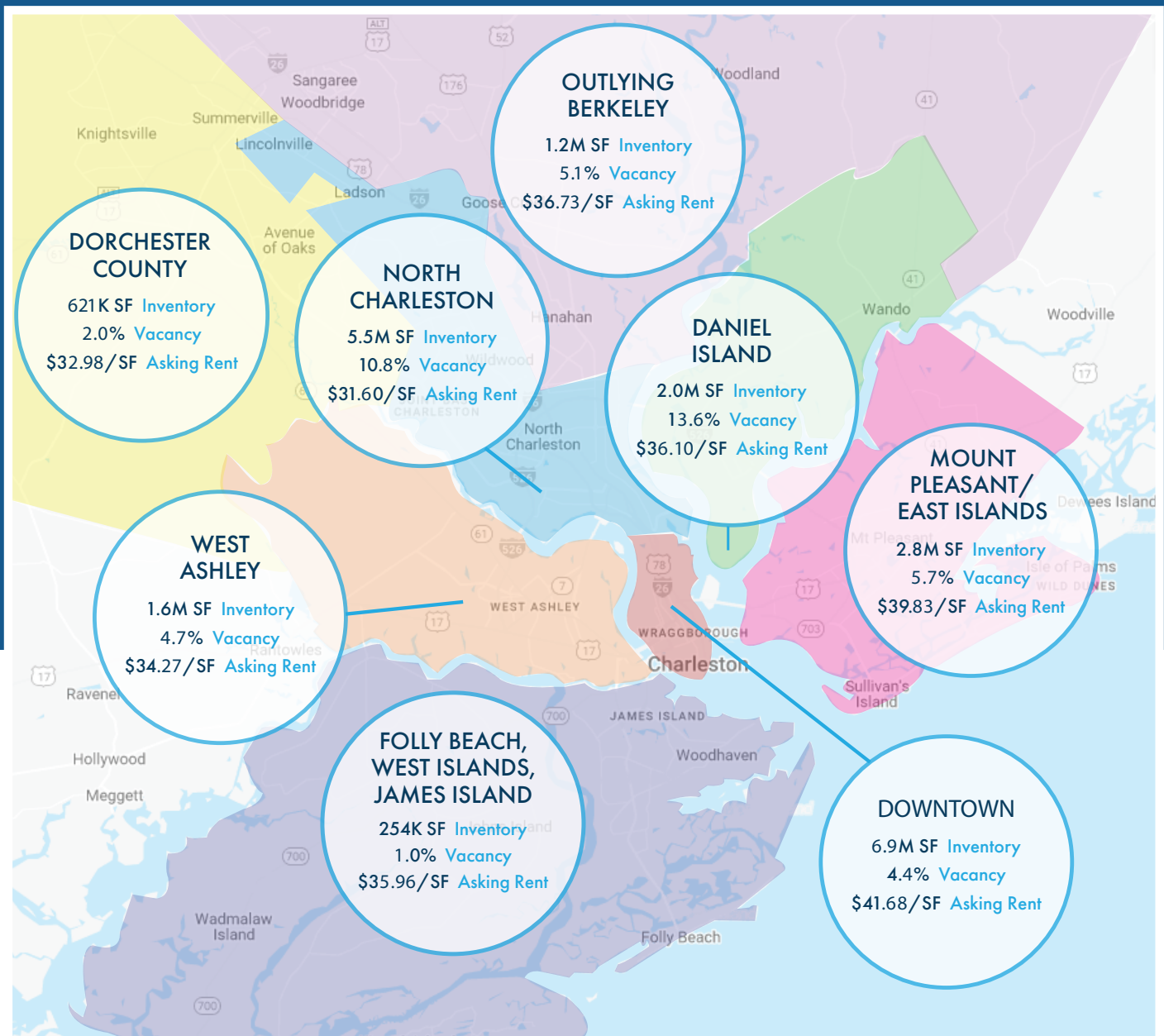


CAP RATE:
9.2 %
*over the last two years

SUBMARKET SUMMARY

SOURCED FROM COSTAR

Q3 | 2026



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