Charleston

Office market snapshot | Q1 2024

Charleston's office availability is trending downwards, with office-using employment levels increasing in the region. Asking rates from landlords are easing up, although Downtown Charleston continues to boast the highest rates. Office development activity remains stagnant due to hesitation from lenders. As local office conditions continue to improve, construction is expected to resume by 2025.

3.8%

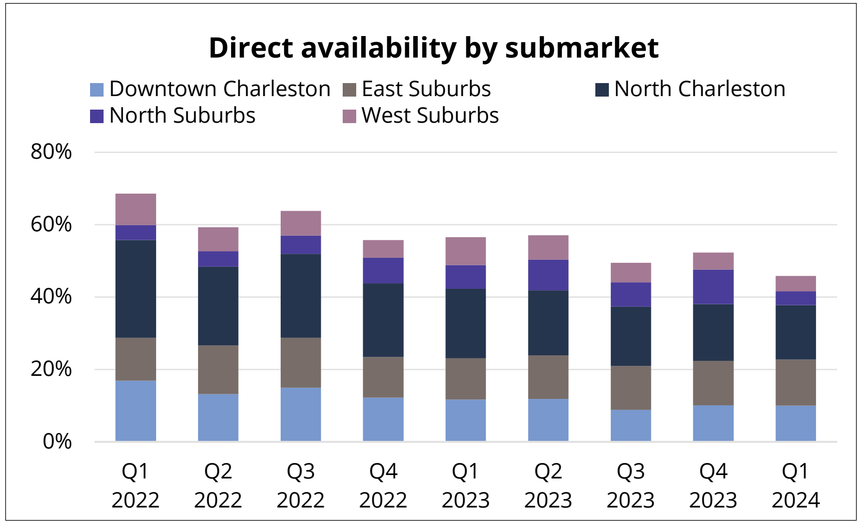
In Q1 2024, the North Suburbs of Charleston experienced a direct office **availability** rate of only 3.8%, compared to 9.5% in the previous quarter.

99k

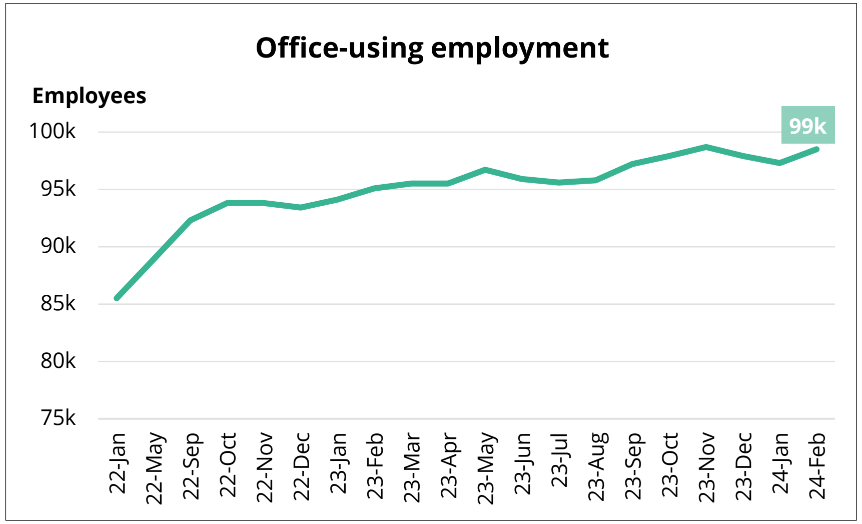
Office-using employment has grown to 99k employees this quarter, a **15% increase** since January 2022.

-3.9%

Despite the decreased availability, office **asking rates** have lowered to $31.88 since Q1 2023, marking a 3.9% decrease.



Availability is declining for offices in Charleston. The North Suburbs have seen the least availability over the past 2 years, with only 3.8% of their inventory being directly available space.



According to census data, South Carolina was the fastest-growing state in 2023. Charleston's population growth, paired with its industry diversification, has led to a significant increase in office-based employment.

Note: Tracking office buildings 10,000 sf and up
Source: AVANT by Avison Young, Costar, BLS

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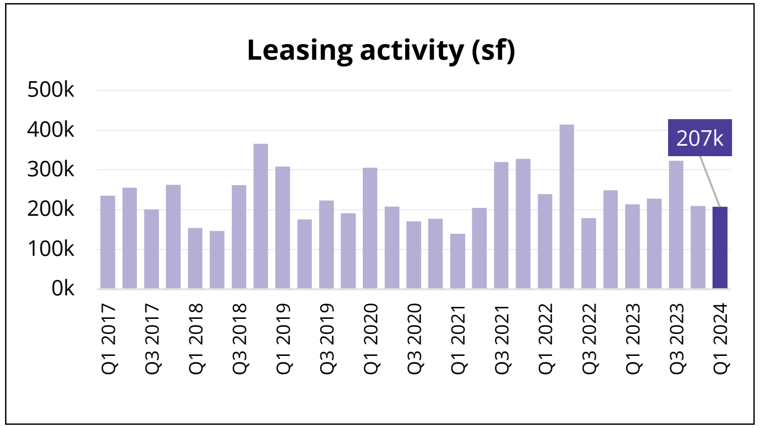

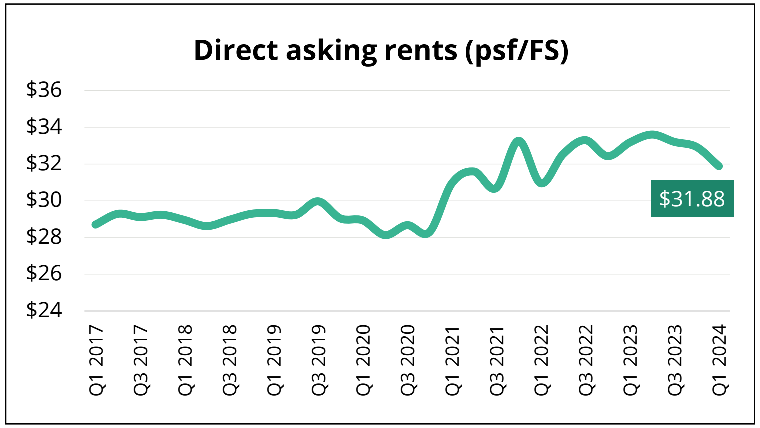

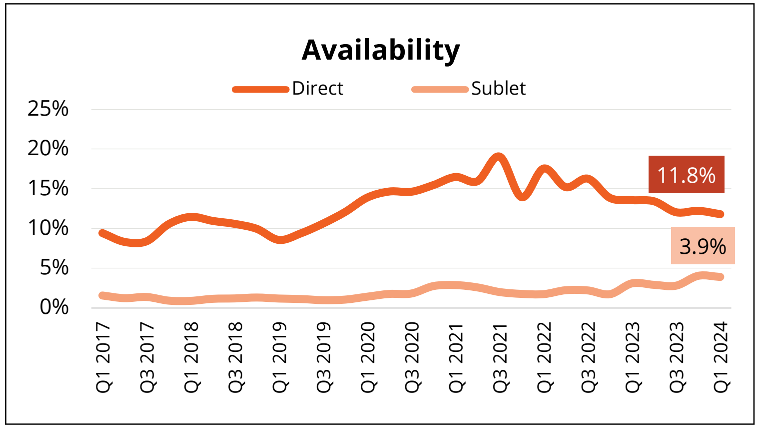

Recent leasing activity

Tenant	Address	Size (sf)	Transaction type	Lease type
Furniture Company	125 Fairchild St	20,400	New	Sublease
Raymond James	360 Concord St	9,200	Renewal	Direct
Huntington Bank	677 King St	7,900	New	Direct
Palmetto Surety Corp	75 Port City Landing	3,000	Expansion	Direct

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Get in touch

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	Existing inventory sf	Under development sf	Direct availability	Sublet availability	Total availability	Total availability change (YoY)	Annual direct asking rent psf FS
North Charleston	4,036,004	20,000	15.0%	2.2%	17.2%	(17.3%)	$ 28.72
East Suburbs	3,696,729		12.8%	7.7%	20.5%	5.6%	$ 32.52
Downtown Charleston	3,382,514		10.0%	.5%	10.5%	(14.6%)	$ 37.78
West Suburbs	775,331		4.3%	1.7%	6.0%	(22.1%)	$ 26.03
North Suburbs	607,687		3.8%	13.2%	17.0%	157.6%	$ 24.40
Market total	**12,498,265**	**20,000**	**11.8%**	**3.9%**	**15.7%**	**(5.7%)**	**$31.88**

	Existing inventory sf	Under development sf	Direct availability	Sublet availability	Total availability	Total availability change (YoY)	Annual direct asking rent psf FS
Trophy	881,000		13.8%	0.5%	14.3%	(49.3%)	$38.36
Class A	5,303,383		15.4%	5.7%	21.0%	8.2%	$33.20
Class B	5,206,601	20,000	8.6%	3.2%	11.8%	(13.2%)	$29.54
Class C	1,107,281		8.6%	1.0%	9.6%	18.5%	$24.44
Market total	**12,498,265**	**20,000**	**11.8%**	**3.9%**	**15.7%**	**(5.7%)**	**$31.88**

Note: Tracking office buildings 10,000 sf and up
Source: AVANT by Avison Young, Costar