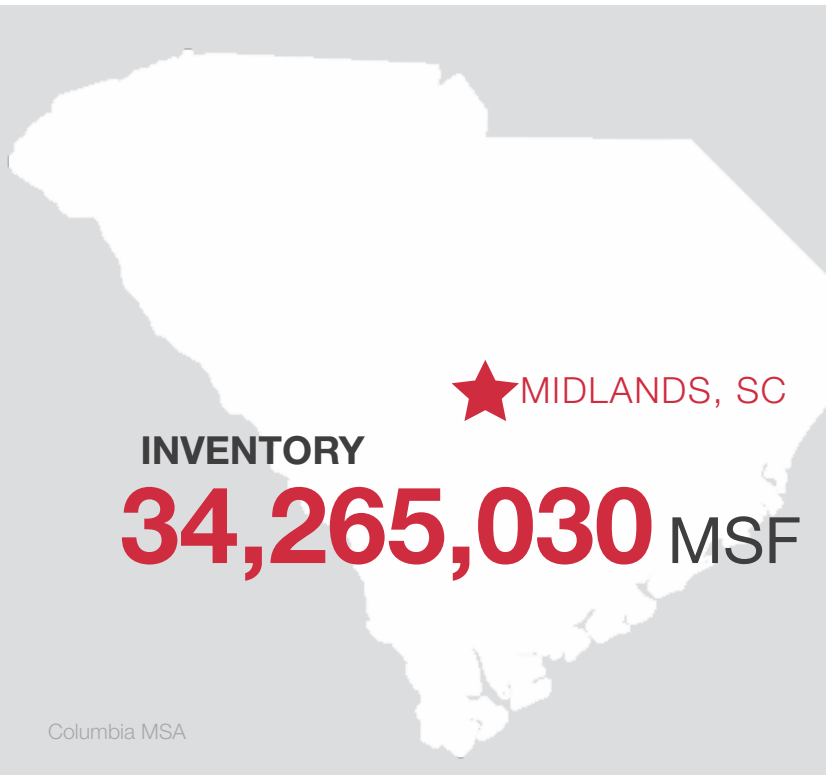


1Q 2022 | OFFICE MARKET REPORT



VACANCY

8.7%



AVAILABILITY

3.4 MSF



10.0%

DELIVERED

0 =

NET ABSORPTION

(13,853) SF



MARKET RENT/SF

\$20.42



BUILDINGS UNDER CONSTRUCTION

3

181,707 SF



1Q 2022 | OFFICE MARKET REPORT

LEXINGTON + RICHLAND COUNTIES

INVENTORY: 33.2 MSF

VACANCY



Q1: 9.1%
Q4: 9.0%

ABSORPTION



Q1: (10K) SF
Q4: (195K) SF

RENTAL RATE



Q1: \$20.47
Q4: \$20.41

COLUMBIA CBD + FOREST ACRES

INVENTORY: 11.9 MSF

VACANCY



Q1: 12.0%
Q4: 12.9%

ABSORPTION



Q1: 102K SF
Q4: (247K) SF

RENTAL RATE



Q1: \$21.19
Q4: \$21.12

MIDLANDS MARKET REVIEW

Columbia's office-using sectors are dominated by state government, education, and healthcare-related tenants and professional services supporting those industries. These steady, if slow-growing, sectors shield the office market here from the boom and bust cycles of more dynamic metros. Vacancy rates typically track lower than the national average, and new construction is relatively slow. While Columbia's vacancy rates remained below the national average through the pandemic, some large move-outs have led negative absorption and rising vacancies through 2021.

Several factors, including low business and living costs, local tax incentives, and a central location near major interstates, have attracted a variety of businesses to the area. Columbia is becoming an increasingly attractive location for technology companies in search of top talent, particularly graduates of the University of South Carolina. Columbia's established base of long-term tenants should help reverse absorption losses in the coming quarters, and with limited supply in the works, rent growth has begun to recover in early 2022.

Source: CoStar

NOTABLE 1Q TRANSACTIONS



LEASE

Peyton Bryant, CCIM & Ryan Causey facilitated the lease of two office spaces in The Historical Congaree Vista District. 2,750 SF of space at 1325 Park St. & 2,600 SF of space at 1331 Park St.



LEASE

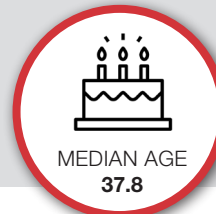
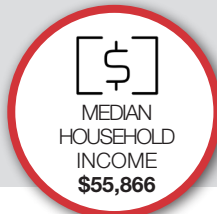
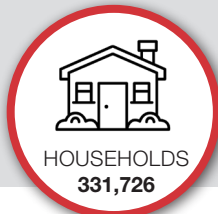
Peyton Bryant, CCIM & Ryan Causey leased 1,643 SF of medical office space to Busy Bee Therapy in 115 Blarney Dr.



SALE

Peyton Bryant, CCIM & Ryan Causey, & Will DuPree sold 4531 Hardscrabble Rd., a 2,574 SF office building, for \$497,500

MIDLANDS SC DEMOGRAPHICS



1Q 2022 | OFFICE MARKET REPORT

Inventory 2.4 MSF
Net Absorption 4K SF
Vacancy Rate 2.3%
Rental Rate \$19.91/SF

NORTHEAST COLUMBIA

Inventory 4.7 MSF
Net Absorption (98K) SF
Vacancy Rate 16.9%
Rental Rate \$21.55/SF

Inventory 1.5 MSF
Net Absorption 13K SF
Vacancy Rate 1.7%
Rental Rate \$21.45/SF

FAIRFIELD COUNTY

KERSHAW COUNTY

Inventory 5.2 MSF
Net Absorption (31K) SF
Vacancy Rate 8.3%
Rental Rate \$18.11/SF

NORTH COLUMBIA

DUTCH FORK/IRMO

Inventory 2.1 MSF
Net Absorption (14K) SF
Vacancy Rate 14.2%
Rental Rate \$18.87/SF

ST ANDREWS

FOREST ACRES

SALUDA

COLUMBIA CBD

Inventory 9.8 MSF
Net Absorption 117K SF
Vacancy Rate 11.8%
Rental Rate \$21.67/SF

OUTLYING LEXINGTON COUNTY

LEXINGTON

Inventory 1.8 MSF
Net Absorption (1K) SF
Vacancy Rate 3.0%
Rental Rate \$20.21/SF

OUTLYING RICHLAND COUNTY

OUTLYING CALHOUN COUNTY

CAYCE/WEST COLUMBIA

Inventory 3.5 MSF
Net Absorption 7K SF
Vacancy Rate 4.7%
Rental Rate \$20.27/SF

SOUTHEAST COLUMBIA

Inventory 2.1 MSF
Net Absorption (9K) SF
Vacancy Rate 2.4%
Rental Rate \$20.34/SF



ABOUT NAI COLUMBIA

NAI Columbia is a full-service commercial real estate firm located in Columbia, South Carolina, providing customized brokerage, property management, project management, development, research and consulting services throughout the Columbia, S.C., region and beyond.

With its commitment to improving the region's commercial real estate landscape, NAIC does things differently. As a broker-owned firm with over 200 years of combined local experience among its nine partners, NAIC provides creative solutions with an entrepreneurial and flexible approach. NAIC launched on Jan. 1, 2019, as a partnership between NAI Earle Furman in Greenville, S.C., along with nine local principals that served as senior brokers with NAI Avant. NAI Avant derived from national real estate developer Edens and Avant, which was founded in Columbia, S.C. in 1966. NAI Avant continued serving the Midlands before its sunsetting and reformation as NAI Columbia under new leadership and a new company structure.

NAIC is a member of NAI Global, the single largest, most powerful global network of owner-operated commercial real estate brokerage firms, which includes over 6,000 local market professionals in over 375 offices worldwide. For more information visit www.naicolumbia.com.