



## Office Trends

  
Vacancy



  
Rent/SF



  
Absorption



  
Construction



## The Midlands | Q1 2025

# OFFICE MARKET REPORT



"The office market in the midlands continues to evolve, driven by the much needed evolution of business-friendly policies, realization of quality investment opportunities, and an influx of companies seeking strategic locations in the Southeast. While demand is adapting to hybrid work trends, key markets like Columbia, Charleston, and Greenville remain resilient with stable occupancy rates and increasing interest from both public and private sector tenants."

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### OFFICE OVERVIEW

Market fundamentals in the Columbia office sector have stabilized through Q1 2025. A handful of move-ins, combined with growing leasing activity, helped the market end 2024 with positive absorption. Combined with limited new supply, the recovering absorption kept office vacancies here below the national average.

Columbia's base of public-sector employers, including the State of South Carolina, University of North Carolina, and the U.S. Army's Fort Jackson, keep office-using employment relatively stable in the market. The bulk of positive absorption in 2024 came from government agencies or health care and educational institutions. While that has led to slower growth, that same base of employers has limited major speculative supply expansions.

Columbia office space still comes at a discount to regional competitors, such as Charleston, and larger markets, such as Charlotte. However, the tighter market has kept rent growth here in positive territory.

While capital markets remain frozen, a handful of investments have begun to close at deep discounts. While distress deals may attract some capital, the market is likely to remain among South Carolina's least active through 2025.

Market Indicators	Current Q1 2025	Prior Q4 2024	Year Ago Q1 2024
Inventory	35,860,941 SF	35,795,941 SF	35,650,369 SF
Vacancy	6.8%	6.3%	7.8%
Net Absorption	(142,137) SF	(108,095) SF	59,424 SF
Market Rent/SF	\$19.24	\$19.12	\$18.62
Availability	2.9 MSF   8.2%	3.1 MSF   8.6%	3.4 MSF   9.6%
Under Construction	16,180 SF	81,180 SF	274,484 SF
Delivered	65,000 SF	52,280 SF	2,450 SF

# Office

## OFFICE OVERVIEW - COUNTY

	Inventory	Rental Rate	Vacancy	Availability	Net Absorption	Under Construction
Calhoun	100,890 SF	\$9.00	13.2%	13.2%	13,350 SF	-
Fairfield	305,635 SF	\$14.40	1.1%	1.1%	-	-
Kershaw	866,176 SF	\$25.00	1.8%	1.8%	1,400 SF	-
Lexington	8.9 MSF	\$17.28	3.8%	5.9%	27,090 SF	16,180 SF
Richland	25.6 MSF	\$19.61	8.2%	9.4%	(170K) SF	-
Saluda	33,617 SF	\$10.00	-	-	-	-

Source:  CoStar

## NOTABLE TRANSACTIONS



**425 Summit Terrace Ct | Columbia, SC**  
**2,250 SF**  
**Jeff Hein, Will DuPree, & Hope Andrews**

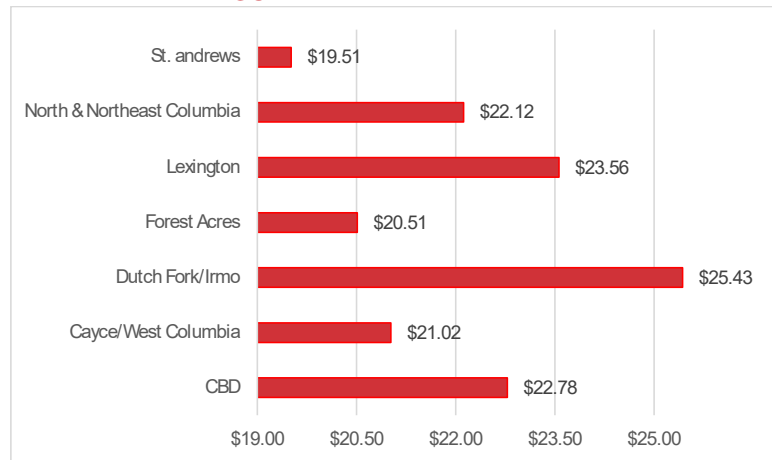


**3700 Forest Dr | Columbia, SC**  
**1,922 SF**  
**Jeff Hein, Will DuPree, & Hope Andrews**

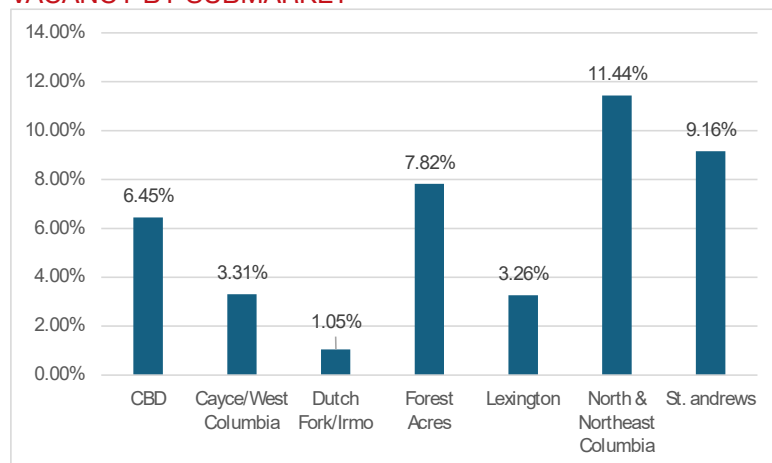


**2821 Millwood Ave | Columbia, SC**  
**4,303 SF | \$750,000**  
**Jeff Hein, Will DuPree, & Hope Andrews**

## RENTAL RATE BY SUBMARKET



## VACANCY BY SUBMARKET



## 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 South Carolina and beyond. NAI Columbia is broker-owned with over 200 years of combined local experience among its eight partners. Founded in 2019, the firm is a partnership with NAI Earle Furman in Greenville, S.C., along with eight local partners that served as senior brokers with NAI Avant, which derived from national real estate developer Edens and Avant, before its sunsetting and reformation as NAI Columbia under new leadership and a new company structure. NAIC is a member of the NAI Global commercial real estate network providing real estate solutions through 375+ offices worldwide. For more information visit [www.naicolumbia.com](http://www.naicolumbia.com).