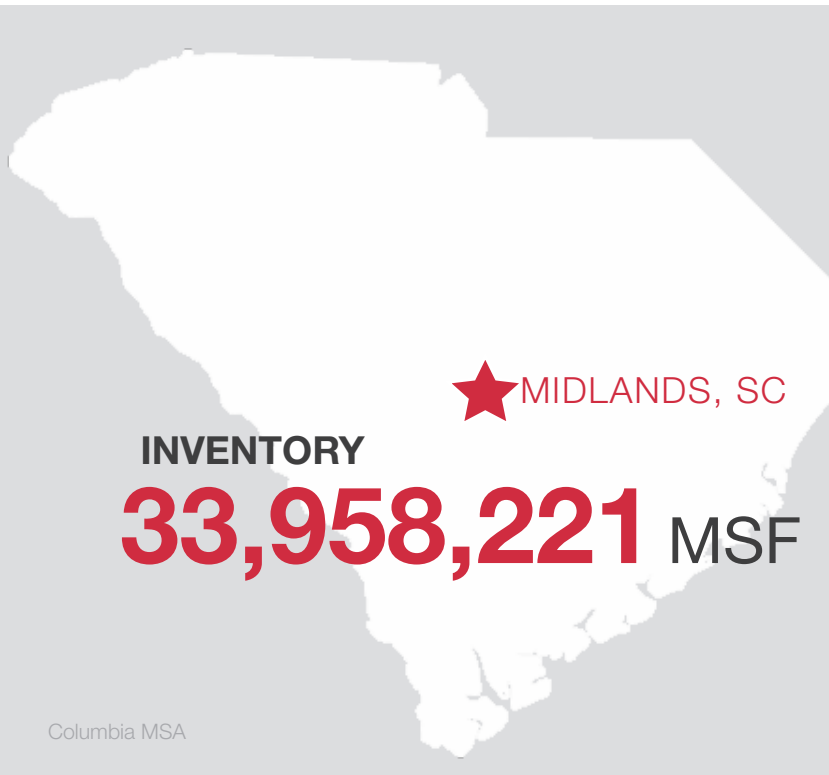


3Q 2021 | OFFICE MARKET REPORT



VACANCY

9.5% ↑



AVAILABILITY

3.6 MSF ↑
10.6%

DELIVERED

0 =

NET ABSORPTION

(212,822) SF ↑

MARKET RENT/SF

\$19.93 ↑

BUILDINGS UNDER CONSTRUCTION

4
260,207 SF



3Q 2021 | OFFICE MARKET REPORT

LEXINGTON + RICHLAND COUNTIES

INVENTORY: 33 MSF

VACANCY	↑	Q3: 9.7% Q2: 9.1%
ABSORPTION	↑	Q3: (212K) SF Q2: (266K) SF
RENTAL RATE	↑	Q3: \$19.99 Q2: \$19.82

COLUMBIA CBD + FOREST ACRES

INVENTORY: 11.9 MSF

VACANCY	↑	Q3: 10.7% Q2: 9.9%
ABSORPTION	↓	Q3: (119K) SF Q2: (67K) SF
RENTAL RATE	↑	Q3: \$20.87 Q2: \$20.66

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 slowing rent growth in 21Q3.

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 heading into 21Q4.

Source:  CoStar

NOTABLE Q3 TRANSACTIONS



SALE

Jeff Hein, SIOR & Thomas Wyatt sold a 6,300 SF medical office building located at 7620 Trenholm Road. The building sold for \$2.1 million.



SOLD

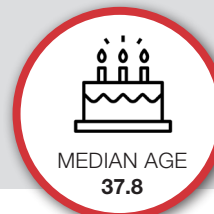
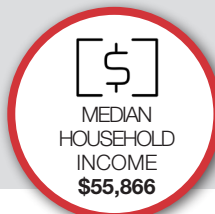
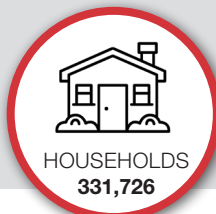
John Gregory, CCIM & Cam Kreps represented a buyer in purchasing 7,800 SF of office space for \$1.2 million. The property is located at 3115 Sunset Blvd. in West Columbia



LEASE

Petyton Bryant, CCIM, Ryan Causey, & Alex Johnson executed a lease of a 12,875 SF office space located at 140 Stoneridge Dr.

MIDLANDS SC DEMOGRAPHICS



3Q 2021 | OFFICE MARKET REPORT

Inventory 2.4 MSF
Net Absorption 12K SF
Vacancy Rate 3.7%
Rental Rate \$19.89/SF

NORTHEAST COLUMBIA
Inventory 4.7 MSF
Net Absorption (53K) SF
Vacancy Rate 24.2%
Rental Rate \$20.85/SF

Inventory 1.5 MSF
Net Absorption 6K SF
Vacancy Rate 1.6%
Rental Rate \$20.83/SF

Inventory 5.2 MSF
Net Absorption (49K) SF
Vacancy Rate 8.0%
Rental Rate \$18.01/SF

Inventory 2.1 MSF
Net Absorption 585 SF
Vacancy Rate 14%
Rental Rate \$18.24/SF

OUTLYING LEXINGTON COUNTY

COLUMBIA CBD
Inventory 9.8 MSF
Net Absorption (120K) SF
Vacancy Rate 10.1%
Rental Rate \$21.40/SF

Inventory 1.7 MSF
Net Absorption (2.3K) SF
Vacancy Rate 2.8%
Rental Rate \$19.28/SF

OUTLYING RICHLAND COUNTY

CAYCE/WEST COLUMBIA
Inventory 3.3 MSF
Net Absorption (3K) SF
Vacancy Rate 5.6%
Rental Rate \$19.36/SF

SOUTHEAST COLUMBIA
Inventory 2.1 MSF
Net Absorption 46K SF
Vacancy Rate 1.5%
Rental Rate \$18.70/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 eight 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 eight 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.