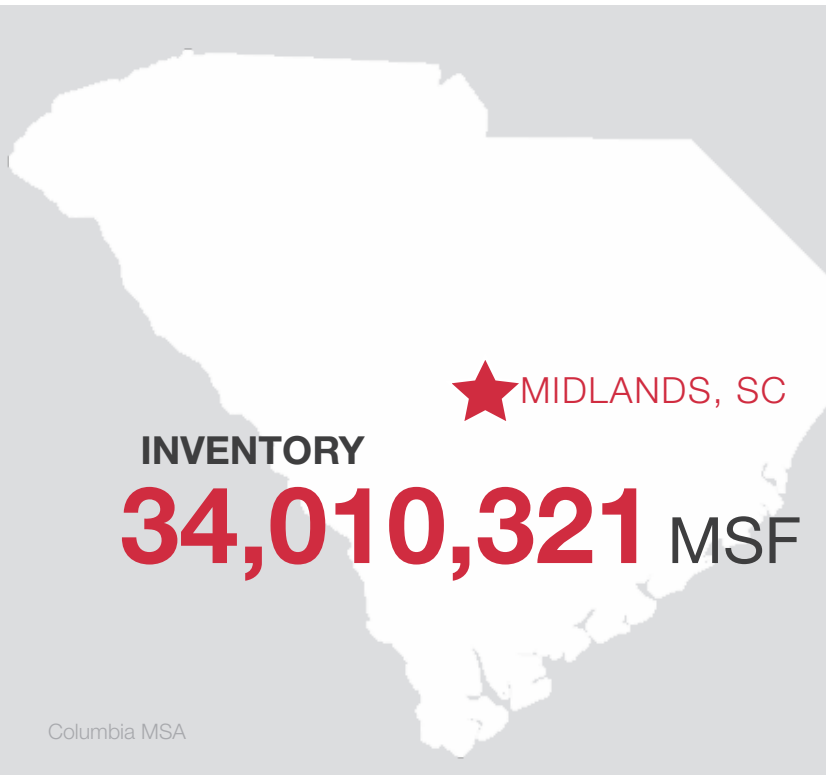


2Q 2021 | OFFICE MARKET REPORT



VACANCY

9.1% ↑



AVAILABILITY

3.6 MSF ↑
10.6%

DELIVERED

0 =
SAME

NET ABSORPTION

(241,144) SF ↓

MARKET RENT/SF

\$19.73 ↑

BUILDINGS UNDER CONSTRUCTION

4
260,207 SF



2Q 2021 | OFFICE MARKET REPORT

LEXINGTON + RICHLAND COUNTIES

INVENTORY: 33 MSF

VACANCY	↑	Q2: 9.1% Q1: 8.4%
ABSORPTION	↑	Q2: (241K) SF Q1: (501K) SF
RENTAL RATE	↑	Q2: \$19.74 Q1: \$19.68

COLUMBIA CBD + FOREST ACRES

INVENTORY: 11.8 MSF

VACANCY	↑	Q2: 9.8% Q1: 9.5%
ABSORPTION	↑	Q2: (40K) SF Q1: (152K) SF
RENTAL RATE	↑	Q2: \$20.87 Q1: \$20.83

MIDLANDS MARKET REVIEW

Move outs and the economic disruption of 2020 lifted vacancy rates in Columbia to about 9.1%. Long-term tenants in the government, healthcare, and higher education sectors comprise a large portion of the market's tenant profile and help keep occupancies in the metro relatively stable.

Columbia's business-friendly environment has attracted large firms to the area. Notable corporations including Aflac, Verizon, and Amazon, have recently expanded in the market, adding nearly 3,000 jobs in recent years. Additionally, the University of South Carolina (USC) has drawn the attention of big name companies attracted to the area's highly educated workforce. The IBM Innovation Center, a \$25 million investment involving USC, IBM, and Fluor, opened in May 2016 in Columbia's Central Business District (CBD). The 100,000-SF building was developed by Holder Properties and was designed to allow students to work alongside professional researchers to improve analytics and education. Following the Innovation Center's opening in early 2016, IBM moved into the third floor, filling an additional 20,000 SF. Soon after, USC leased 40,000 SF on the first two floors.

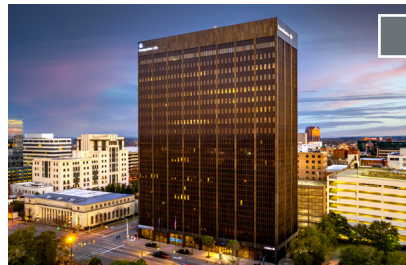
Source:  CoStar

NOTABLE Q2 TRANSACTIONS



SALE

A 10,440 SF office building was sold by Petyton Bryant, CCIM, Ryan Causey, and Alex Johnson located at 300 Rice Meadow Way for \$1,225,000



LEASE

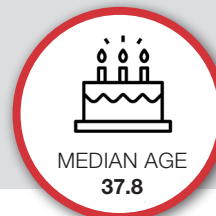
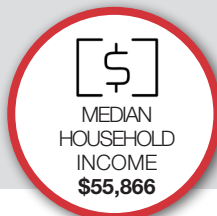
Jeff Hein, SIOR and Thomas Wyatt successfully excuted a lease of 8,338 SF located in the Tower at 1301 Gervais Street



SALE

Petyton Bryant, CCIM, Ryan Causey, and Alex Johnson sold a 4,900 SF office building located at 131 Ministry Drive for \$795,000

MIDLANDS SC DEMOGRAPHICS



2Q 2021 | OFFICE MARKET REPORT

Inventory 2.4 MSF
Net Absorption (31K) SF
Vacancy Rate 4.1%
Rental Rate \$19.84/SF

NORTHEAST COLUMBIA

Inventory 4.7 MSF
Net Absorption (271K) SF
Vacancy Rate 22.8%
Rental Rate \$20.19/SF

Inventory 1.5 MSF
Net Absorption 5K SF
Vacancy Rate 2.3%
Rental Rate \$20.02/SF

FAIRFIELD COUNTY

KERSHAW COUNTY

Inventory 5.2 MSF
Net Absorption 24K SF
Vacancy Rate 7.0%
Rental Rate \$17.81/SF

NORTH COLUMBIA

DUTCH FORK/IRMO

Inventory 2.1 MSF
Net Absorption (2 K) SF
Vacancy Rate 13.7%
Rental Rate \$18.25/SF

ST ANDREWS

FOREST ACRES

SALUDA

COLUMBIA CBD

Inventory 9.8 MSF
Net Absorption (39K) SF
Vacancy Rate 8.8%
Rental Rate \$21.43/SF

OUTLYING LEXINGTON COUNTY

LEXINGTON

Inventory 1.7 MSF
Net Absorption 16K SF
Vacancy Rate 2.6%
Rental Rate \$19.13/SF

OUTLYING RICHLAND COUNTY

OUTLYING CALHOUN COUNTY

CAYCE/WEST COLUMBIA

Inventory 3.3 MSF
Net Absorption 9K SF
Vacancy Rate 5.2%
Rental Rate \$19.15/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.