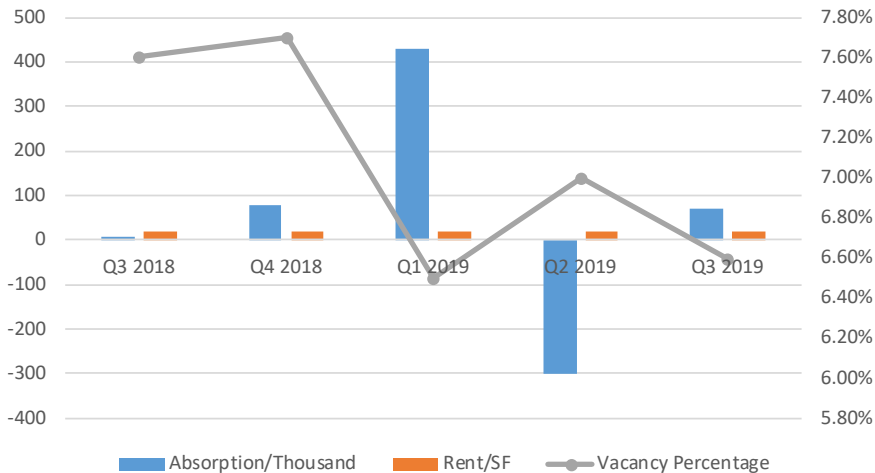


# UPSTATE SOUTH CAROLINA

## 3Q19 | OFFICE SNAPSHOT

### UPSTATE MARKET TRENDS

Anderson, Cherokee, Greenville, Laurens, Pickens, and Spartanburg Counties



### GREENVILLE/SPARTANBURG COUNTIES

INVENTORY: 33.7 M SF

VACANCY Q3: 8.4%  
Q2: 8.7%

ABSORPTION Q3: 114K SF  
12 Month Net Absorption SF Q2: (320K) SF

RENTAL RATE Q3: \$18.34  
Q2: \$18.23

### GREENVILLE CBD + WEST END

INVENTORY: 5.8 M SF

VACANCY Q3: 9.9%  
Q2: 11.4%

ABSORPTION Q3: 90K SF  
12 Month Net Absorption SF Q2: (41K) SF

RENTAL RATE Q2: \$23.91  
Q1: \$23.56

### MARKET OUTLOOK

Greenville has experienced consistently strengthening fundamentals throughout the cycle. Owners have enjoyed positive rent growth and outperforming absorption levels, thanks to the metro's rapid population and employment growth. Vacancies have generally fallen in all office property classes throughout the cycle. In fact, the metro currently sits well below the national average at roughly 7.6% vacant. Positive net absorption, often outpacing annual deliveries, has contributed to conditions conducive to positive rent growth. Owners pushed rents by more than 5% in 2018 but are now having to cut the overshoot increases. As buildable land in Greenville's downtown becomes increasingly scarce, large blocks of available space downtown have become less common and far more expensive. Currently, asking rents for blocks of space over 20,000 SF in Greenville's CBD range average around \$24/SF FSG. Quality space in the CBD tends to lease quickly. The first building in the Camperdown development at East Broad and Falls Street was fully leased prior to its delivery in Feb. 2017, with the Greenville News taking all 28,000 SF.

### NOTABLE TRANSACTIONS



**LEASED:** Scott Jones, SIOR and John Stathakis represented the landlord in a long term renewal and expansion of 26,236 SF at 870 S Pleasantburg Dr, Greenville, SC.

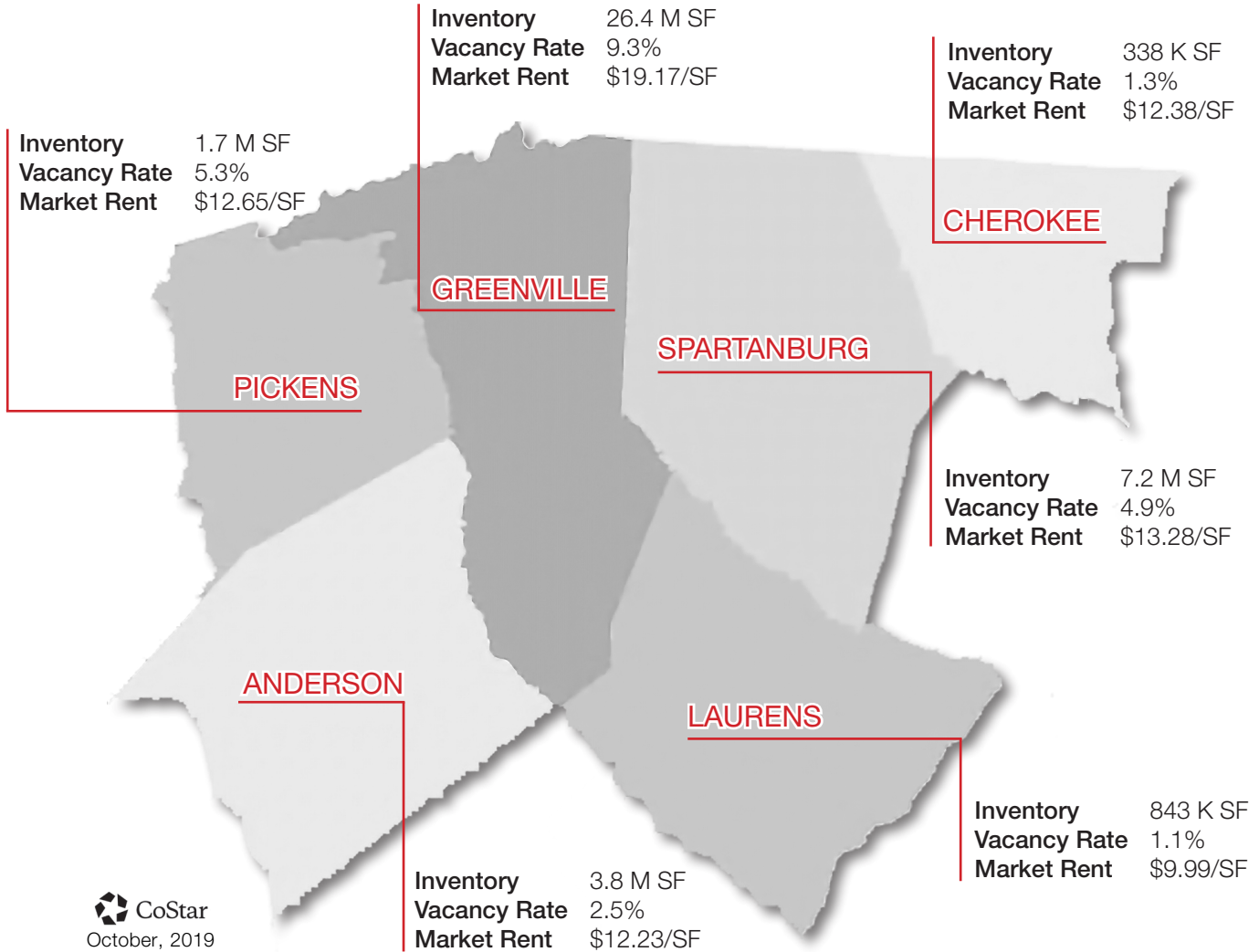


**SOLD:** 1506 N Limestone St, Gaffney, SC. John Bauknight, Peter Couchell, and Rob Schmidt sold a 11,640 SF medical office building in Cherokee County, SC.



**LEASED:** John Gray, Jr, CCIM, Drew Stamm and Michael Roth leased 10,344 SF of space at 1809-1815 Wade Hampton Blvd, Greenville, SC. Alex Campbell represented the tenant Prisma Health in the transaction.

# Q219 UPSTATE SC OFFICE ANALYTICS



## UPSTATE SC DEMOGRAPHICS

