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Office Report

Quarter 4 - 2016

Charleston/North Charleston
(Office Market)

Charleston/N Charleston Office Market

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Charleston/N Charleston Office Market

Methodology

The CoStar Office Statistics, unless specifically stated otherwise, calculates office statistics using CoStar Group's entire database of existing and under construction office buildings in each metropolitan area. Included are office, office condominium, office loft, office medical, all classes and all sizes, and both multi-tenant and single-tenant buildings, including owner-occupied buildings. CoStar Group's global database includes approximately 95.6 billion square feet of coverage in 4.4 million properties. All rental rates reported in the CoStar Office Report have been converted to a Full Service equivalent rental rate.

Charleston/N Charleston Office Market

Terms & Definitions

Availability Rate: The ratio of available space to total rentable space, calculated by dividing the total available square feet by the total rentable square feet.

Available Space: The total amount of space that is currently being marketed as available for lease in a given time period. It includes any space that is available, regardless of whether the space is vacant, occupied, available for sublease, or available at a future date.

Build-to-Suit: A term describing a particular property, developed specifically for a certain tenant to occupy, with structural features, systems, or improvement work designed specifically for the needs of that tenant. A build-to-suit can be leased or owned by the tenant. In a leased build-to-suit, a tenant will usually have a long term lease on the space.

Buyer: The individual, group, company, or entity that has purchased a commercial real estate asset.

Cap Rate: Short for capitalization rate. The Cap Rate is a calculation that reflects the relationship between one year's net operating income and the current market value of a particular property. The Cap Rate is calculated by dividing the annual net operating income by the sales price (or asking sales price).

CBD: Abbreviation for Central Business District. (See also: Central Business District)

Central Business District: The designations of Central Business District (CBD) and Suburban refer to a particular geographic area within a metropolitan statistical area (MSA) describing the level of real estate development found there. The CBD is characterized by a high density, well organized core within the largest city of a given MSA.

Class A: A classification used to describe buildings that generally qualify as extremely desirable investment-grade properties and command the highest rents or sale prices compared to other buildings in the same market. Such buildings are well located and provide efficient tenant layouts as well as high quality, and in some buildings, one-of-a-kind floor plans. They can be an architectural or historical landmark designed by prominent architects. These buildings contain a modern mechanical system, and have above-average maintenance and management as well as the best quality materials and workmanship in their trim and interior fittings. They are generally the most attractive and eagerly sought by investors willing to pay a premium for quality.

Class B: A classification used to describe buildings that generally qualify as a more speculative investment, and as such, command lower rents or sale prices compared to Class A properties. Such buildings offer utilitarian space without special attractions, and have ordinary design, if new or fairly new; good to excellent design if an older non-landmark building. These buildings typically have average to good maintenance, management and tenants. They are less appealing to tenants than Class A properties, and may be deficient in a number of respects including floor plans, condition and facilities. They lack prestige and must depend chiefly on a lower price to attract tenants and investors.

Class C: A classification used to describe buildings that generally qualify as no-frills, older buildings that offer basic space and command lower rents or sale prices compared to other buildings in the same market. Such buildings typically have below-average maintenance and management, and could have mixed or low tenant prestige, inferior elevators, and/or mechanical/electrical systems. These buildings lack prestige and must depend chiefly on a lower price to attract tenants and investors.

Construction Starts: Buildings that began construction during a specific period of time. (See also: Deliveries)

Contiguous Blocks of Space: Space within a building that is, or is able to be joined together into a single contiguous space.

Deliveries: Buildings that complete construction during a specified period of time. In order for space to be considered delivered, a certi-

cate of occupancy must have been issued for the property.

Delivery Date: The date a building completes construction and receives a certificate of occupancy.

Developer: The company, entity or individual that transforms raw land to improved property by use of labor, capital and entrepreneurial efforts.

Direct Space: Space that is being offered for lease directly from the landlord or owner of a building, as opposed to space being offered in a building by another tenant (or broker of a tenant) trying to sublet a space that has already been leased.

Existing Inventory: The square footage of buildings that have received a certificate of occupancy and are able to be occupied by tenants. It does not include space in buildings that are either planned, under construction or under renovation.

Flex Building: A type of building designed to be versatile, which may be used in combination with office (corporate headquarters), research and development, quasi-retail sales, and including but not limited to industrial, warehouse, and distribution uses. A typical flex building will be one or two stories with at least half of the rentable area being used as office space, have ceiling heights of 16 feet or less, and have some type of drive-in door, even though the door may be glassed in or sealed off.

Full Service Rental Rate: Rental rates that include all operating expenses such as utilities, electricity, janitorial services, taxes and insurance.

Gross Absorption: The total change in occupied space over a given period of time, counting space that is occupied but not space that is vacated by tenants. Gross absorption differs from leasing Activity, which is the sum of all space leased over a certain period of time. Unless otherwise noted Gross Absorption includes direct and sublease space.

Growth in Inventory: The change in size of the existing square footage in a given area over a given period of time, generally due to the construction of new buildings.

Industrial Building: A type of building adapted for such uses as the assemblage, processing, and/or manufacturing of products from raw materials or fabricated parts. Additional uses include warehousing, distribution, and maintenance facilities. The primary purpose of the space is for storing, producing, assembling, or distributing product.

Landlord Rep: (Landlord Representative) In a typical lease transaction between an owner/landlord and tenant, the broker that represents the interests of the owner/landlord is referred to as the Landlord Rep.

Leased Space: All the space that has a financial lease obligation. It includes all leased space, regardless of whether the space is currently occupied by a tenant. Leased space also includes space being offered for sublease.

Leasing Activity: The volume of square footage that is committed to and signed under a lease obligation for a specific building or market in a given period of time. It includes direct leases, subleases and renewals of existing leases. It also includes any pre-leasing activity in planned, under construction, or under renovation buildings.

Market: Geographic boundaries that serve to delineate core areas that are competitive with each other and constitute a generally accepted primary competitive set of areas. Markets are building-type specific, and are non-overlapping contiguous geographic designations having a cumulative sum that matches the boundaries of the entire Region (See also: Region). Markets can be further subdivided into Submarkets. (See also: Submarkets)

Multi-Tenant: Buildings that house more than one tenant at a given time. Usually, multi-tenant buildings were designed and built to accommodate many different floor plans and designs for different

Charleston/N Charleston Office Market

tenant needs. (See also: Tenancy).

Net Absorption: The net change in occupied space over a given period of time. Unless otherwise noted Net Absorption includes direct and sublease space.

Net Rental Rate: A rental rate that excludes certain expenses that a tenant could incur in occupying office space. Such expenses are expected to be paid directly by the tenant and may include janitorial costs, electricity, utilities, taxes, insurance and other related costs.

New Space: Sometimes called first generation space, refers to space that has never been occupied and/or leased by a tenant.

Occupied Space: Space that is physically occupied by a tenant. It does not include leased space that is not currently occupied by a tenant.

Office Building: A type of commercial building used exclusively or primarily for office use (business), as opposed to manufacturing, warehousing, or other uses. Office buildings may sometimes have other associated uses within part of the building, i.e., retail sales, financial, or restaurant, usually on the ground floor.

Owner: The company, entity, or individual that holds title on a given building or property.

Planned/Proposed: The status of a building that has been announced for future development but not yet started construction.

Preleased Space: The amount of space in a building that has been leased prior to its construction completion date, or certificate of occupancy date.

Price/SF: Calculated by dividing the price of a building (either sales price or asking sales price) by the Rentable Building Area (RBA).

Property Manager: The company and/or person responsible for the day-to-day operations of a building, such as cleaning, trash removal, etc. The property manager also makes sure that the various systems within the building, such as the elevators, HVAC, and electrical systems, are functioning properly.

Quoted Rental Rate: The asking rate per square foot for a particular building or unit of space by a broker or property owner. Quoted rental rates may differ from the actual rates paid by tenants following the negotiation of all terms and conditions in a specific lease.

RBA: Abbreviation for Rentable Building Area. (See also: Rentable Building Area)

Region: Core areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Regions are further divided into market areas, called Markets. (See also: Markets)

Relet Space: Sometimes called second generation or direct space, refers to existing space that has previously been occupied by another tenant.

Rentable Building Area: (RBA) The total square footage of a building that can be occupied by, or assigned to a tenant for the purpose of determining a tenant's rental obligation. Generally RBA includes a percentage of common areas including all hallways, main lobbies, bathrooms, and telephone closets.

Rental Rates: The annual costs of occupancy for a particular space quoted on a per square foot basis.

Sales Price: The total dollar amount paid for a particular property at a particular point in time.

Sales Volume: The sum of sales prices for a given group of buildings in a given time period.

Seller: The individual, group, company, or entity that sells a particular commercial real estate asset.

SF: Abbreviation for Square Feet.

Single-Tenant: Buildings that are occupied, or intended to be occupied by a single tenant. (See also: Build-to-suit and Tenancy)

Sublease Space: Space that has been leased by a tenant and is being offered for lease back to the market by the tenant with the lease obligation. Sublease space is sometimes referred to as sublet space.

Submarkets: Specific geographic boundaries that serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted primary competitive set, or peer group. Submarkets are building type specific (office, industrial, retail, etc.), with distinct boundaries dependent on different factors relevant to each building type. Submarkets are non-overlapping, contiguous geographic designations having a cumulative sum that matches the boundaries of the Market they are located within (See also: Market).

Suburban: The Suburban and Central Business District (CBD) designations refer to a particular geographic area within a metropolitan statistical area (MSA). Suburban is defined as including all office inventory not located in the CBD. (See also: CBD)

Tenancy: A term used to indicate whether or not a building is occupied by multiple tenants (See also: Multi-tenant) or a single tenant. (See also: Single-tenant)

Tenant Rep: Tenant Rep stands for Tenant Representative. In a typical lease transaction between an owner/landlord and tenant, the broker that represents the interests of the tenant is referred to as a Tenant Rep.

Time On Market: A measure of how long a currently available space has been marketed for lease, regardless of whether it is vacant or occupied.

Under Construction: Buildings in a state of construction, up until they receive their certificate of occupancy. In order for CoStar to consider a building under construction, the site must have a concrete foundation in place. Abbreviated UC.

Vacancy Rate: A measurement expressed as a percentage of the total amount of physically vacant space divided by the total amount of existing inventory. Under construction space generally is not included in vacancy calculations.

Vacant Space: Space that is not currently occupied by a tenant, regardless of any lease obligation that may be on the space. Vacant space could be space that is either available or not available. For example, sublease space that is currently being paid for by a tenant but not occupied by that tenant, would be considered vacant space. Likewise, space that has been leased but not yet occupied because of finish work being done, would also be considered vacant space.

Weighted Average Rental Rate: Rental rates that are calculated by factoring in, or weighting, the square footage associated with each particular rental rate. This has the effect of causing rental rates on larger spaces to affect the average more than that of smaller spaces. The weighted average rental rate is calculated by taking the ratio of the square footage associated with the rental rate on each individual available space to the square footage associated with rental rates on all available spaces, multiplying the rental rate by that ratio, and then adding together all the resulting numbers. Unless specifically specified otherwise, rental rate averages include both Direct and Sublet available spaces.

Year Built: The year in which a building completed construction and was issued a certificate of occupancy.

YTD: Abbreviation for Year-to-Date. Describes statistics that are cumulative from the beginning of a calendar year through whatever time period is being studied.

Charleston/N Charleston Office Market

Overview

Charleston/N Charleston's Vacancy Increases to 6.7% Net Absorption Negative (129,193) SF in the Quarter

The Charleston/N Charleston Office market ended the fourth quarter 2016 with a vacancy rate of 6.7%. The vacancy rate was up over the previous quarter, with net absorption totaling negative (129,193) square feet in the fourth quarter. Vacant sublease space increased in the quarter, ending the quarter at 93,088 square feet. Rental rates ended the fourth quarter at \$20.12, a decrease over the previous quarter. A total of four buildings delivered to the market in the quarter totaling 26,307 square feet, with 511,413 square feet still under construction at the end of the quarter.

Absorption

Net absorption for the overall Charleston/N Charleston office market was negative (129,193) square feet in the fourth quarter 2016. That compares to positive 207,570 square feet in the third quarter 2016, positive 241,163 square feet in the second quarter 2016, and positive 78,702 square feet in the first quarter 2016.

Tenants moving out of large blocks of space in 2016 include: ZLB Plasma Services moving out of 110,542 square feet at 3725 Rivers Ave; Automated Trading Desk Brokerage Services L L C moving out of 64,036 square feet at 11 Ewall St; and Art Institute Of Charleston, Inc. moving out of 57,600 square feet at CARROLL BLDG..

Tenants moving into large blocks of space in 2016 include: Roper St. Francis moving into 130,000 square feet at 8536 Palmetto Commerce Pkwy; and Comcast of Carolina, LLC moving into 80,000 square feet at 3450 Ingleside Blvd.

The Class-A office market recorded net absorption of negative (40,427) square feet in the fourth quarter 2016,

compared to positive 43,671 square feet in the third quarter 2016, positive 184,358 in the second quarter 2016, and positive 64,945 in the first quarter 2016.

The Class-B office market recorded net absorption of negative (78,246) square feet in the fourth quarter 2016, compared to positive 120,113 square feet in the third quarter 2016, positive 41,981 in the second quarter 2016, and positive 26,113 in the first quarter 2016.

The Class-C office market recorded net absorption of negative (10,520) square feet in the fourth quarter 2016 compared to positive 43,786 square feet in the third quarter 2016, positive 14,824 in the second quarter 2016, and negative (12,356) in the first quarter 2016.

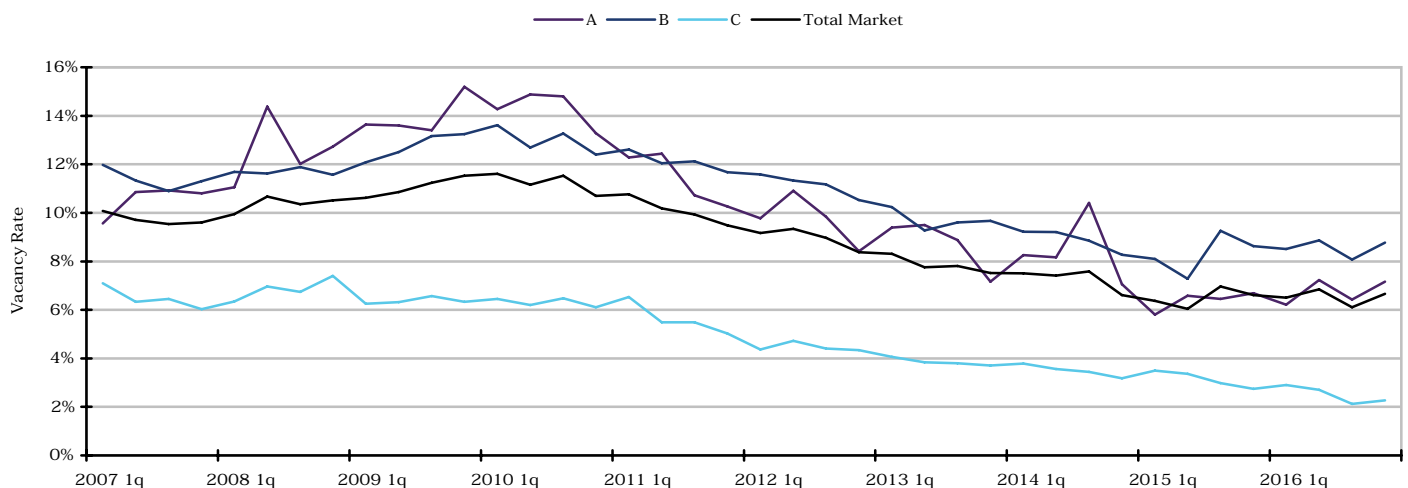
Net absorption for Charleston/N Charleston's central business district was negative (5,739) square feet in the fourth quarter 2016. That compares to positive 100,664 square feet in the third quarter 2016, positive 8,134 in the second quarter 2016, and positive 39,516 in the first quarter 2016.

Net absorption for the suburban markets was negative (123,454) square feet in the fourth quarter 2016. That compares to positive 106,906 square feet in third quarter 2016, positive 233,029 in the second quarter 2016, and positive 39,186 in the first quarter 2016.

Vacancy

The office vacancy rate in the Charleston/N Charleston market area increased to 6.7% at the end of the fourth quarter 2016. The vacancy rate was 6.1% at the end of the third quarter 2016, 6.9% at the end of the second quarter 2016, and 6.5% at the end of the first quarter 2016.

Vacancy Rates by Class 2007-2016



Source: CoStar Property®

Charleston/N Charleston Office Market

Overview

Class-A projects reported a vacancy rate of 7.2% at the end of the fourth quarter 2016, 6.4% at the end of the third quarter 2016, 7.2% at the end of the second quarter 2016, and 6.2% at the end of the first quarter 2016.

Class-B projects reported a vacancy rate of 8.8% at the end of the fourth quarter 2016, 8.1% at the end of the third quarter 2016, 8.9% at the end of the second quarter 2016, and 8.5% at the end of the first quarter 2016.

Class-C projects reported a vacancy rate of 2.3% at the end of the fourth quarter 2016, 2.1% at the end of third quarter 2016, 2.7% at the end of the second quarter 2016, and 2.9% at the end of the first quarter 2016.

The overall vacancy rate in Charleston/N Charleston’s central business district at the end of the fourth quarter 2016 increased to 2.5%. The vacancy rate was 2.3% at the end of the third quarter 2016, 4.1% at the end of the second quarter 2016, and 4.2% at the end of the first quarter 2016.

The vacancy rate in the suburban markets increased to 7.7% in the fourth quarter 2016. The vacancy rate was 7.1% at the end of the third quarter 2016, 7.5% at the end of the second quarter 2016, and 7.1% at the end of the first quarter 2016.

Largest Lease Signings

The largest lease signings occurring in 2016 included: the 172,000-square-foot lease signed by Blackbaud, Inc. at Blackbaud Campus in the Greater Charleston market; the 80,000-square-foot deal signed by Comcast of Carolina, LLC at 3450 Ingleside Blvd in the North Charleston market; and the 53,936-square-foot lease renewal/expansion signed by the Charleston School of Law at 385 Meeting St.

Sublease Vacancy

The amount of vacant sublease space in the Charleston/N Charleston market increased to 93,088 square feet by the end of the fourth quarter 2016, from 55,489 square feet at the end of the third quarter 2016. There was 54,786 square

feet vacant at the end of the second quarter 2016 and 48,628 square feet at the end of the first quarter 2016.

Charleston/N Charleston’s Class-A projects reported vacant sublease space of 68,808 square feet at the end of fourth quarter 2016, up from the 15,342 square feet reported at the end of the third quarter 2016. There were 15,342 square feet of sublease space vacant at the end of the second quarter 2016, and 9,332 square feet at the end of the first quarter 2016.

Class-B projects reported vacant sublease space of 21,496 square feet at the end of the fourth quarter 2016, down from the 36,768 square feet reported at the end of the third quarter 2016. At the end of the second quarter 2016 there were 37,299 square feet, and at the end of the first quarter 2016 there were 37,146 square feet vacant.

Class-C projects reported decreased vacant sublease space from the third quarter 2016 to the fourth quarter 2016. Sublease vacancy went from 3,379 square feet to 2,784 square feet during that time. There was 2,145 square feet at the end of the second quarter 2016, and 2,150 square feet at the end of the first quarter 2016.

Sublease vacancy in Charleston/N Charleston’s central business district stood at 7,500 square feet at the end of the fourth quarter 2016. It was 471 square feet at the end of the third quarter 2016, 3,548 square feet at the end of the second quarter 2016, and 9,483 square feet at the end of the first quarter 2016.

Sublease vacancy in the suburban markets ended the fourth quarter 2016 at 85,588 square feet. At the end of the third quarter 2016 sublease vacancy was 55,018 square feet, was 51,238 square feet at the end of the second quarter 2016, and was 39,145 square feet at the end of the first quarter 2016.

Rental Rates

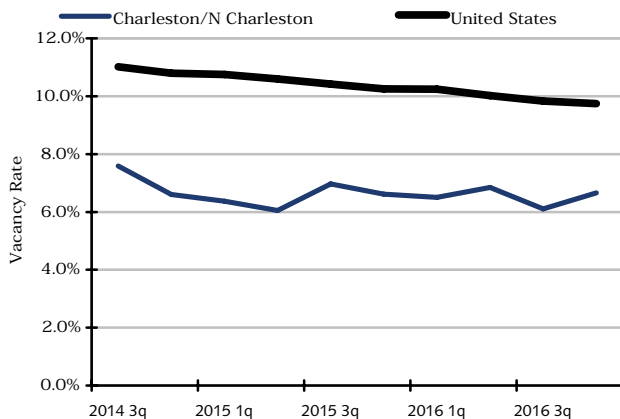
The average quoted asking rental rate for available office space, all classes, was \$20.12 per square foot per year at the end of the fourth quarter 2016 in the Charleston/N Charleston market area. This represented a 1.2% decrease in quoted rental rates from the end of the third quarter 2016, when rents were reported at \$20.36 per square foot.

The average quoted rate within the Class-A sector was \$29.78 at the end of the fourth quarter 2016, while Class-B rates stood at \$17.85, and Class-C rates at \$16.10. At the end of the third quarter 2016, Class-A rates were \$27.43 per square foot, Class-B rates were \$18.46, and Class-C rates were \$14.96.

The average quoted asking rental rate in Charleston/N Charleston’s CBD was \$29.54 at the end of the fourth quarter 2016, and \$19.19 in the suburban markets. In the third quarter 2016, quoted rates were \$29.72 in the CBD and \$19.11 in the suburbs.

U.S. Vacancy Comparison

Past 10 Quarters



Source: CoStar Property®

Charleston/N Charleston Office Market

Overview

Deliveries and Construction

During the fourth quarter 2016, four buildings totaling 26,307 square feet were completed in the Charleston/N Charleston market area. This compares to one building totaling 3,223 square feet that were completed in the third quarter 2016, seven buildings totaling 359,122 square feet completed in the second quarter 2016, and 52,062 square feet in four buildings completed in the first quarter 2016.

There were 511,413 square feet of office space under construction at the end of the fourth quarter 2016.

Some of the notable 2016 deliveries include: 8536 Palmetto Commerce Pkwy, a 130,000-square-foot facility that delivered in second quarter 2016 and is now 100% occupied, and Faber Plaza, a 125,000-square-foot building that delivered in second quarter 2016 and is now 46% occupied.

The largest projects underway at the end of fourth quarter 2016 were Blackbaud Campus, a 172,000-square-foot building with 100% of its space pre-leased, and Town Hall, a 90,270-square-foot facility that is 100% pre-leased.

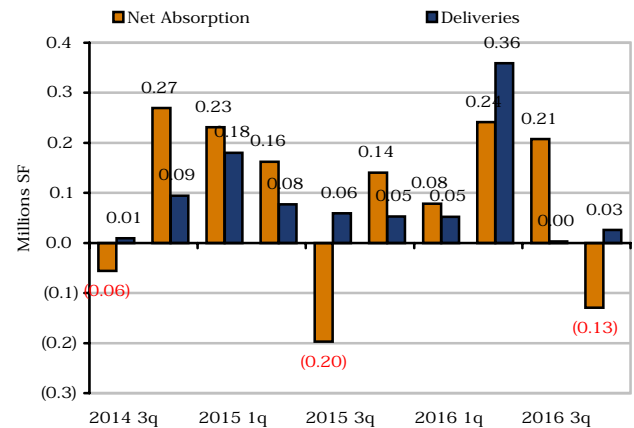
Inventory

Total office inventory in the Charleston/N Charleston market area amounted to 27,867,665 square feet in 3,042 buildings as of the end of the fourth quarter 2016. The Class-A office sector consisted of 5,432,762 square feet in 79 projects. There were 1,329 Class-B buildings totaling 14,732,172 square feet, and the Class-C sector consisted of 7,702,731 square feet in 1,634 buildings. Within the Office market there were 47 owner-occupied buildings accounting for 1,000,802 square feet of office space.

Reports compiled by: South Carolina Research Team and Brian Lasky,
CoStar Research Manager

Absorption & Deliveries

Past 10 Quarters



Source: CoStar Property®

Charleston/N Charleston Office Market

Markets

Submarkets

In analyzing metropolitan areas, CoStar has developed geographic designations to help group properties together, called Markets, Submarket Clusters and Submarkets. Markets are the equivalent of metropolitan areas, or areas containing a large population nucleus, that together with adjacent communities have a high degree of economic and social integration. Markets are then divided into Submarket Clusters, which are core areas within a metropolitan area that are known to be competitive with each other in terms of attracting and keeping tenants. Markets are then further subdivided into smaller units called Submarkets, which serve to delineate a core group of buildings that are competitive with each other and constitute a generally accepted competitive set, or peer group.

Submarket Clusters
Dorchester County
Downtown Charleston*
E Charleston County
East Islands/Mt Pleasant
Greater Charleston
James Island/Folly Beach
North Charleston
Outlying Berkeley County
W Charleston County
West Islands

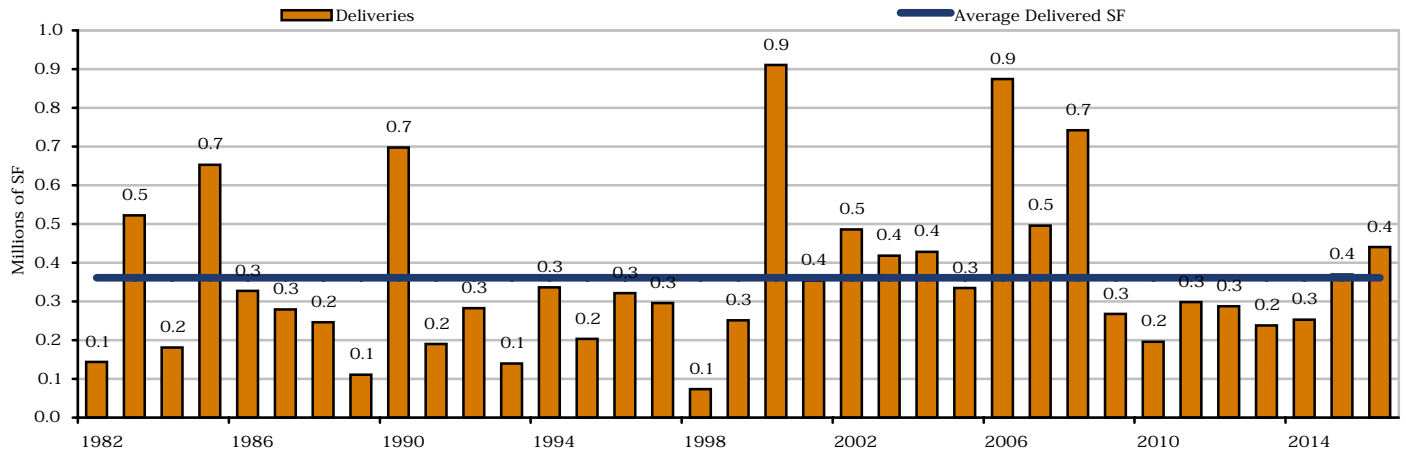
* Submarkets comprising the CBD. For statistics reference the CBD vs Suburban Figures at a Glance Page.

Charleston/N Charleston Office Market

Inventory & development

Historical Deliveries

1982 - 2016



Source: CoStar Property® * Future deliveries based on current under construction buildings.

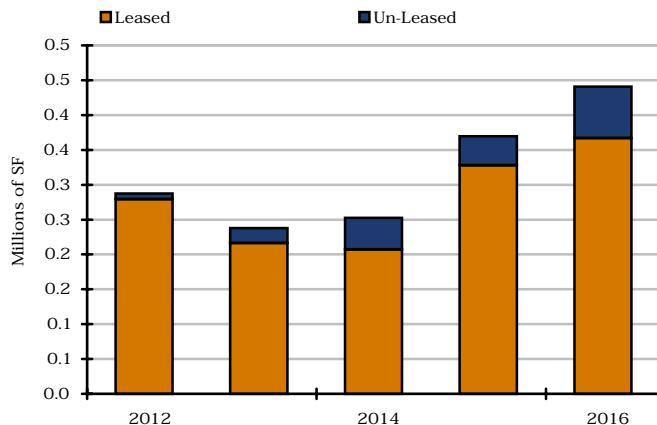
CONSTRUCTION ACTIVITY Markets Ranked by Under Construction Square Footage

Market	Under Construction Inventory				Average Bldg Size	
	# Bldgs	Total RBA	Preleased SF	Preleased %	All Existing	U/C
Greater Charleston	4	253,420	253,420	100.0%	8,626	63,355
East Islands/Mt Pleasant	5	155,297	144,144	92.8%	8,872	31,059
Downtown Charleston	2	68,065	23,257	34.2%	12,560	34,032
Dorchester County	2	17,631	13,631	77.3%	4,842	8,815
West Islands	4	12,000	0	0.0%	4,246	3,000
Outlying Berkeley County	1	5,000	5,000	100.0%	6,222	5,000
E Charleston County	0	0	0	0.0%	11,744	0
James Island/Folly Beach	0	0	0	0.0%	3,766	0
North Charleston	0	0	0	0.0%	12,966	0
W Charleston County	0	0	0	0.0%	3,548	0
Totals	18	511,413	439,452	85.9%	9,161	28,412

Source: CoStar Property®

Recent Deliveries

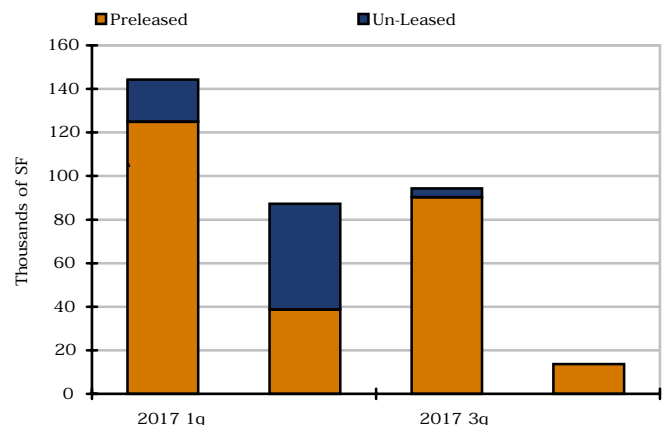
Leased & Un-Leased SF in Deliveries Since 2012



Source: CoStar Property®

Future Deliveries

Preleased & Un-Leased SF in Properties Scheduled to Deliver



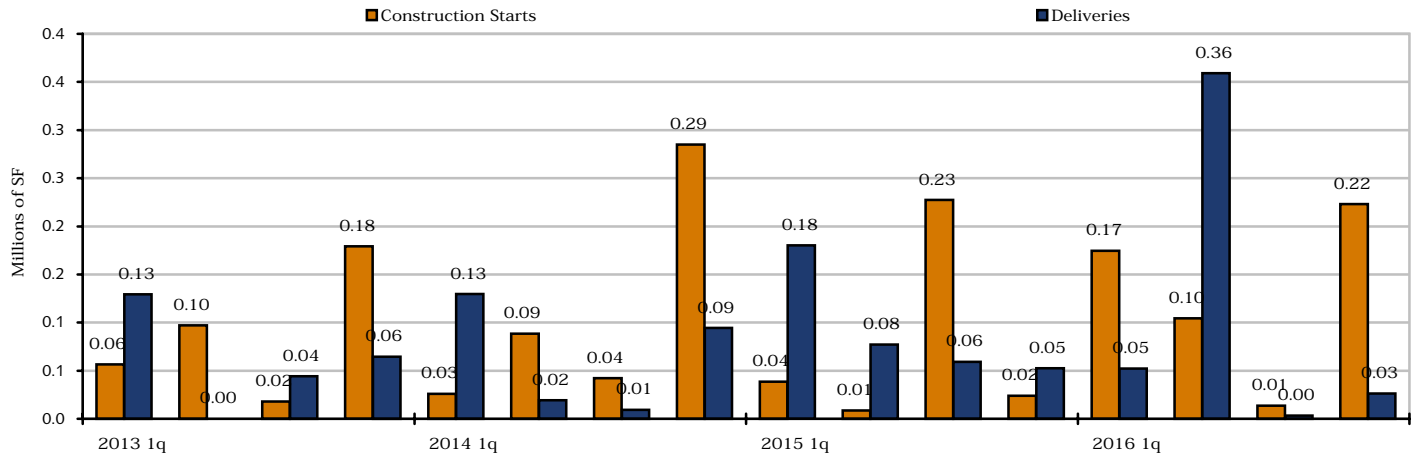
Source: CoStar Property®

Charleston/N Charleston Office Market

Inventory & development

Historical Construction Starts & Deliveries

Square Footage Per Quarter Starting and Completing Construction



Source: CoStar Property®

RECENT DELIVERIES BY PROJECT SIZE Breakdown of Year-to-Date Development Based on RBA of Project

Building Size	# Bldgs	RBA	SF Leased	% Leased	Avg Rate	Single-Tenant	Multi-Tenant
< 50,000 SF	13	105,714	99,399	94.0%	\$21.73	90,283	15,431
50,000 SF - 99,999 SF	1	80,000	80,000	100.0%	\$0.00	80,000	0
100,000 SF - 249,999 SF	2	255,000	187,500	73.5%	\$28.50	130,000	125,000
250,000 SF - 499,999 SF	0	0	0	0.0%	\$0.00	0	0
>= 500,000 SF	0	0	0	0.0%	\$0.00	0	0

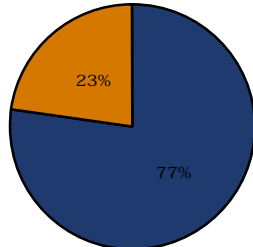
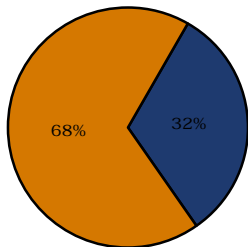
Source: CoStar Property®

Recent Development by Tenancy

Based on RBA Developed for Single & Multi Tenant Use

2016 Deliveries

Currently Under Construction



■ Multi ■ Single

■ Multi ■ Single

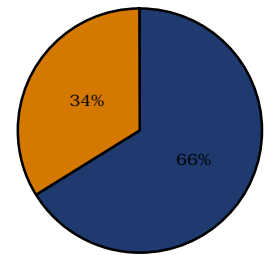
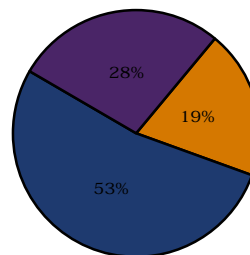
Source: CoStar Property®

Existing Inventory Comparison

Based on Total RBA

By Class

By Space Type



■ Class A ■ Class B ■ Class C

■ Multi ■ Single

Source: CoStar Property®

Charleston/N Charleston Office Market

Inventory & development

Select Year-to-Date Deliveries

Based on Project Square Footage

- | | | |
|--|---|---|
| <p>1. 8536 Palmetto Commerce Pkwy</p> <p>Submarket: North Charleston
 RBA: 130,000
 # Floors: 5
 Class: A
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: Fourth Quarter 2014
 Deliv Date: Second Quarter 2016
 Leasing Co: Medical Society Of SC
 Developer: N/A
 Architect: LS3P ASSOCIATES LTD.</p> | <p>2. Faber Plaza</p> <p>Submarket: North Charleston
 RBA: 125,000
 # Floors: 5
 Class: A
 Occupied: 46%
 Quoted Rate: \$28.50
 Grnd Brk Date: Third Quarter 2015
 Deliv Date: Second Quarter 2016
 Leasing Co: Durlach Associates
 Developer: Trinity Capital Advisors LLC
 Architect: LS3P ASSOCIATES LTD.</p> | <p>3. 3450 Ingleside Blvd</p> <p>Submarket: North Charleston
 RBA: 80,000
 # Floors: 1
 Class: B
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: First Quarter 2016
 Deliv Date: Second Quarter 2016
 Leasing Co: N/A
 Developer: N/A
 Architect: N/A</p> |
| <p>4. 512 N Google Dr</p> <p>Submarket: Outlying Berkeley County
 RBA: 43,384
 # Floors: 1
 Class: A
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: Fourth Quarter 2014
 Deliv Date: First Quarter 2016
 Leasing Co: Google, Inc.
 Developer: Google, Inc.
 Architect: N/A</p> | <p>5. 7053 Rivers Ave</p> <p>Submarket: North Charleston
 RBA: 11,864
 # Floors: 1
 Class: B
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: Second Quarter 2016
 Deliv Date: Fourth Quarter 2016
 Leasing Co: CNAC
 Developer: N/A
 Architect: N/A</p> | <p>6. 2000 N 1st Ave</p> <p>Submarket: Outlying Berkeley County
 RBA: 10,000
 # Floors: 1
 Class: B
 Occupied: 100%
 Quoted Rate: \$21.50
 Grnd Brk Date: Fourth Quarter 2015
 Deliv Date: Second Quarter 2016
 Leasing Co: Meyer Kapp & Associates LLC
 Developer: N/A
 Architect: N/A</p> |
| <p>7. 700 King St</p> <p>Submarket: Downtown Charleston
 RBA: 6,644
 # Floors: 1
 Class: B
 Occupied: 35%
 Quoted Rate: \$24.00
 Grnd Brk Date: First Quarter 2016
 Deliv Date: Fourth Quarter 2016
 Leasing Co: CBRE
 Developer: N/A
 Architect: N/A</p> | <p>8. 103 Grandview Dr</p> <p>Submarket: Dorchester County
 RBA: 6,126
 # Floors: 1
 Class: B
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: Fourth Quarter 2015
 Deliv Date: Second Quarter 2016
 Leasing Co: Steinberg Law Firm
 Developer: N/A
 Architect: N/A</p> | <p>9. Palmetto Interiors</p> <p>Submarket: West Islands
 RBA: 4,762
 # Floors: 1
 Class: B
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: First Quarter 2016
 Deliv Date: Second Quarter 2016
 Leasing Co: Lisa Ellison
 Developer: N/A
 Architect: N/A</p> |
| <p>10. 481 Mathis Ferry Rd</p> <p>Submarket: East Islands/Mt Pleasant
 RBA: 4,523
 # Floors: 1
 Class: B
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: Fourth Quarter 2015
 Deliv Date: Fourth Quarter 2016
 Leasing Co: Ryan D Bluestein
 Developer: N/A
 Architect: N/A</p> | <p>11. 1142 Venning Rd</p> <p>Submarket: East Islands/Mt Pleasant
 RBA: 3,331
 # Floors: 1
 Class: B
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: First Quarter 2015
 Deliv Date: First Quarter 2016
 Leasing Co: Established Properties LLC
 Developer: Nash Orthodontics
 Architect: Rush Dixon Architects</p> | <p>12. 5481 N Rhett Ave</p> <p>Submarket: North Charleston
 RBA: 3,276
 # Floors: 1
 Class: B
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: Second Quarter 2016
 Deliv Date: Fourth Quarter 2016
 Leasing Co: Park Circle Dental
 Developer: N/A
 Architect: N/A</p> |
| <p>13. 615 Saint James Ave</p> <p>Submarket: Outlying Berkeley County
 RBA: 3,234
 # Floors: 1
 Class: B
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: Fourth Quarter 2015
 Deliv Date: Second Quarter 2016
 Leasing Co: Terri M Rose
 Developer: Auld & White Constructors Inc.
 Architect: N/A</p> | <p>14. 912 Old Georgetown Rd</p> <p>Submarket: East Islands/Mt Pleasant
 RBA: 3,223
 # Floors: 1
 Class: B
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: Second Quarter 2015
 Deliv Date: Third Quarter 2016
 Leasing Co: Sheperd Medical LLC
 Developer: N/A
 Architect: N/A</p> | <p>15. 1007 Physicians Dr</p> <p>Submarket: Greater Charleston
 RBA: 2,686
 # Floors: 1
 Class: B
 Occupied: 100%
 Quoted Rate: N/A
 Grnd Brk Date: Second Quarter 2015
 Deliv Date: First Quarter 2016
 Leasing Co: N/A
 Developer: N/A
 Architect: N/A</p> |

Charleston/N Charleston Office Market

Inventory & development

Select Top Under Construction Properties

Based on Project Square Footage

<p>1. Blackbaud Campus</p> <p>Submarket: Greater Charleston RBA: 172,000 # Floors: 1 Class: A Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Fourth Quarter 2016 Deliv Date: First Quarter 2018 Leasing Co: Holder Properties Developer: Holder Properties Architect: Asd Architects</p>	<p>2. Town Hall</p> <p>Submarket: East Islands/Mt Pleasant RBA: 90,270 # Floors: 3 Class: A Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2015 Deliv Date: Third Quarter 2017 Leasing Co: Town of Mount Pleasant Developer: N/A Architect: N/A</p>	<p>3. 317 Meeting St</p> <p>Submarket: Downtown Charleston RBA: 42,163 # Floors: 1 Class: A Preleased: 14% Quoted Rate: Negotiable Grnd Brk Date: Fourth Quarter 2016 Deliv Date: Second Quarter 2017 Leasing Co: Lee & Associates Developer: N/A Architect: N/A</p>
<p>4. 111 Coleman Blvd</p> <p>Submarket: East Islands/Mt Pleasant RBA: 41,743 # Floors: 4 Class: A Preleased: 95% Quoted Rate: \$25.00 Grnd Brk Date: First Quarter 2016 Deliv Date: First Quarter 2017 Leasing Co: Lee & Associates Developer: N/A Architect: N/A</p>	<p>5. 2387 Clements Ferry Rd</p> <p>Submarket: Greater Charleston RBA: 41,420 # Floors: 1 Class: B Preleased: 100% Quoted Rate: N/A Grnd Brk Date: First Quarter 2016 Deliv Date: First Quarter 2017 Leasing Co: SPARC, LLC Developer: Frampton & Associates, Inc. Architect: McMillan Pazdan Smith Architecture</p>	<p>6. 80 Calhoun St</p> <p>Submarket: Downtown Charleston RBA: 25,902 # Floors: 3 Class: B Preleased: 67% Quoted Rate: Negotiable Grnd Brk Date: Second Quarter 2016 Deliv Date: Second Quarter 2017 Leasing Co: Southern First Bank Developer: N/A Architect: N/A</p>
<p>7. 1501 King Street Ext</p> <p>Submarket: Greater Charleston RBA: 20,000 # Floors: 2 Class: B Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2016 Deliv Date: First Quarter 2017 Leasing Co: Raven Cliff Company, LLC Developer: Raven Cliff Company, LLC Architect: Middleton Group</p>	<p>8. 1503 King Street Ext</p> <p>Submarket: Greater Charleston RBA: 20,000 # Floors: 2 Class: B Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2016 Deliv Date: First Quarter 2017 Leasing Co: Raven Cliff Company, LLC Developer: Raven Cliff Company, LLC Architect: Middleton Group</p>	<p>9. Summerville CPW</p> <p>Submarket: Dorchester County RBA: 13,631 # Floors: 2 Class: B Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Third Quarter 2016 Deliv Date: Fourth Quarter 2017 Leasing Co: Summerville CPW Developer: N/A Architect: N/A</p>
<p>10. 695 Johnnie Dodds Blvd</p> <p>Submarket: East Islands/Mt Pleasant RBA: 9,189 # Floors: 2 Class: B Preleased: 59% Quoted Rate: \$25.00 Grnd Brk Date: Second Quarter 2016 Deliv Date: Second Quarter 2017 Leasing Co: Adams & Wilson Development Developer: N/A Architect: N/A</p>	<p>11. 526 Johnnie Dodds Blvd</p> <p>Submarket: East Islands/Mt Pleasant RBA: 9,135 # Floors: 3 Class: B Preleased: 42% Quoted Rate: \$26.00 Grnd Brk Date: Second Quarter 2016 Deliv Date: First Quarter 2017 Leasing Co: Lee & Associates Developer: N/A Architect: N/A</p>	<p>12. 996 Tanner Ford Blvd</p> <p>Submarket: Outlying Berkeley County RBA: 5,000 # Floors: 1 Class: B Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Fourth Quarter 2016 Deliv Date: Second Quarter 2017 Leasing Co: Coastal Kids Dental & Braces Developer: N/A Architect: N/A</p>
<p>13. 499 Wando Park Blvd</p> <p>Submarket: East Islands/Mt Pleasant RBA: 4,960 # Floors: 1 Class: B Preleased: 100% Quoted Rate: N/A Grnd Brk Date: Second Quarter 2016 Deliv Date: Second Quarter 2017 Leasing Co: Dr. Randall Pagenkopf Pediatric & A Developer: N/A Architect: N/A</p>	<p>14. White Hall Center - Bldg 7</p> <p>Submarket: Dorchester County RBA: 4,000 # Floors: 1 Class: B Preleased: 0% Quoted Rate: Negotiable Grnd Brk Date: Fourth Quarter 2016 Deliv Date: Third Quarter 2017 Leasing Co: Palmetto Commercial Properties, LLC Developer: N/A Architect: N/A</p>	<p>15. Tupelo Bend Office Park - A</p> <p>Submarket: West Islands RBA: 3,000 # Floors: 1 Class: B Preleased: 0% Quoted Rate: \$17.00 Grnd Brk Date: Third Quarter 2015 Deliv Date: First Quarter 2017 Leasing Co: NAI Avant Developer: N/A Architect: N/A</p>

Charleston/N Charleston Office Market

Figures at a Glance

Class A Market Statistics

Year-End 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Dorchester County	1	40,000	22,983	22,983	57.5%	308	0	0	\$26.00
Downtown Charleston	21	1,421,745	48,435	48,435	3.4%	18,786	0	42,163	\$36.72
E Charleston County	0	0	0	0	0.0%	0	0	0	\$0.00
East Islands/Mt Pleasant	18	784,150	43,505	49,808	6.4%	16,094	0	132,013	\$36.43
Greater Charleston	13	1,075,373	13,693	65,693	6.1%	(30,246)	0	172,000	\$24.10
James Island/Folly Beach	1	30,000	0	0	0.0%	0	0	0	\$0.00
North Charleston	21	1,772,337	145,955	151,585	8.6%	153,096	255,000	0	\$25.93
Outlying Berkeley County	4	309,157	45,912	50,787	16.4%	94,509	43,384	0	\$23.91
W Charleston County	0	0	0	0	0.0%	0	0	0	\$0.00
West Islands	0	0	0	0	0.0%	0	0	0	\$0.00
Totals	79	5,432,762	320,483	389,291	7.2%	252,547	298,384	346,176	\$29.78

Source: CoStar Property®

Class B Market Statistics

Year-End 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Dorchester County	95	612,266	67,052	69,102	11.3%	2,856	6,126	17,631	\$15.45
Downtown Charleston	269	3,192,232	68,445	75,945	2.4%	132,250	6,644	25,902	\$26.66
E Charleston County	1	28,000	0	0	0.0%	0	0	0	\$0.00
East Islands/Mt Pleasant	304	2,512,848	59,183	66,795	2.7%	3,383	11,077	23,284	\$22.32
Greater Charleston	215	2,447,613	273,235	275,235	11.2%	(73,288)	2,686	81,420	\$18.56
James Island/Folly Beach	32	213,172	0	0	0.0%	1,585	0	0	\$0.00
North Charleston	294	4,928,625	717,475	719,809	14.6%	15,034	95,140	0	\$16.10
Outlying Berkeley County	96	671,296	83,182	83,182	12.4%	17,739	15,895	5,000	\$14.22
W Charleston County	7	40,790	0	0	0.0%	4,940	0	0	\$0.00
West Islands	16	85,330	1,300	1,300	1.5%	5,462	4,762	12,000	\$16.93
Totals	1,329	14,732,172	1,269,872	1,291,368	8.8%	109,961	142,330	165,237	\$17.85

Source: CoStar Property®

Charleston/N Charleston Office Market

Figures at a Glance

Class C Market Statistics

Year-End 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Dorchester County	291	1,221,750	28,232	28,232	2.3%	1,002	0	0	\$12.10
Downtown Charleston	154	962,647	14,530	14,530	1.5%	(8,461)	0	0	\$26.55
E Charleston County	2	7,233	0	0	0.0%	3,000	0	0	\$0.00
East Islands/Mt Pleasant	88	340,556	9,221	9,221	2.7%	(5,071)	0	0	\$21.00
Greater Charleston	319	1,195,450	23,851	25,085	2.1%	17,709	0	0	\$16.01
James Island/Folly Beach	103	268,947	3,040	3,040	1.1%	(1,870)	0	0	\$14.03
North Charleston	393	2,478,868	68,272	68,272	2.8%	31,403	0	0	\$14.08
Outlying Berkeley County	215	979,520	16,803	18,353	1.9%	1,822	0	0	\$12.07
W Charleston County	17	44,355	0	0	0.0%	1,620	0	0	\$0.00
West Islands	52	203,405	7,620	7,620	3.7%	(5,420)	0	0	\$18.18
Totals	1,634	7,702,731	171,569	174,353	2.3%	35,734	0	0	\$16.10

Source: CoStar Property®

Total Office Market Statistics

Year-End 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
Dorchester County	387	1,874,016	118,267	120,317	6.4%	4,166	6,126	17,631	\$15.59
Downtown Charleston	444	5,576,624	131,410	138,910	2.5%	142,575	6,644	68,065	\$29.54
E Charleston County	3	35,233	0	0	0.0%	3,000	0	0	\$0.00
East Islands/Mt Pleasant	410	3,637,554	111,909	125,824	3.5%	14,406	11,077	155,297	\$28.98
Greater Charleston	547	4,718,436	310,779	366,013	7.8%	(85,825)	2,686	253,420	\$18.72
James Island/Folly Beach	136	512,119	3,040	3,040	0.6%	(285)	0	0	\$14.03
North Charleston	708	9,179,830	931,702	939,666	10.2%	199,533	350,140	0	\$17.59
Outlying Berkeley County	315	1,959,973	145,897	152,322	7.8%	114,070	59,279	5,000	\$17.36
W Charleston County	24	85,145	0	0	0.0%	6,560	0	0	\$0.00
West Islands	68	288,735	8,920	8,920	3.1%	42	4,762	12,000	\$17.56
Totals	3,042	27,867,665	1,761,924	1,855,012	6.7%	398,242	440,714	511,413	\$20.12

Source: CoStar Property®

Charleston/N Charleston Office Market

Figures at a Glance

Class A Market Statistics

Year-End 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	21	1,421,745	48,435	48,435	3.4%	18,786	0	42,163	\$36.72
Suburban	58	4,011,017	272,048	340,856	8.5%	233,761	298,384	304,013	\$28.78
Totals	79	5,432,762	320,483	389,291	7.2%	252,547	298,384	346,176	\$29.78

Source: CoStar Property®

Class B Market Statistics

Year-End 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	269	3,192,232	68,445	75,945	2.4%	132,250	6,644	25,902	\$26.66
Suburban	1,060	11,539,940	1,201,427	1,215,423	10.5%	(22,289)	135,686	139,335	\$17.07
Totals	1,329	14,732,172	1,269,872	1,291,368	8.8%	109,961	142,330	165,237	\$17.85

Source: CoStar Property®

Class C Market Statistics

Year-End 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	154	962,647	14,530	14,530	1.5%	(8,461)	0	0	\$26.55
Suburban	1,480	6,740,084	157,039	159,823	2.4%	44,195	0	0	\$15.26
Totals	1,634	7,702,731	171,569	174,353	2.3%	35,734	0	0	\$16.10

Source: CoStar Property®

Class A & B Market Statistics

Year-End 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	290	4,613,977	116,880	124,380	2.7%	151,036	6,644	68,065	\$29.79
Suburban	1,118	15,550,957	1,473,475	1,556,279	10.0%	211,472	434,070	443,348	\$19.60
Totals	1,408	20,164,934	1,590,355	1,680,659	8.3%	362,508	440,714	511,413	\$20.53

Source: CoStar Property®

Total Office Market Statistics

Year-End 2016

Market	Existing Inventory		Vacancy			YTD Net Absorption	YTD Deliveries	Under Const SF	Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %				
CBD	444	5,576,624	131,410	138,910	2.5%	142,575	6,644	68,065	\$29.54
Suburban	2,598	22,291,041	1,630,514	1,716,102	7.7%	255,667	434,070	443,348	\$19.19
Totals	3,042	27,867,665	1,761,924	1,855,012	6.7%	398,242	440,714	511,413	\$20.12

Source: CoStar Property®

Charleston/N Charleston Office Market

Figures at a Glance

Class A Market Statistics

Year-End 2016

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2016 4q	79	5,432,762	320,483	389,291	7.2%	(40,427)	0	0	4	346,176	\$29.78
2016 3q	79	5,432,762	333,522	348,864	6.4%	43,671	0	0	2	132,013	\$27.43
2016 2q	79	5,432,762	377,193	392,535	7.2%	184,358	2	255,000	2	132,013	\$27.30
2016 1q	77	5,177,762	312,561	321,893	6.2%	64,945	1	43,384	4	387,013	\$26.98
2015 4q	76	5,134,378	340,425	343,454	6.7%	25,085	1	40,000	4	388,654	\$26.52
2015 3q	75	5,094,378	325,510	328,539	6.4%	25,131	1	20,000	5	428,654	\$26.30
2015 2q	74	5,074,378	333,670	333,670	6.6%	31,788	1	75,000	4	233,384	\$25.86
2015 1q	73	4,999,378	290,458	290,458	5.8%	217,317	2	167,000	5	308,384	\$26.37
2014	71	4,832,378	340,775	340,775	7.1%	81,565	2	172,166	7	475,384	\$25.94
2013	70	4,750,363	333,056	340,325	7.2%	183,368	2	135,000	2	242,166	\$24.92
2012	68	4,615,363	384,546	388,693	8.4%	84,844	0	0	2	135,000	\$22.08
2011	68	4,615,363	419,033	473,537	10.3%	246,395	3	123,194	0	0	\$22.74
2010	65	4,492,169	558,670	596,738	13.3%	113,868	1	32,706	3	123,194	\$23.05
2009	64	4,459,463	590,561	677,900	15.2%	(110,528)	0	0	2	69,600	\$19.53
2008	64	4,459,463	480,614	567,372	12.7%	313,628	7	447,555	0	0	\$21.51
2007	57	4,011,908	350,321	433,445	10.8%	(30,538)	2	126,062	7	447,555	\$21.61

Source: CoStar Property®

Class B Market Statistics

Year-End 2016

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2016 4q	1,329	14,732,172	1,269,872	1,291,368	8.8%	(78,246)	4	26,307	14	165,237	\$17.85
2016 3q	1,325	14,705,865	1,150,047	1,186,815	8.1%	120,113	1	3,223	16	182,544	\$18.46
2016 2q	1,324	14,702,642	1,266,406	1,303,705	8.9%	41,981	5	104,122	16	172,136	\$17.34
2016 1q	1,319	14,598,520	1,204,418	1,241,564	8.5%	26,113	3	8,678	13	171,932	\$17.18
2015 4q	1,316	14,589,842	1,232,159	1,258,999	8.6%	103,691	1	12,615	12	47,784	\$16.31
2015 3q	1,315	14,577,227	1,313,635	1,350,075	9.3%	(251,697)	4	39,278	9	36,516	\$16.99
2015 2q	1,311	14,537,949	1,030,632	1,059,100	7.3%	120,613	1	2,208	9	63,794	\$16.65
2015 1q	1,310	14,535,741	1,157,298	1,177,505	8.1%	37,365	2	13,342	7	57,432	\$17.12
2014	1,308	14,522,399	1,182,271	1,201,528	8.3%	259,476	8	80,577	4	32,263	\$16.70
2013	1,301	14,458,568	1,365,352	1,397,173	9.7%	189,329	15	95,550	7	76,577	\$16.72
2012	1,288	14,385,593	1,500,619	1,513,527	10.5%	412,915	18	279,431	11	63,537	\$16.38
2011	1,270	14,106,162	1,628,537	1,647,011	11.7%	255,070	9	175,547	15	225,137	\$17.04
2010	1,261	13,930,615	1,701,288	1,726,534	12.4%	259,806	9	162,940	3	21,912	\$17.39
2009	1,252	13,767,675	1,760,410	1,823,400	13.2%	747	25	261,607	6	135,902	\$17.05
2008	1,227	13,506,068	1,542,128	1,562,540	11.6%	211,149	30	277,836	22	246,371	\$17.48
2007	1,197	13,228,232	1,473,324	1,495,853	11.3%	246,008	32	322,943	26	261,119	\$16.53

Source: CoStar Property®

Total Office Market Statistics

Year-End 2016

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2016 4q	3,042	27,867,665	1,761,924	1,855,012	6.7%	(129,193)	4	26,307	18	511,413	\$20.12
2016 3q	3,038	27,841,358	1,644,023	1,699,512	6.1%	207,570	1	3,223	18	314,557	\$20.36
2016 2q	3,038	27,839,235	1,850,173	1,904,959	6.8%	241,163	7	359,122	18	304,149	\$19.32
2016 1q	3,031	27,480,113	1,738,372	1,787,000	6.5%	78,702	4	52,062	17	558,945	\$19.29
2015 4q	3,027	27,428,051	1,783,771	1,813,640	6.6%	140,715	2	52,615	16	436,438	\$18.74
2015 3q	3,027	27,382,549	1,868,067	1,908,853	7.0%	(197,368)	5	59,278	14	465,170	\$19.42
2015 2q	3,022	27,323,271	1,622,479	1,652,207	6.0%	162,027	2	77,208	13	297,178	\$18.74
2015 1q	3,020	27,246,063	1,715,559	1,737,026	6.4%	231,046	4	180,342	12	365,816	\$19.34
2014	3,016	27,065,721	1,768,473	1,787,730	6.6%	381,051	10	252,743	11	507,647	\$19.04
2013	3,009	26,920,775	1,984,745	2,023,835	7.5%	421,548	20	237,916	9	318,743	\$18.19
2012	2,994	26,711,798	2,219,351	2,236,406	8.4%	558,397	20	287,271	16	205,903	\$17.41
2011	2,974	26,424,527	2,434,554	2,507,532	9.5%	581,017	12	298,741	16	227,177	\$17.85
2010	2,963	26,130,070	2,730,778	2,794,092	10.7%	391,339	10	195,646	6	145,106	\$18.69
2009	2,953	25,934,424	2,839,265	2,989,785	11.5%	(26,700)	27	267,737	8	205,502	\$17.22
2008	2,928	25,671,343	2,592,834	2,700,004	10.5%	435,259	40	742,026	24	252,501	\$18.44
2007	2,888	24,929,317	2,287,584	2,393,237	9.6%	310,752	45	496,202	36	725,309	\$17.96

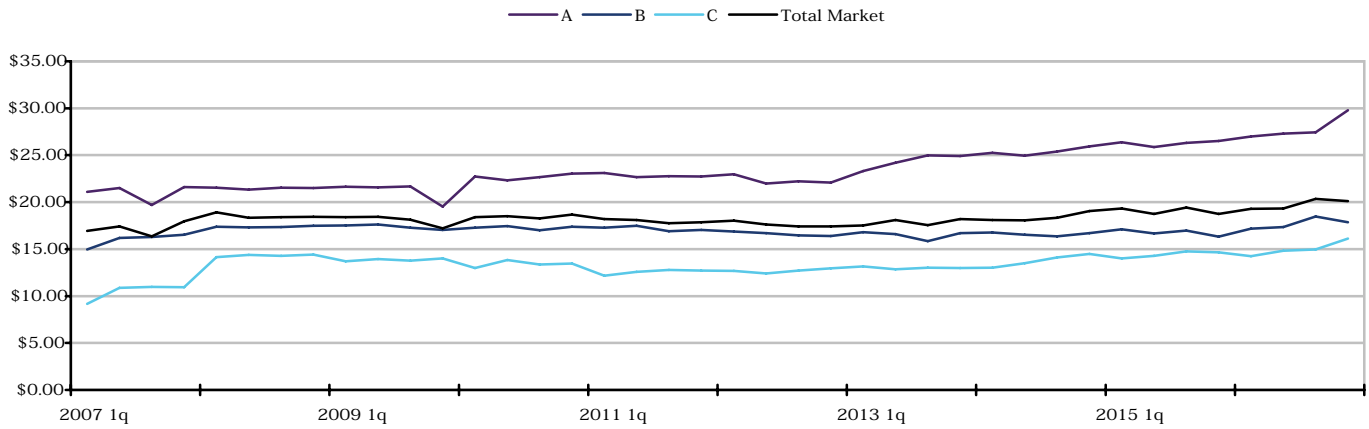
Source: CoStar Property®

Charleston/N Charleston Office Market

Leasing Activity

Historical Rental Rates

Based on Full-Service Equivalent Rental Rates



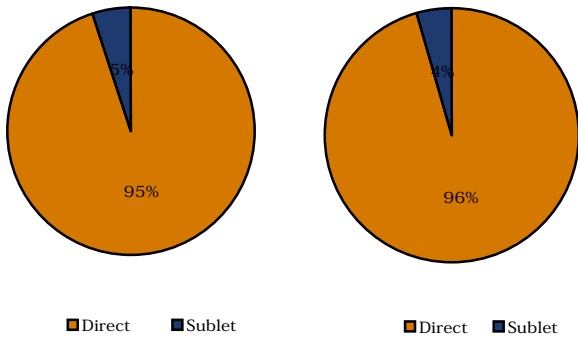
Source: CoStar Property®

Vacancy by Available Space Type

Percent of All Vacant Space in Direct vs. Sublet

Charleston/N Charleston

United States



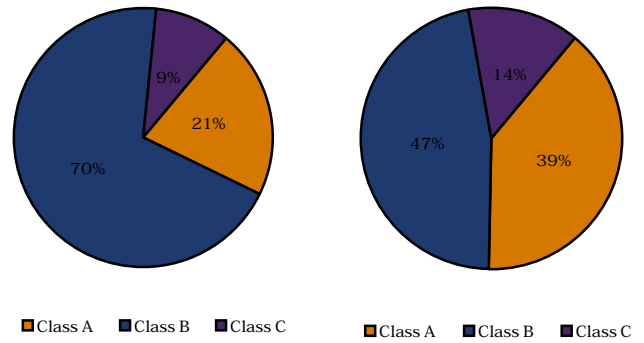
Source: CoStar Property®

Vacancy by Class

Percent of All Vacant Space by Class

Charleston/N Charleston

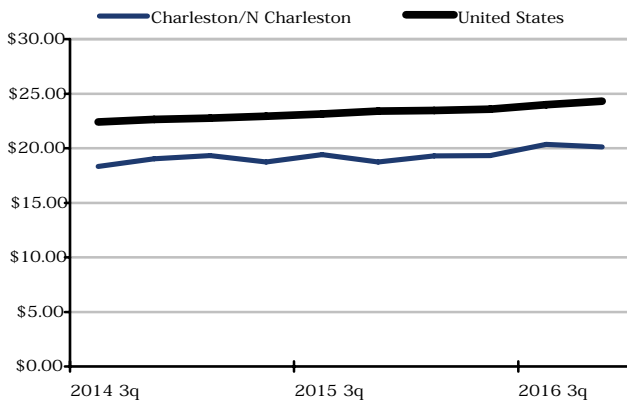
United States



Source: CoStar Property®

U.S. Rental Rate Comparison

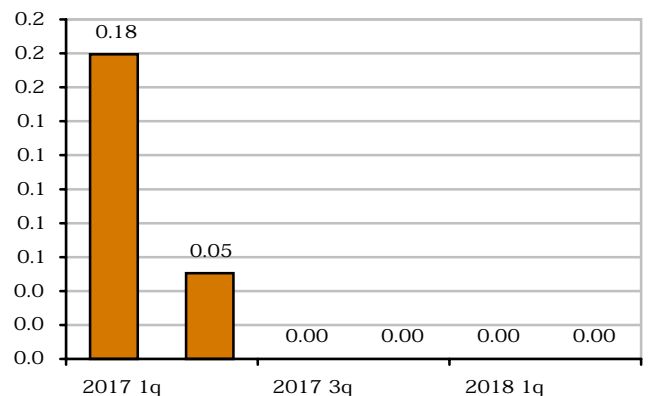
Based on Full-Service Equivalent Rental Rates



Source: CoStar Property®

Future Space Available

Space Scheduled to be Available for Occupancy*



* Includes Under Construction Spaces

Source: CoStar Property®

Charleston/N Charleston Office Market

Leasing Activity

Select Top Office Leases Based on Leased Square Footage For Deals Signed in 2016

Building	Submarket	SF	Qtr	Tenant Name	Tenant Rep Company	Landlord Rep Company
1 Blackbaud Campus	Greater Charleston	172,000	4th	Blackbaud, Inc.	N/A	Holder Properties
2 3450 Ingleside Blvd	North Charleston	80,000	2nd	Comcast of Carolina, LLC	Colliers International	N/A
3 385 Meeting St*	Downtown Charleston	53,936	2nd	Charleston School of Law	Direct Deal	CBRE
4 2387 Clements Ferry Rd*	Greater Charleston	34,000	1st	SPARC, LLC	Direct Deal	Direct Deal
5 11 Ewall St	East Islands/Mt Pleasant	31,800	2nd	N/A	N/A	Cushman & Wakefield Thalhimer
6 1106 Chuck Dawley Blvd	East Islands/Mt Pleasant	21,126	1st	Southeastern Spine Institute	N/A	N/A
7 1460 Tobias Gadson Blvd	Greater Charleston	20,424	1st	Hagemeyer North America, Inc.	N/A	Colliers International
8 1122 Chuck Dawley Blvd	East Islands/Mt Pleasant	18,186	1st	Southeastern Spine Institute	N/A	N/A
9 146 Fairchild St*	Greater Charleston	12,474	2nd	Total Quality Logistics	Cushman & Wakefield Thalhimer	Palmetto Commercial Properties, LLC
10 111 Coleman Blvd	East Islands/Mt Pleasant	10,805	3rd	Hall Booth	Cushman & Wakefield Thalhimer, Cush	Lee & Associates
11 5900 Core Ave		10,600	1st	Spirit Communications	Direct Deal	Avison Young
12 111 Coleman Blvd	East Islands/Mt Pleasant	9,968	4th	Tabula Rasa Healthcare	Carolina One Commercial Real Estate	Lee & Associates
13 Faber Plaza	North Charleston	9,942	2nd	T.Y. Lin International	N/A	Palmetto Commercial Properties, LLC
14 4200 Faber Pl Dr	North Charleston	9,175	1st	Allied Reliability, Inc.	N/A	Rock Creek CRE
15 Faber Plaza	North Charleston	8,600	1st	HDR Inc	JLL	Durlach Associates Inc
16 1481 Tobias Gadson Blvd	Greater Charleston	7,873	2nd	Ryan White Foundation	N/A	Avison Young
17 95 Cannon St	Downtown Charleston	7,692	4th	Questis	NAI Avant	Birchin Lane Realty Advisors, LLC
18 Rivergate Center*	North Charleston	7,446	2nd	South Carolina Youth Advocate	NAI Avant	N/A
19 East Cooper Medical Complex	East Islands/Mt Pleasant	7,380	3rd	Northbridge Bank	Howell & Associates Realtors	Meyer Kapp & Associates LLC
20 East Cooper Medical Center	East Islands/Mt Pleasant	6,902	1st	N/A	N/A	Healthcare Trust of America, Inc.
21 DwellSmart	Greater Charleston	6,500	3rd	Ceterus	Eastrock Properties, LLC	Raven Cliff Company, LLC
22 115 Central Island St	Greater Charleston	6,286	1st	Equifax, Inc.	N/A	Holder Properties
23 Rivergate Center	North Charleston	6,158	1st	Interim HealthCare of Charleston	Newmark Grubb Wilson Kibler	N/A
24 4055 Faber Place Dr	North Charleston	6,132	1st	Maxim Healthcare	Colliers International	CBRE
25 1314 Rutledge Ave	Greater Charleston	6,061	2nd	The Charleston City Paper	Flyway	Avison Young
26 2270 Ashley Crossing Dr*	Greater Charleston	5,935	1st	Charleston Bone and Joint	N/A	Lee & Associates
27 5675 Woodbine Ave	North Charleston	5,900	3rd	Father to Father	Coldwell Banker Commercial Atlantic	Adams Property Group
28 519 E Bay St	Downtown Charleston	5,879	1st	Garden State Tile Distributors, Inc.	N/A	Avison Young
29 Hollings Cancer Center	East Islands/Mt Pleasant	5,871	2nd	N/A	N/A	Palmetto Commercial Properties, LLC
30 111 Coleman Blvd	East Islands/Mt Pleasant	5,503	4th	N/A	N/A	Lee & Associates
31 Faber Centre	North Charleston	5,434	2nd	TEKsystems	Colliers International	Colliers International
32 8761 Dorchester Rd	Dorchester County	5,432	1st	N/A	N/A	RE/MAX Pro Realty
33 1064 Gardner Rd	Greater Charleston	5,312	2nd	One 80 Place, LLC	Lee & Associates	Lee & Associates
34 121 Calhoun St	Downtown Charleston	5,254	2nd	McMillan Pazzan Smith Architecture LLC	N/A	Colliers International
35 3820 Faber Place Dr	North Charleston	5,165	4th	ECS Carolinas, LLP	Colliers International	Lee & Associates
36 Chicora Gardens Office Enclave	North Charleston	5,000	4th	N/A	N/A	Lee & Associates
37 Ashley Center	North Charleston	4,896	4th	N/A	N/A	Norvell Real Estate Group
38 Aviation Business Park - Building I	North Charleston	4,884	3rd	Samet Construction	NAI Avant	Caldwell Commercial
39 The Maritime Building	Downtown Charleston	4,786	3rd	Alex Hamm Restaurants LLC	Carolina One Commercial Real Estate	East Bay Company Ltd.

Source: CoStar Property®

* Renewal

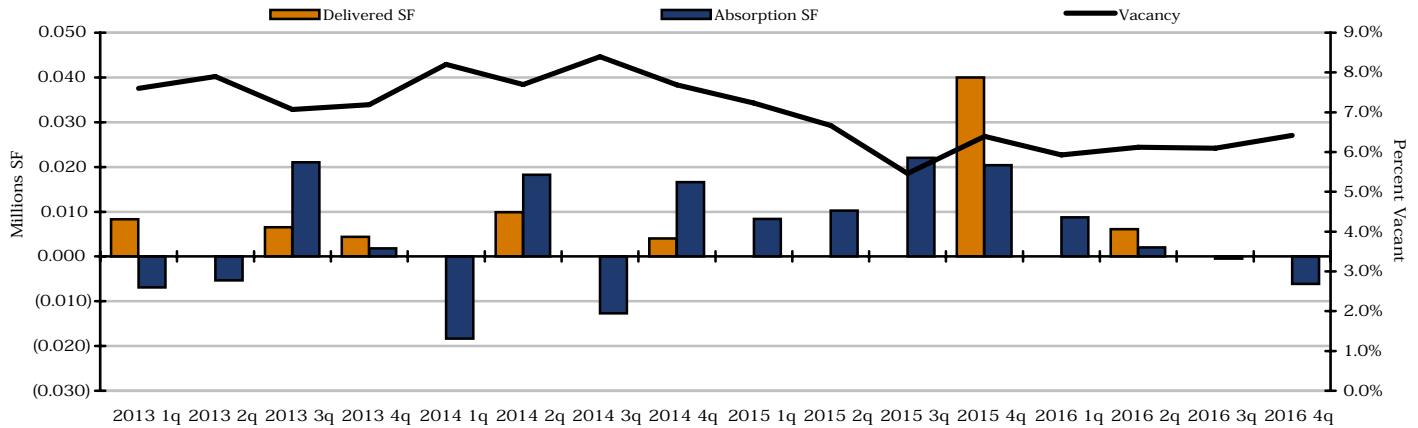
Charleston/N Charleston Office Market

Dorchester County Market

Market Highlights – Class "A, B & C"

Deliveries, Absorption & Vacancy

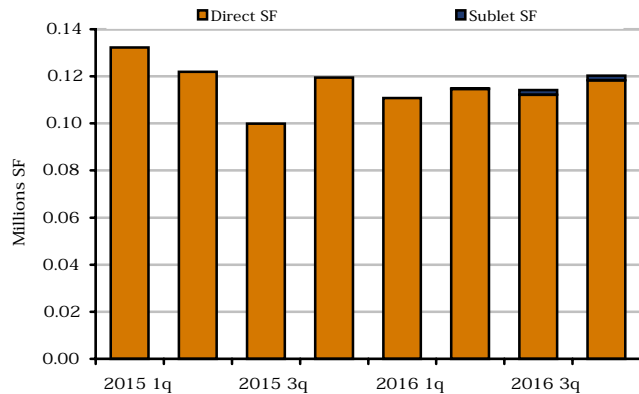
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

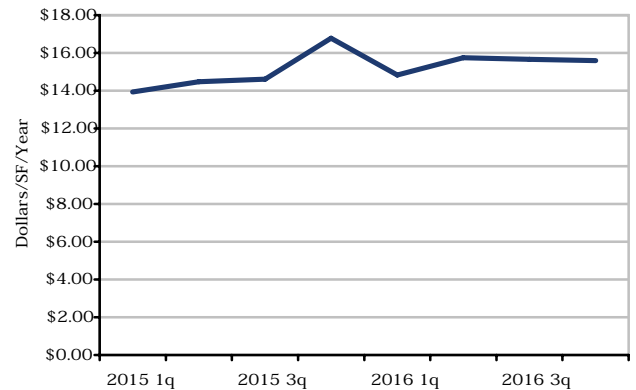
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2016 4q	387	1,874,016	120,317	6.4%	(6,086)	0	0	2	17,631	\$15.59
2016 3q	387	1,874,016	114,231	6.1%	(495)	0	0	1	13,631	\$15.67
2016 2q	388	1,875,116	114,836	6.1%	2,019	1	6,126	0	0	\$15.74
2016 1q	387	1,868,990	110,729	5.9%	8,728	0	0	1	6,126	\$14.83
2015 4q	387	1,868,990	119,457	6.4%	20,385	1	40,000	1	6,126	\$16.78
2015 3q	386	1,828,990	99,842	5.5%	22,080	0	0	1	40,000	\$14.61
2015 2q	386	1,828,990	121,922	6.7%	10,277	0	0	1	40,000	\$14.48
2015 1q	386	1,828,990	132,199	7.2%	8,406	0	0	1	40,000	\$13.93
2014 4q	386	1,828,990	140,605	7.7%	16,646	1	4,000	1	40,000	\$14.40
2014 3q	385	1,824,990	153,251	8.4%	(12,714)	0	0	2	44,000	\$14.24
2014 2q	385	1,824,990	140,537	7.7%	18,282	1	9,891	1	4,000	\$14.70
2014 1q	384	1,815,099	148,928	8.2%	(18,377)	0	0	2	13,891	\$14.22
2013 4q	384	1,815,099	130,551	7.2%	1,839	1	4,400	1	9,891	\$14.46
2013 3q	383	1,810,699	127,990	7.1%	21,011	1	6,500	2	14,291	\$14.34
2013 2q	382	1,804,199	142,501	7.9%	(5,311)	0	0	2	10,900	\$14.39
2013 1q	382	1,804,199	137,190	7.6%	(6,930)	4	8,316	2	10,900	\$13.63

Source: CoStar Property®

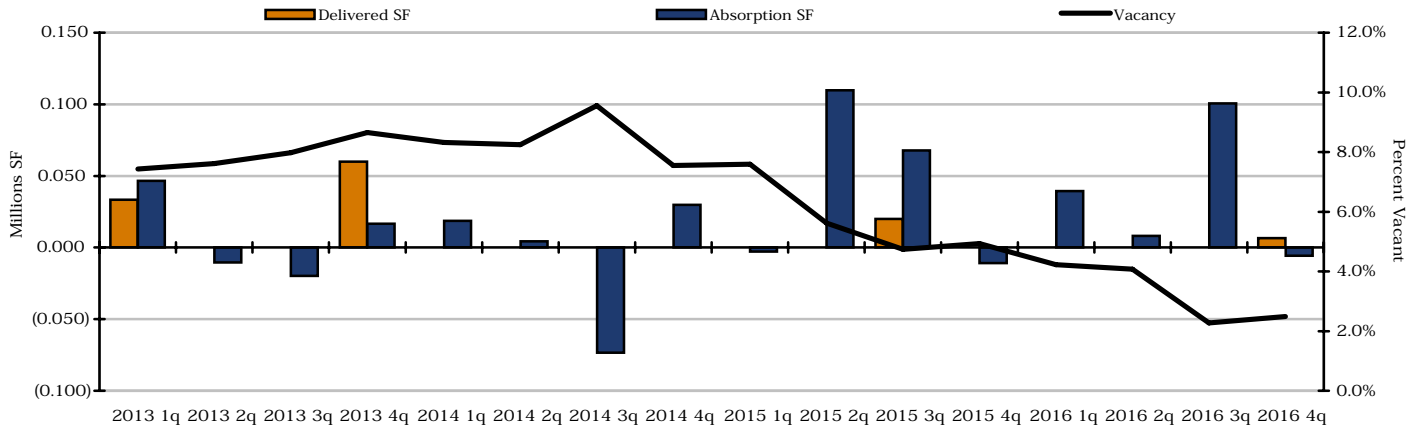
Charleston/N Charleston Office Market

Downtown Charleston Market

Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

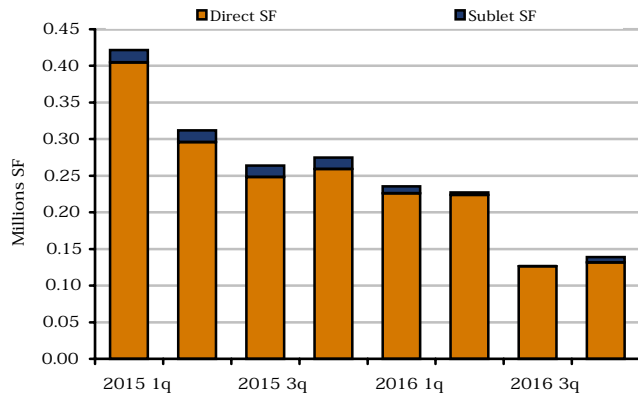
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

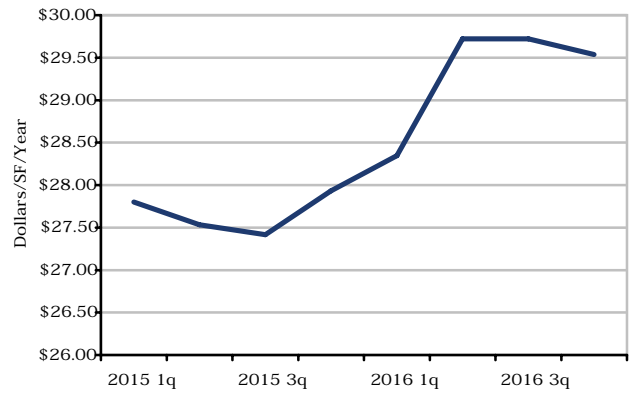
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2016 4q	444	5,576,624	138,910	2.5%	(5,739)	1	6,644	2	68,065	\$29.54
2016 3q	443	5,569,980	126,527	2.3%	100,664	0	0	2	32,546	\$29.72
2016 2q	443	5,569,980	227,191	4.1%	8,134	0	0	2	32,546	\$29.72
2016 1q	443	5,569,980	235,325	4.2%	39,516	0	0	1	6,644	\$28.35
2015 4q	443	5,569,980	274,841	4.9%	(10,860)	0	0	0	0	\$27.93
2015 3q	443	5,569,980	263,981	4.7%	67,830	1	20,000	0	0	\$27.42
2015 2q	442	5,549,980	311,811	5.6%	109,754	0	0	1	20,000	\$27.53
2015 1q	442	5,549,980	421,565	7.6%	(2,773)	0	0	1	20,000	\$27.80
2014 4q	442	5,549,980	418,792	7.5%	29,762	0	0	1	20,000	\$26.65
2014 3q	443	5,640,131	538,705	9.6%	(73,377)	0	0	0	0	\$26.32
2014 2q	443	5,640,131	465,328	8.3%	4,270	0	0	0	0	\$25.91
2014 1q	443	5,640,131	469,598	8.3%	18,689	0	0	0	0	\$26.92
2013 4q	443	5,640,131	488,287	8.7%	16,717	1	60,000	0	0	\$26.17
2013 3q	442	5,580,131	445,004	8.0%	(19,842)	0	0	1	60,000	\$25.89
2013 2q	442	5,580,131	425,162	7.6%	(10,349)	0	0	1	60,000	\$24.11
2013 1q	442	5,580,131	414,813	7.4%	46,661	3	33,320	1	60,000	\$23.64

Source: CoStar Property®

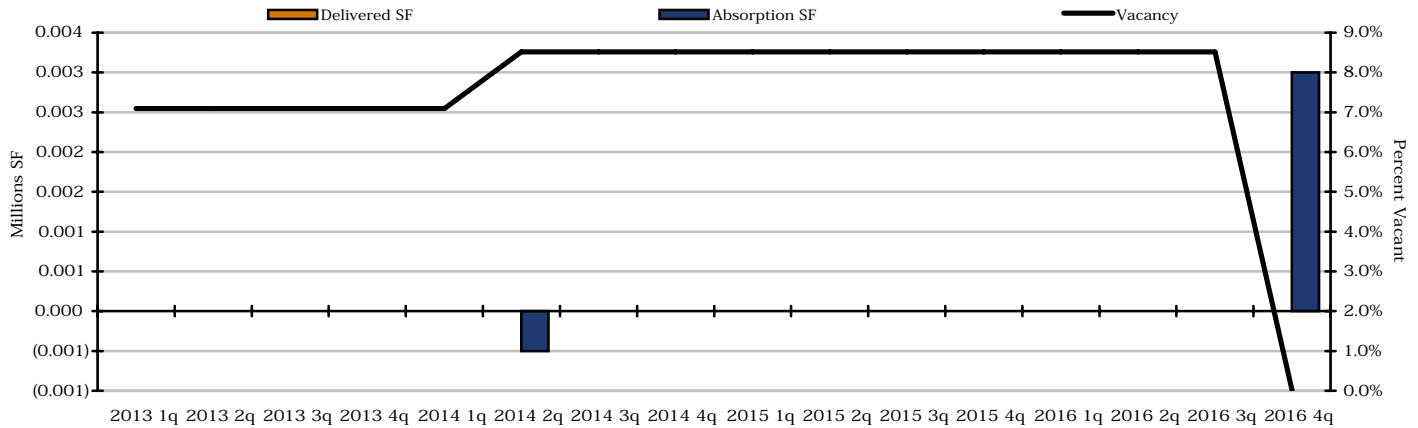
Charleston/N Charleston Office Market

E Charleston County Market

Market Highlights – Class "A, B & C"

Deliveries, Absorption & Vacancy

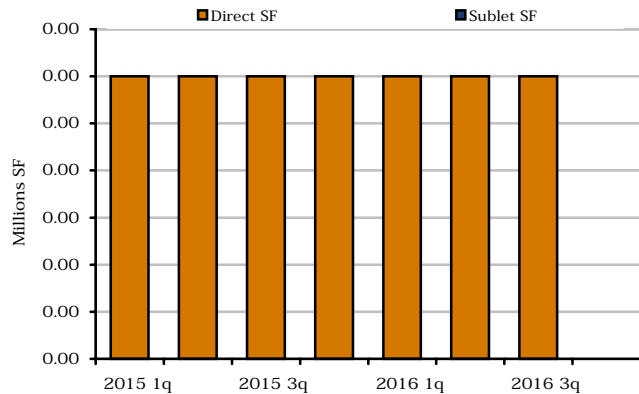
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

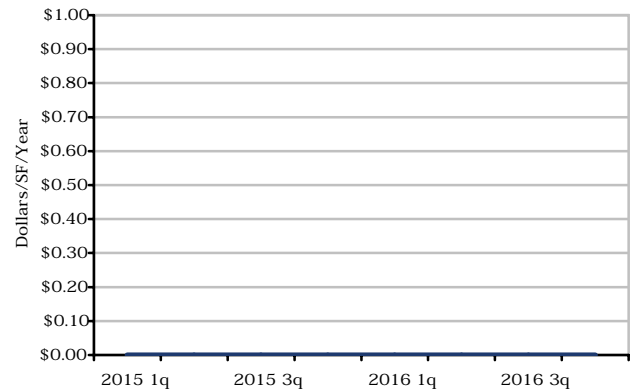
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2016 4q	3	35,233	0	0.0%	3,000	0	0	0	0	\$0.00
2016 3q	3	35,233	3,000	8.5%	0	0	0	0	0	\$0.00
2016 2q	3	35,233	3,000	8.5%	0	0	0	0	0	\$0.00
2016 1q	3	35,233	3,000	8.5%	0	0	0	0	0	\$0.00
2015 4q	3	35,233	3,000	8.5%	0	0	0	0	0	\$0.00
2015 3q	3	35,233	3,000	8.5%	0	0	0	0	0	\$0.00
2015 2q	3	35,233	3,000	8.5%	0	0	0	0	0	\$0.00
2015 1q	3	35,233	3,000	8.5%	0	0	0	0	0	\$0.00
2014 4q	3	35,233	3,000	8.5%	0	0	0	0	0	\$0.00
2014 3q	3	35,233	3,000	8.5%	0	0	0	0	0	\$0.00
2014 2q	3	35,233	3,000	8.5%	(500)	0	0	0	0	\$0.00
2014 1q	3	35,233	2,500	7.1%	0	0	0	0	0	\$0.00
2013 4q	3	35,233	2,500	7.1%	0	0	0	0	0	\$0.00
2013 3q	3	35,233	2,500	7.1%	0	0	0	0	0	\$0.00
2013 2q	3	35,233	2,500	7.1%	0	0	0	0	0	\$0.00
2013 1q	3	35,233	2,500	7.1%	0	0	0	0	0	\$0.00

Source: CoStar Property®

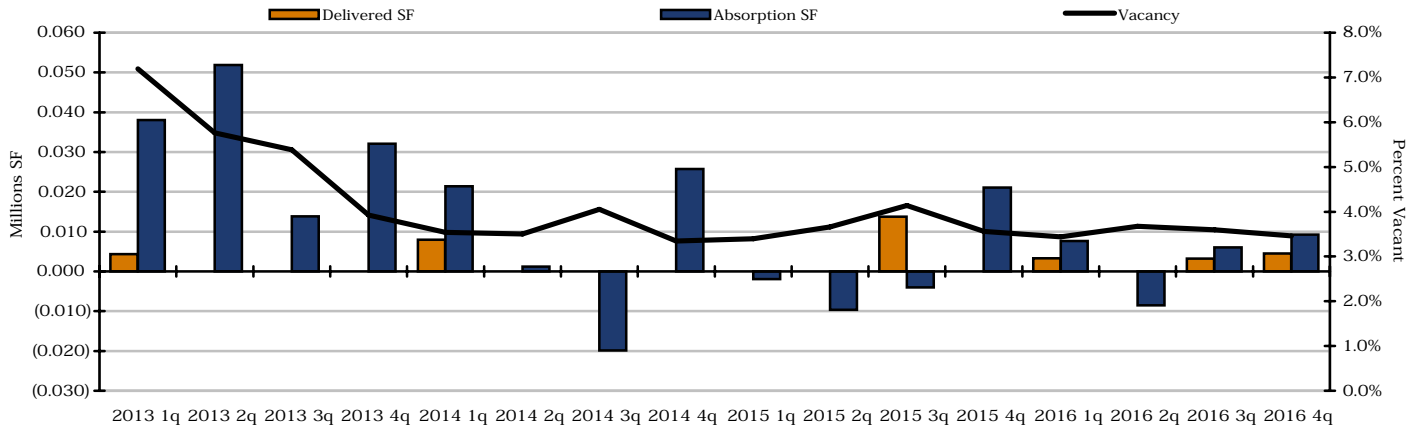
Charleston/N Charleston Office Market

East Islands / Mt Pleasant Market

Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

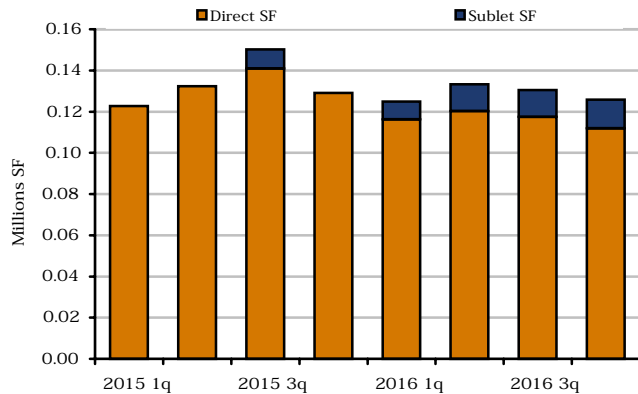
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

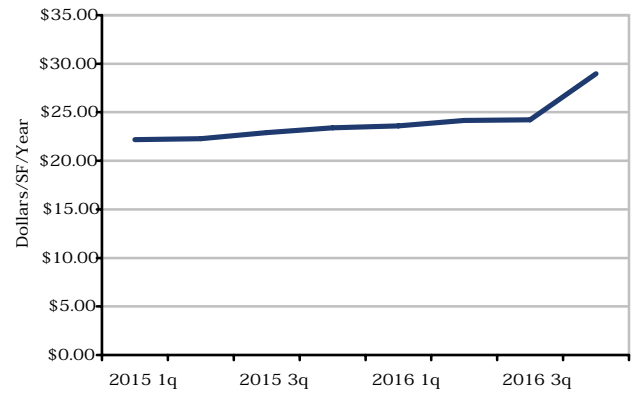
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2016 4q	410	3,637,554	125,824	3.5%	9,218	1	4,523	5	155,297	\$28.98
2016 3q	409	3,633,031	130,519	3.6%	6,046	1	3,223	6	159,820	\$24.21
2016 2q	408	3,629,808	133,342	3.7%	(8,500)	0	0	7	163,043	\$24.17
2016 1q	408	3,629,808	124,842	3.4%	7,642	1	3,331	4	139,759	\$23.60
2015 4q	407	3,626,477	129,153	3.6%	21,052	0	0	4	101,347	\$23.41
2015 3q	407	3,626,477	150,205	4.1%	(4,057)	2	13,781	3	96,824	\$22.92
2015 2q	405	3,612,696	132,367	3.7%	(9,684)	0	0	4	20,335	\$22.29
2015 1q	405	3,612,696	122,683	3.4%	(1,898)	0	0	3	17,112	\$22.17
2014 4q	405	3,612,696	120,785	3.3%	25,743	0	0	0	0	\$22.08
2014 3q	405	3,612,696	146,528	4.1%	(19,843)	0	0	0	0	\$21.07
2014 2q	405	3,612,696	126,685	3.5%	1,242	0	0	0	0	\$20.27
2014 1q	405	3,612,696	127,927	3.5%	21,426	1	7,926	0	0	\$19.42
2013 4q	404	3,604,770	141,427	3.9%	32,063	0	0	1	7,926	\$19.97
2013 3q	405	3,626,545	195,265	5.4%	13,799	0	0	1	7,926	\$19.13
2013 2q	405	3,626,545	209,064	5.8%	51,876	0	0	0	0	\$19.30
2013 1q	405	3,626,545	260,940	7.2%	38,034	2	4,332	0	0	\$18.60

Source: CoStar Property®

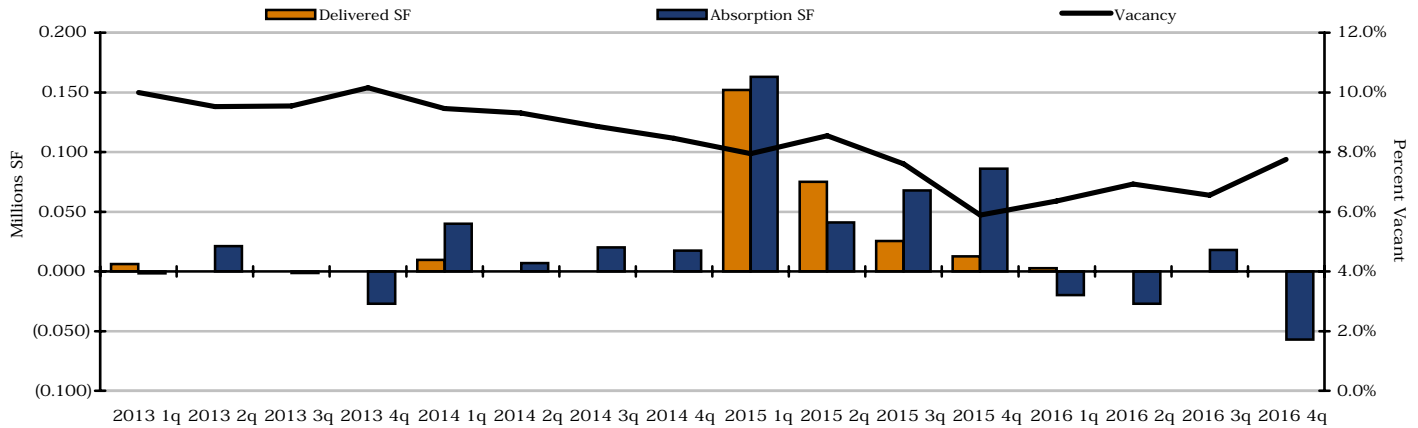
Charleston/N Charleston Office Market

Greater Charleston Market

Market Highlights – Class "A, B & C"

Deliveries, Absorption & Vacancy

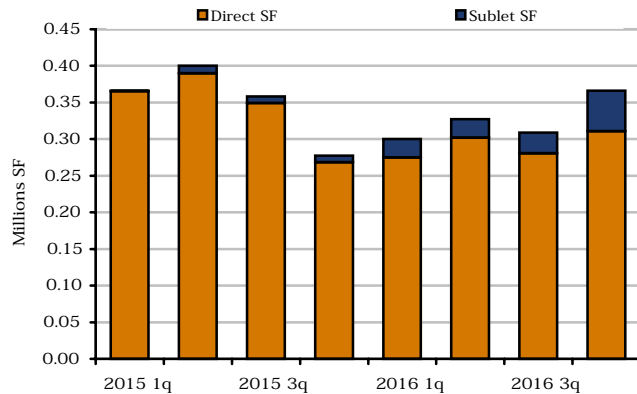
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

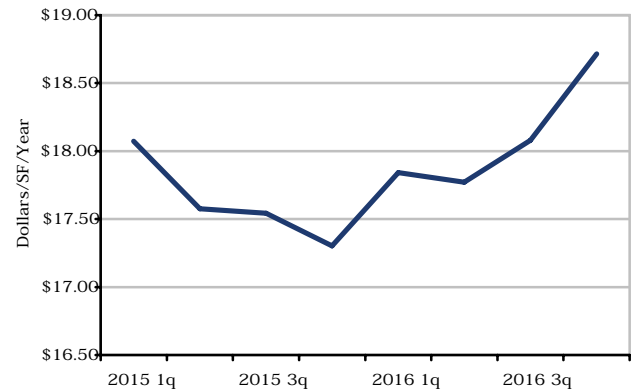
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2016 4q	547	4,718,436	366,013	7.8%	(56,996)	0	0	4	253,420	\$18.72
2016 3q	547	4,718,436	309,017	6.5%	18,088	0	0	3	81,420	\$18.08
2016 2q	547	4,718,436	327,105	6.9%	(27,102)	0	0	3	81,420	\$17.77
2016 1q	547	4,718,436	300,003	6.4%	(19,815)	1	2,686	1	41,420	\$17.84
2015 4q	546	4,715,750	277,502	5.9%	86,123	1	12,615	1	2,686	\$17.30
2015 3q	547	4,710,248	358,123	7.6%	67,760	2	25,497	2	15,301	\$17.54
2015 2q	545	4,684,751	400,386	8.5%	40,943	1	75,000	4	40,798	\$17.58
2015 1q	544	4,609,751	366,329	7.9%	163,088	2	152,042	4	113,112	\$18.07
2014 4q	542	4,457,709	377,375	8.5%	17,361	0	0	4	243,755	\$18.38
2014 3q	542	4,457,709	394,736	8.9%	20,006	0	0	2	152,042	\$16.63
2014 2q	542	4,457,709	414,742	9.3%	6,939	0	0	2	152,042	\$16.61
2014 1q	542	4,457,709	421,681	9.5%	39,820	1	9,728	1	145,000	\$16.57
2013 4q	541	4,447,981	451,773	10.2%	(27,167)	0	0	2	154,728	\$16.78
2013 3q	541	4,447,981	424,606	9.5%	(1,214)	0	0	1	9,728	\$16.45
2013 2q	541	4,447,981	423,392	9.5%	21,302	0	0	1	9,728	\$18.50
2013 1q	541	4,447,981	444,694	10.0%	(1,689)	1	6,038	1	9,728	\$17.47

Source: CoStar Property®

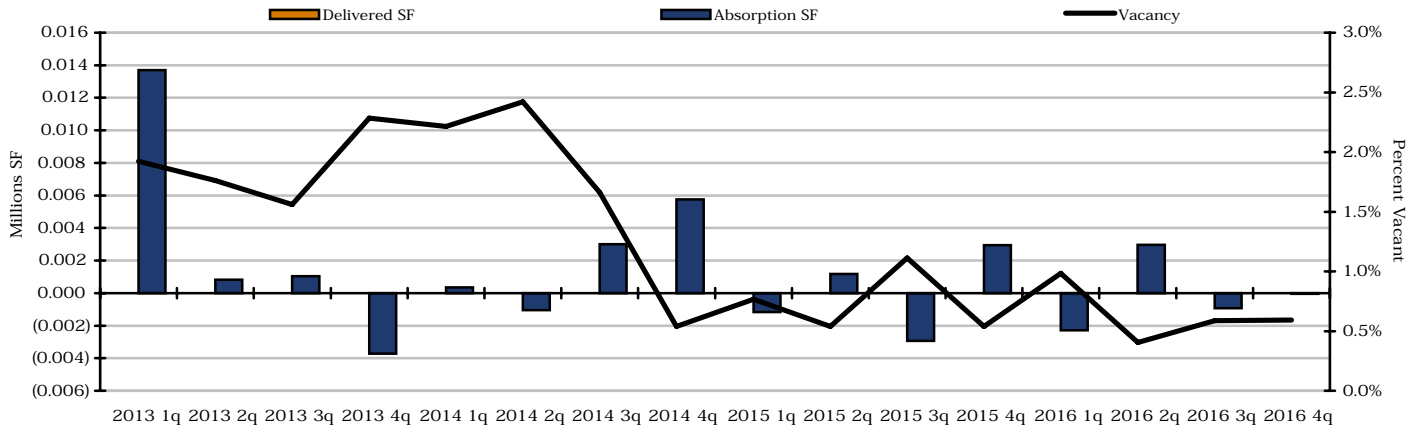
Charleston/N Charleston Office Market

James Island/Folly Beach Market

Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

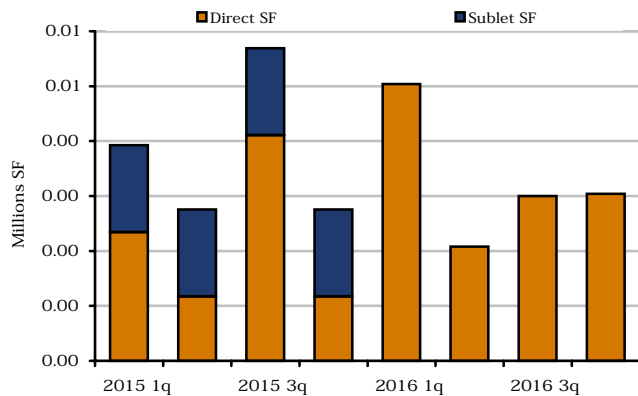
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

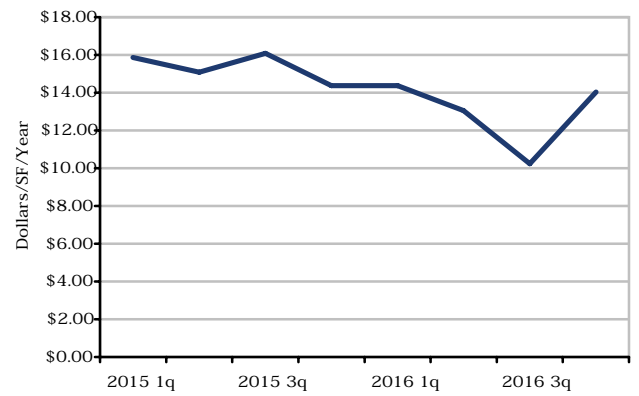
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2016 4q	136	512,119	3,040	0.6%	(39)	0	0	0	0	\$14.03
2016 3q	136	512,119	3,001	0.6%	(921)	0	0	0	0	\$10.23
2016 2q	136	512,119	2,080	0.4%	2,956	0	0	0	0	\$13.06
2016 1q	136	512,119	5,036	1.0%	(2,281)	0	0	0	0	\$14.38
2015 4q	136	512,119	2,755	0.5%	2,936	0	0	0	0	\$14.38
2015 3q	136	512,119	5,691	1.1%	(2,936)	0	0	0	0	\$16.09
2015 2q	136	512,119	2,755	0.5%	1,174	0	0	0	0	\$15.09
2015 1q	136	512,119	3,929	0.8%	(1,170)	0	0	0	0	\$15.87
2014 4q	136	512,119	2,759	0.5%	5,754	0	0	0	0	\$16.29
2014 3q	136	512,119	8,513	1.7%	3,000	0	0	0	0	\$16.74
2014 2q	137	513,019	12,413	2.4%	(1,050)	0	0	0	0	\$16.96
2014 1q	137	513,019	11,363	2.2%	352	0	0	0	0	\$16.96
2013 4q	137	513,019	11,715	2.3%	(3,715)	0	0	0	0	\$18.59
2013 3q	137	513,019	8,000	1.6%	1,032	0	0	0	0	\$16.12
2013 2q	137	513,019	9,032	1.8%	826	0	0	0	0	\$16.27
2013 1q	137	513,019	9,858	1.9%	13,706	0	0	0	0	\$16.20

Source: CoStar Property®

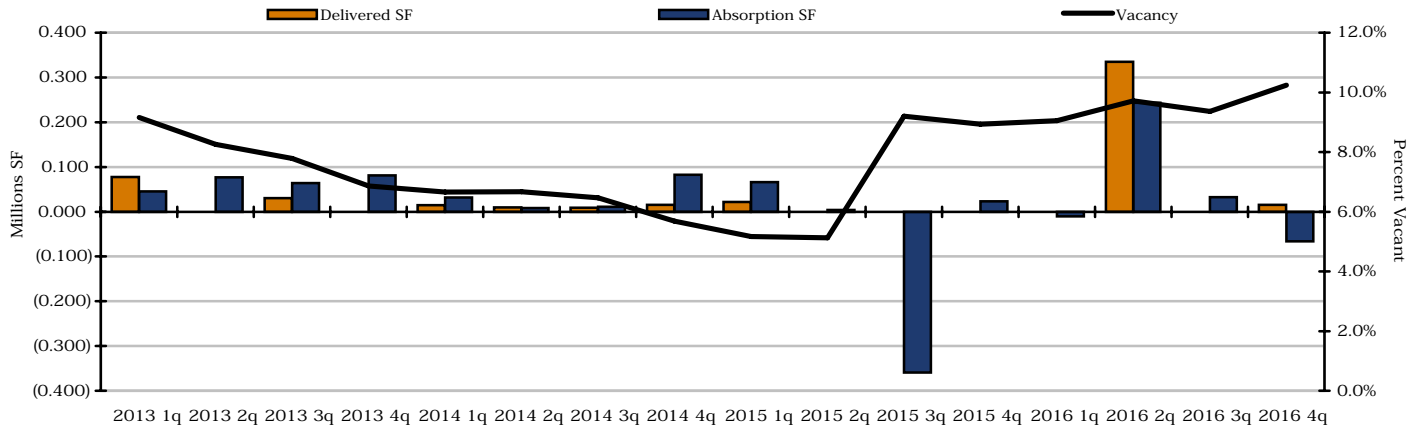
Charleston/N Charleston Office Market

North Charleston Market

Market Highlights – Class "A, B & C"

Deliveries, Absorption & Vacancy

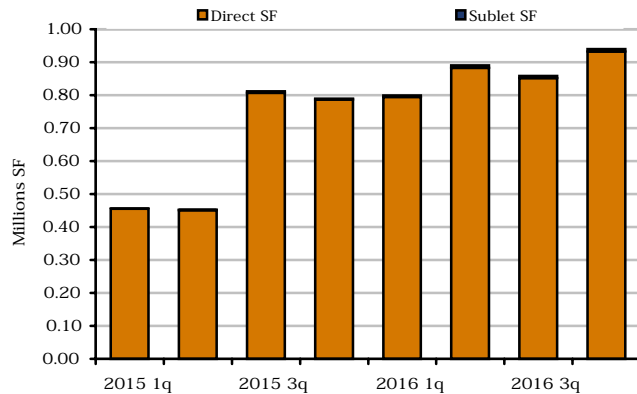
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

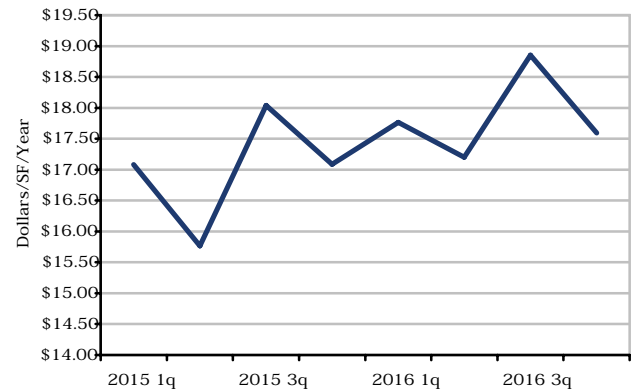
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2016 4q	708	9,179,830	939,666	10.2%	(66,353)	2	15,140	0	0	\$17.59
2016 3q	706	9,164,690	858,173	9.4%	32,529	0	0	2	15,140	\$18.85
2016 2q	706	9,164,690	890,702	9.7%	243,637	3	335,000	2	15,140	\$17.20
2016 1q	703	8,829,690	799,339	9.1%	(10,280)	0	0	3	335,000	\$17.77
2015 4q	703	8,829,690	789,059	8.9%	22,999	0	0	2	255,000	\$17.09
2015 3q	703	8,829,690	812,058	9.2%	(359,483)	0	0	2	255,000	\$18.04
2015 2q	703	8,829,690	452,575	5.1%	4,140	0	0	1	130,000	\$15.76
2015 1q	703	8,829,690	456,715	5.2%	66,321	1	22,000	1	130,000	\$17.08
2014 4q	702	8,807,690	501,036	5.7%	82,504	1	15,402	2	152,000	\$16.59
2014 3q	701	8,792,288	568,138	6.5%	10,903	1	9,250	2	37,402	\$16.29
2014 2q	701	8,799,784	586,537	6.7%	7,993	1	9,500	3	46,652	\$16.17
2014 1q	700	8,790,284	585,030	6.7%	31,940	1	14,880	4	56,152	\$16.39
2013 4q	699	8,775,404	602,090	6.9%	81,318	0	0	4	49,032	\$16.36
2013 3q	699	8,775,404	683,408	7.8%	64,119	3	30,034	1	14,880	\$16.24
2013 2q	698	8,750,702	722,825	8.3%	77,190	0	0	4	44,914	\$16.95
2013 1q	699	8,751,734	801,047	9.2%	45,599	2	77,414	4	44,914	\$16.61

Source: CoStar Property®

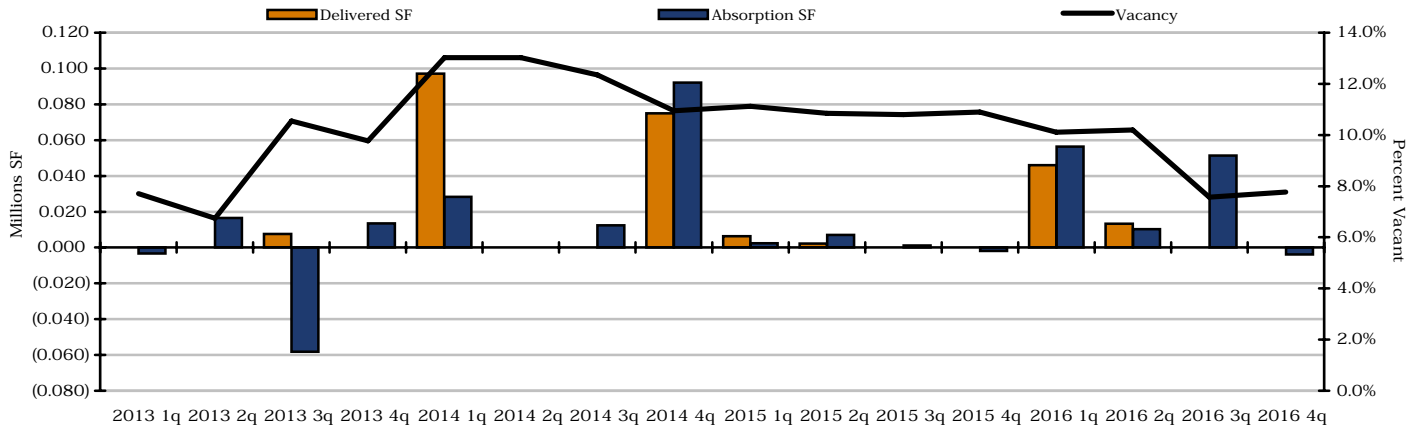
Charleston/N Charleston Office Market

Outlying Berkeley County Market

Market Highlights - Class "A, B & C"

Deliveries, Absorption & Vacancy

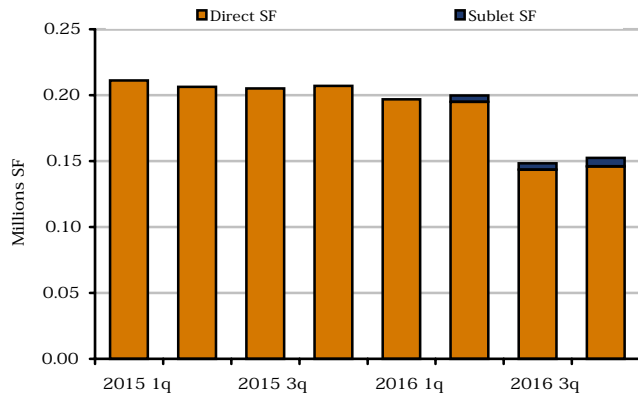
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

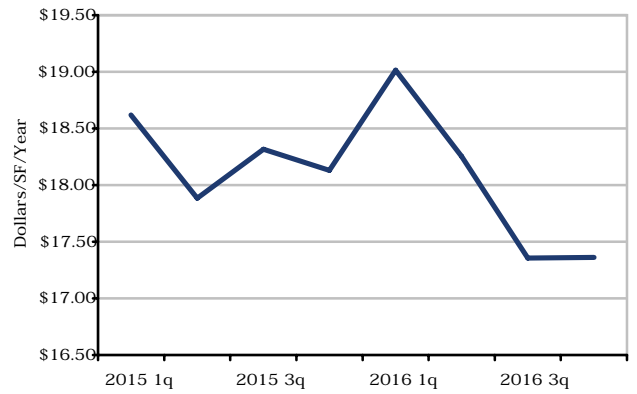
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2016 4q	315	1,959,973	152,322	7.8%	(3,918)	0	0	1	5,000	\$17.36
2016 3q	315	1,959,973	148,404	7.6%	51,339	0	0	0	0	\$17.36
2016 2q	315	1,959,973	199,743	10.2%	10,317	2	13,234	0	0	\$18.26
2016 1q	313	1,946,739	196,826	10.1%	56,332	2	46,045	2	13,234	\$19.01
2015 4q	311	1,900,694	207,113	10.9%	(1,920)	0	0	4	59,279	\$18.13
2015 3q	311	1,900,694	205,193	10.8%	1,071	0	0	2	46,045	\$18.32
2015 2q	311	1,900,694	206,264	10.9%	7,043	1	2,208	2	46,045	\$17.88
2015 1q	310	1,898,486	211,099	11.1%	2,432	1	6,300	2	45,592	\$18.62
2014 4q	309	1,892,186	207,231	11.0%	92,074	1	75,000	3	51,892	\$18.65
2014 3q	308	1,817,186	224,305	12.3%	12,380	0	0	3	83,508	\$18.58
2014 2q	308	1,817,186	236,685	13.0%	100	0	0	2	81,300	\$18.80
2014 1q	308	1,817,186	236,785	13.0%	28,362	1	97,166	0	0	\$18.57
2013 4q	307	1,720,020	167,981	9.8%	13,396	0	0	1	97,166	\$18.66
2013 3q	307	1,720,020	181,377	10.5%	(58,235)	2	7,562	1	97,166	\$16.13
2013 2q	305	1,712,458	115,580	6.7%	16,431	0	0	3	104,728	\$16.05
2013 1q	305	1,712,458	132,011	7.7%	(3,289)	0	0	2	7,562	\$11.65

Source: CoStar Property®

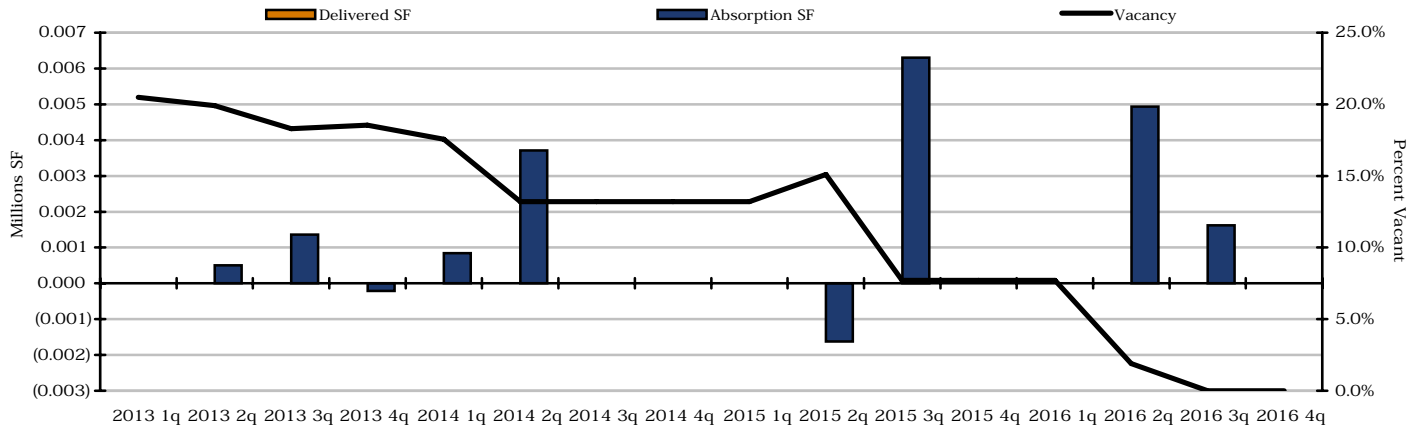
Charleston/N Charleston Office Market

W Charleston County Market

Market Highlights – Class "A, B & C"

Deliveries, Absorption & Vacancy

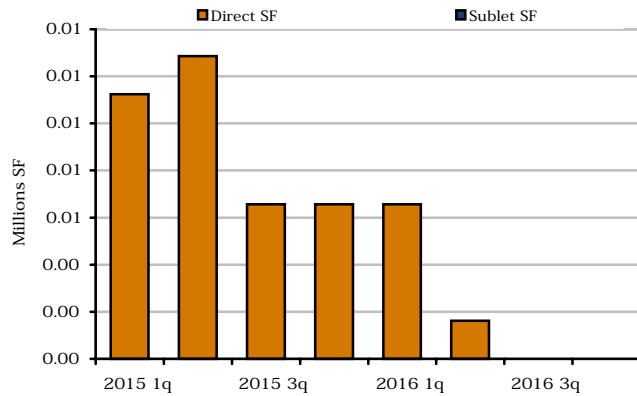
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

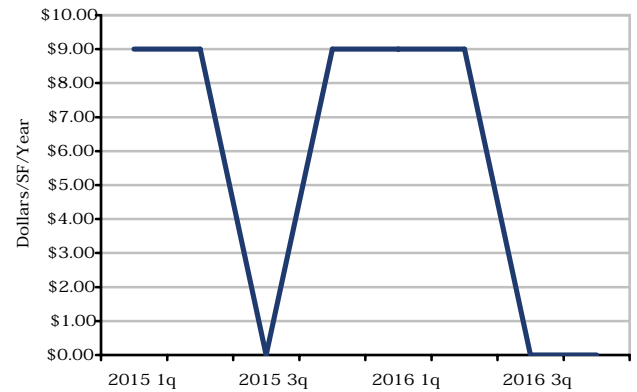
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2016 4q	24	85,145	0	0.0%	0	0	0	0	0	\$0.00
2016 3q	24	85,145	0	0.0%	1,620	0	0	0	0	\$0.00
2016 2q	24	85,145	1,620	1.9%	4,940	0	0	0	0	\$9.00
2016 1q	24	85,145	6,560	7.7%	0	0	0	0	0	\$9.00
2015 4q	24	85,145	6,560	7.7%	0	0	0	0	0	\$9.00
2015 3q	24	85,145	6,560	7.7%	6,300	0	0	0	0	\$0.00
2015 2q	24	85,145	12,860	15.1%	(1,620)	0	0	0	0	\$9.00
2015 1q	24	85,145	11,240	13.2%	0	0	0	0	0	\$9.00
2014 4q	24	85,145	11,240	13.2%	0	0	0	0	0	\$9.00
2014 3q	24	85,145	11,240	13.2%	0	0	0	0	0	\$38.56
2014 2q	24	85,145	11,240	13.2%	3,709	0	0	0	0	\$9.54
2014 1q	24	85,145	14,949	17.6%	840	0	0	0	0	\$9.54
2013 4q	24	85,145	15,789	18.5%	(209)	0	0	0	0	\$9.54
2013 3q	24	85,145	15,580	18.3%	1,360	0	0	0	0	\$38.56
2013 2q	24	85,145	16,940	19.9%	500	0	0	0	0	\$7.41
2013 1q	24	85,145	17,440	20.5%	0	0	0	0	0	\$7.41

Source: CoStar Property®

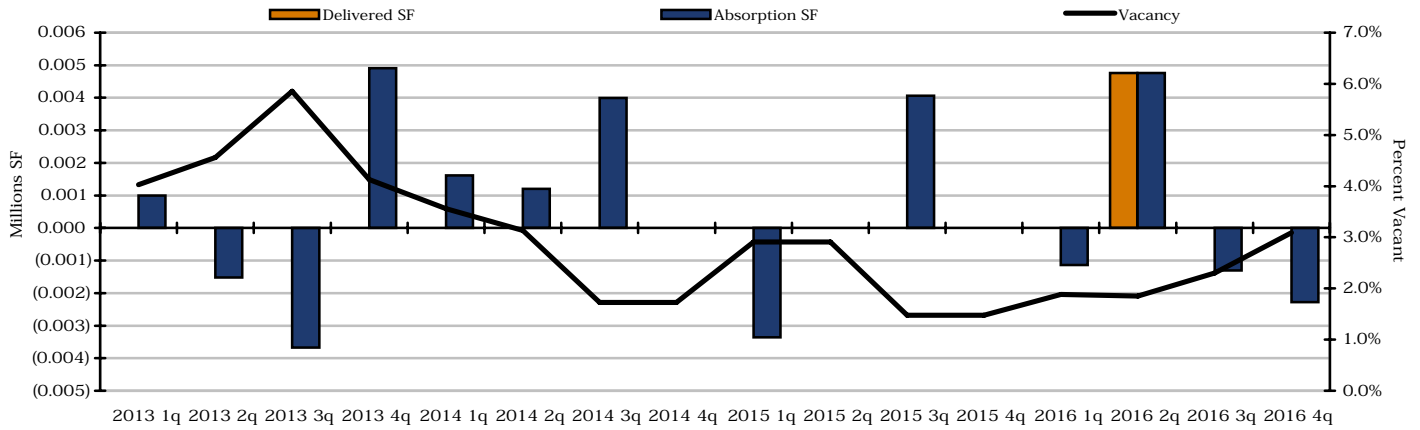
Charleston/N Charleston Office Market

West Islands Market

Market Highlights – Class “A, B & C”

Deliveries, Absorption & Vacancy

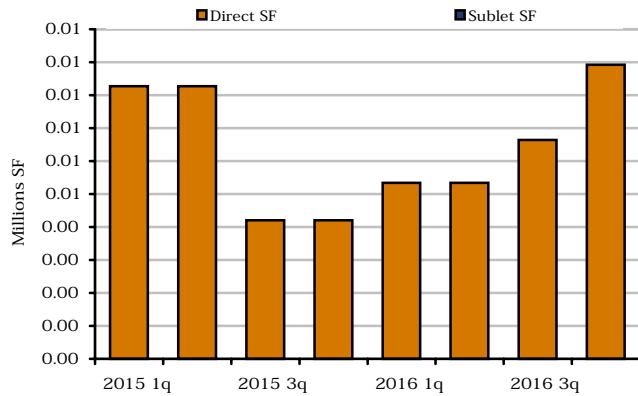
Historical Analysis, All Classes



Source: CoStar Property®

Vacant Space

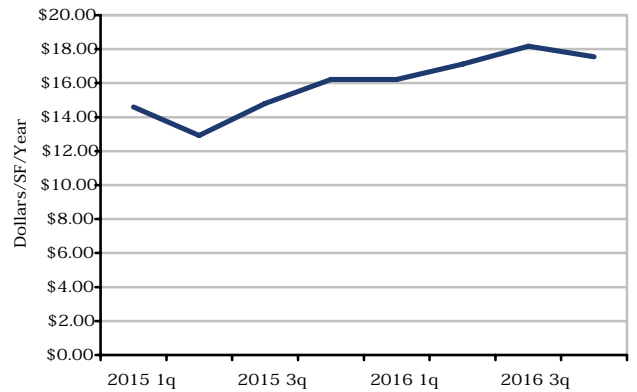
Historical Analysis, All Classes



Source: CoStar Property®

Quoted Rental Rates

Historical Analysis, All Classes



Source: CoStar Property®

Period	Existing Inventory		Vacancy		Net Absorption	Delivered Inventory		UC Inventory		Quoted Rates
	# Bldgs	Total RBA	Vacant SF	Vacancy %		# Bldgs	Total RBA	# Bldgs	Total RBA	
2016 4q	68	288,735	8,920	3.1%	(2,280)	0	0	4	12,000	\$17.56
2016 3q	68	288,735	6,640	2.3%	(1,300)	0	0	4	12,000	\$18.18
2016 2q	68	288,735	5,340	1.8%	4,762	1	4,762	4	12,000	\$17.12
2016 1q	67	283,973	5,340	1.9%	(1,140)	0	0	5	16,762	\$16.22
2015 4q	67	283,973	4,200	1.5%	0	0	0	4	12,000	\$16.22
2015 3q	67	283,973	4,200	1.5%	4,067	0	0	4	12,000	\$14.80
2015 2q	67	283,973	8,267	2.9%	0	0	0	0	0	\$12.92
2015 1q	67	283,973	8,267	2.9%	(3,360)	0	0	0	0	\$14.59
2014 4q	67	283,973	4,907	1.7%	0	0	0	0	0	\$15.47
2014 3q	67	283,973	4,907	1.7%	3,998	0	0	0	0	\$16.92
2014 2q	67	283,973	8,905	3.1%	1,200	0	0	0	0	\$10.87
2014 1q	67	283,973	10,105	3.6%	1,617	0	0	0	0	\$13.19
2013 4q	67	283,973	11,722	4.1%	4,913	0	0	0	0	\$11.70
2013 3q	67	283,973	16,635	5.9%	(3,677)	0	0	0	0	\$12.14
2013 2q	67	283,973	12,958	4.6%	(1,517)	0	0	0	0	\$10.24
2013 1q	67	283,973	11,441	4.0%	1,000	0	0	0	0	\$14.03

Source: CoStar Property®