

GREENVILLE OFFICE

Economic Indicators

	Q2 16	Q2 17	12-Month Forecast
Greenville Employment	409k	411k	▲
Greenville Unemployment	4.7%	4.0%	▼
U.S. Unemployment	4.9%	4.4%	■

Market Indicators (Overall, All Classes)

	Q2 16	Q2 17	12-Month Forecast
Vacancy	8.5%	8.1%	▼
Net Absorption (sf)	-44k	352k	▲
Under Construction (sf)	197k	104K	▼
Average Asking Rent	\$16.41	\$17.63	▲

*Rental rates reflect gross asking \$psf/year

Overall Asking Rent/Overall Vacancy 4-QTR TRAILING AVERAGE



Economy

Through the first six months of 2017, the U.S. Economy added over 860,000 jobs and overall the unemployment rate remained under 4.5%. South Carolina added about 32,000 jobs since the start of the year and the Greenville/Spartanburg market added about 5,500. The strong employment gains and low interest rates have continued to be a boom for households as consumers remain optimistic and have money to spend. Locally Greenville/Spartanburg has seen tremendous growth in manufacturing and construction jobs.

Market Overview

Vacancy rates fall and rents continue to rise both in suburban and CBD properties. Several relocations and expansions have maintained activity in the market with Duke Brands leasing 12,000 square feet (sf) of space at Falls Park Place, DP3 signing over 10,000 sf of space at Wells Fargo Center and the Greenville Hospital System moving into Independence Pointe with over 28,000 sf. The only speculative office space in the market has been medical in nature. The new BB+T building at Butler Road is the only general office space under construction.

Outlook

The office outlook will remain steady and relatively unchanged for the next six to 12 months. There is no speculative office space under construction in either the CBD or suburbs and it is anticipated that vacancy rates will continue to decline and rents rise until the market stimulates new construction.

About Cushman & Wakefield