

1 2 5 FA I R C H I L D S T & 2 1 5 B E N E F I T F O C U S W A Y

Tech/Office
Sublease

±197,800 SF Subdivisible

CBRE

C H A R L E S T O N , S C

PROPERTY HIGHLIGHTS

PRIME OFFICE SPACE FOR SUBLEASE

In two conveniently located buildings, both less than a mile from I-526. These modern spaces boast flexible floor plates, allowing for customization to perfectly suit your company's needs.

**OFFERING TURNKEY
DELIVERY**
with FF&E in
place



**FLEXIBLE FLOOR
PLATES**
ready to
subdivide



**LESS THAN 1
MILE**
from I-526



BUILDING #2 - 125 FAIRCHILD STREET

FIRST FLOOR	±26,000 RSF
SECOND FLOOR	±8,500 RSF
THIRD FLOOR	Fully Leased

BUILDING #3 - 215 BENEFITFOCUS WAY

FIRST FLOOR	±36,450 RSF
SECOND FLOOR	±36,450 RSF
THIRD FLOOR	±36,450 RSF
FOURTH FLOOR	±36,450 RSF

125 FAIRCHILD STREET & 215 BENEFITFOCUS WAY



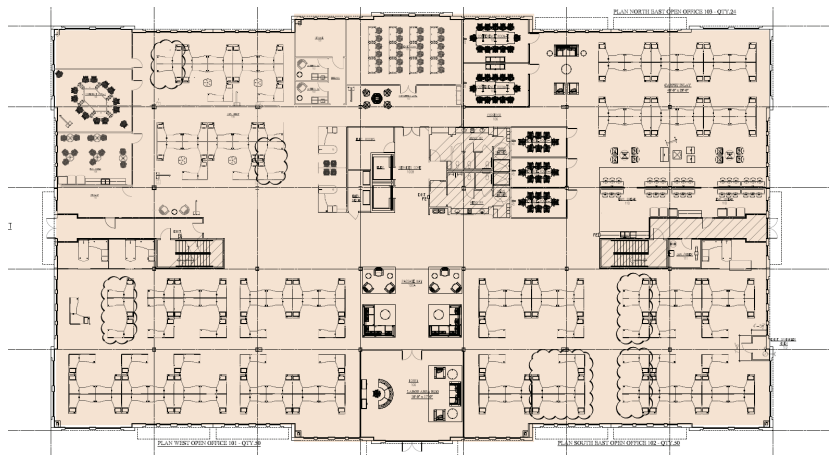
BUILDING #2
125 FAIRCHILD STREET



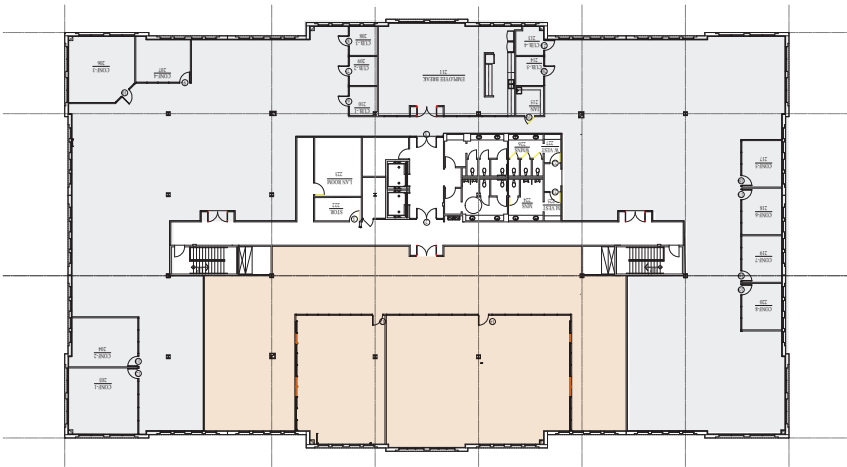
BUILDING #3
215 BENEFITFOCUS WAY

FLOOR PLANS
BUILDING #2 / 125 FAIRCHILD STREET

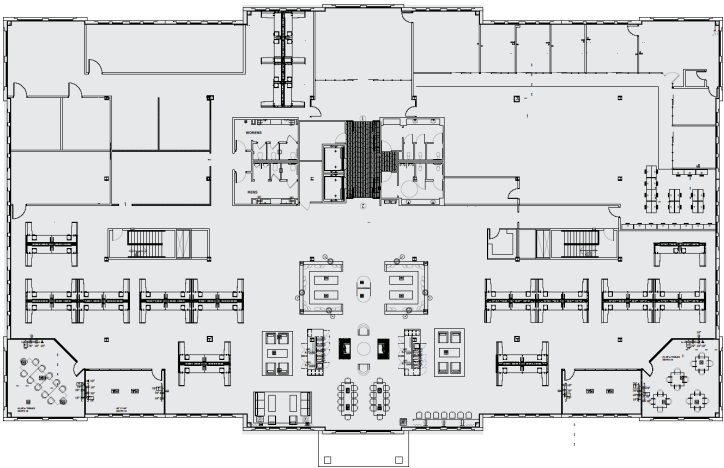
FIRST FLOOR
±26,000 RSF



SECOND FLOOR
±8,500 RSF



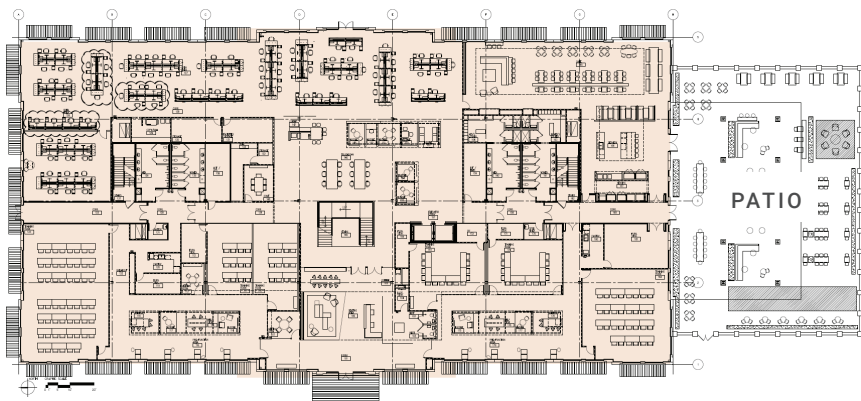
THIRD FLOOR
FULLY LEASED



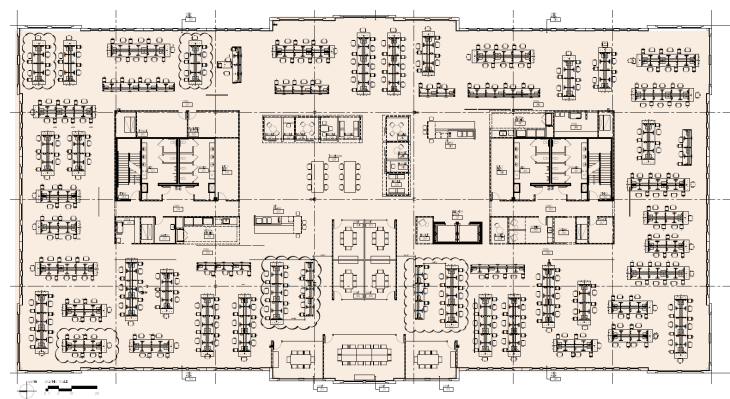
AVAILABLE
LEASED

FLOOR PLANS
BUILDING #3 / 215 BENEFITFOCUS WAY

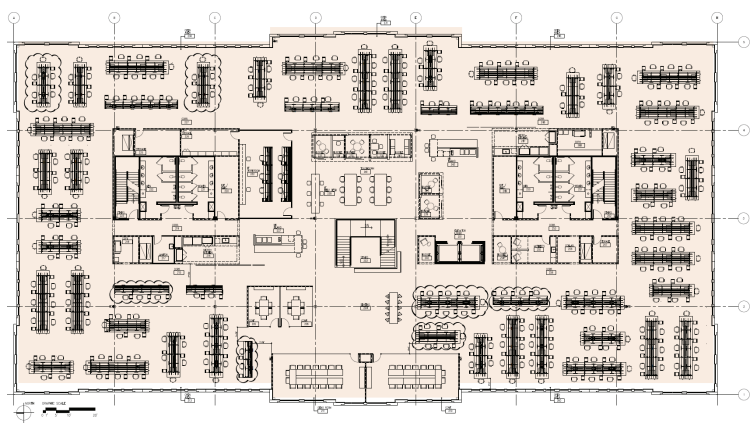
FIRST FLOOR
±36,450 RSF



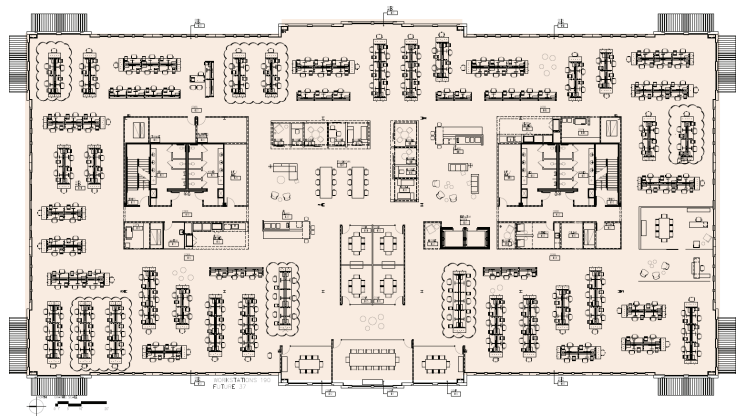
SECOND FLOOR
±36,450 RSF



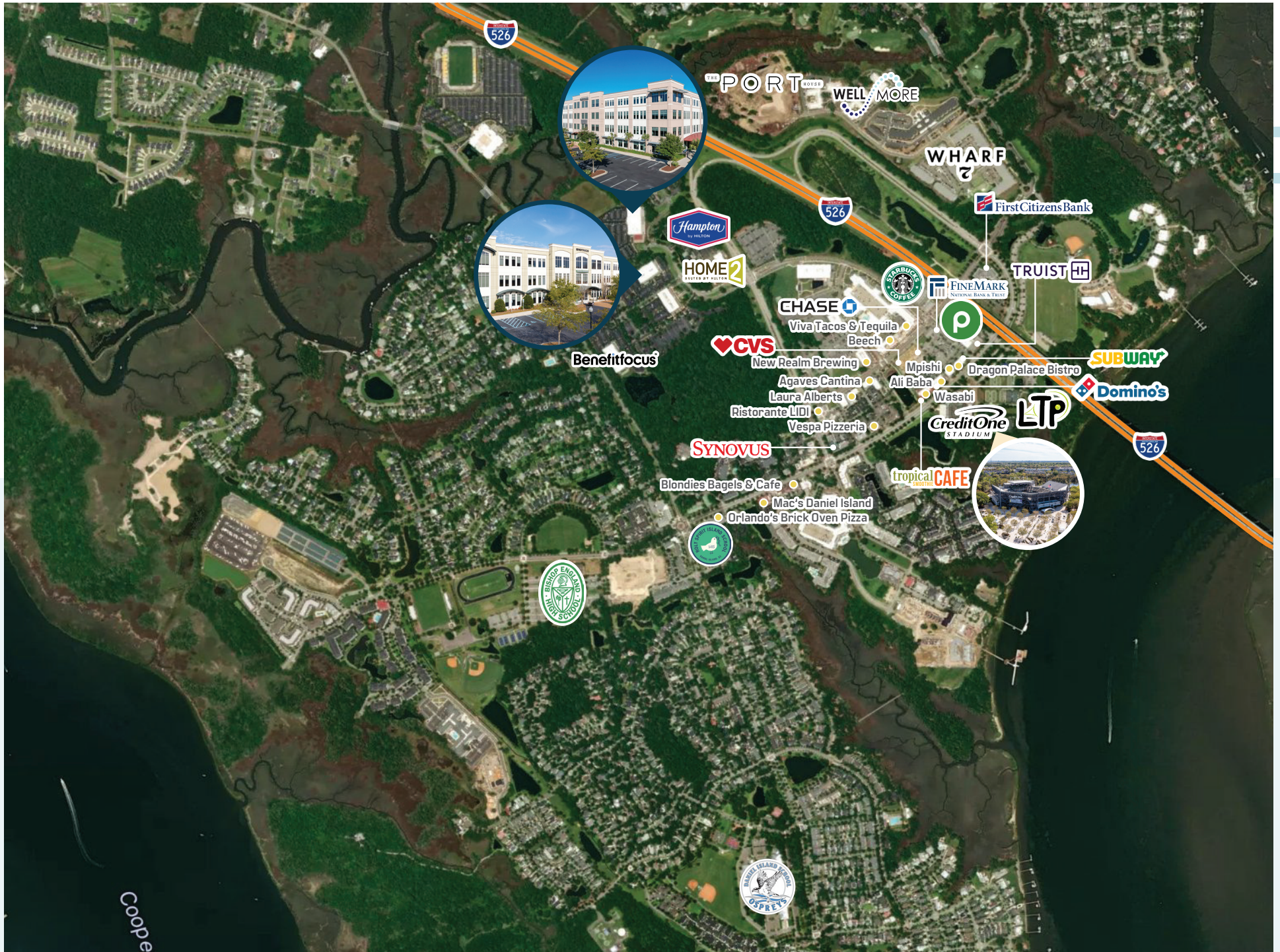
THIRD FLOOR
±36,450 RSF



FOURTH FLOOR
±36,450 RSF



AVAILABLE LEASED



526

PORT WELL MORE

WHARF 7

First Citizens Bank

TRUIST

FINE MARK
NATIONAL BANK & TRUST

STARBUCKS COFFEE

CHASE

Viva Tacos & Tequila
Beech

CVS

Benefitfocus

New Realm Brewing

Agaves Cantina

Laura Alberts

Ristorante LIDI

Vespa Pizzeria

SYNOVUS

Blondies Bagels & Cafe

Mac's Daniel Island

Orlando's Brick Oven Pizza

tropical CAFE

CreditOne
STADIUM

LTP

Domino's

Dragon Palace Bistro

Mpishi

Ali Baba

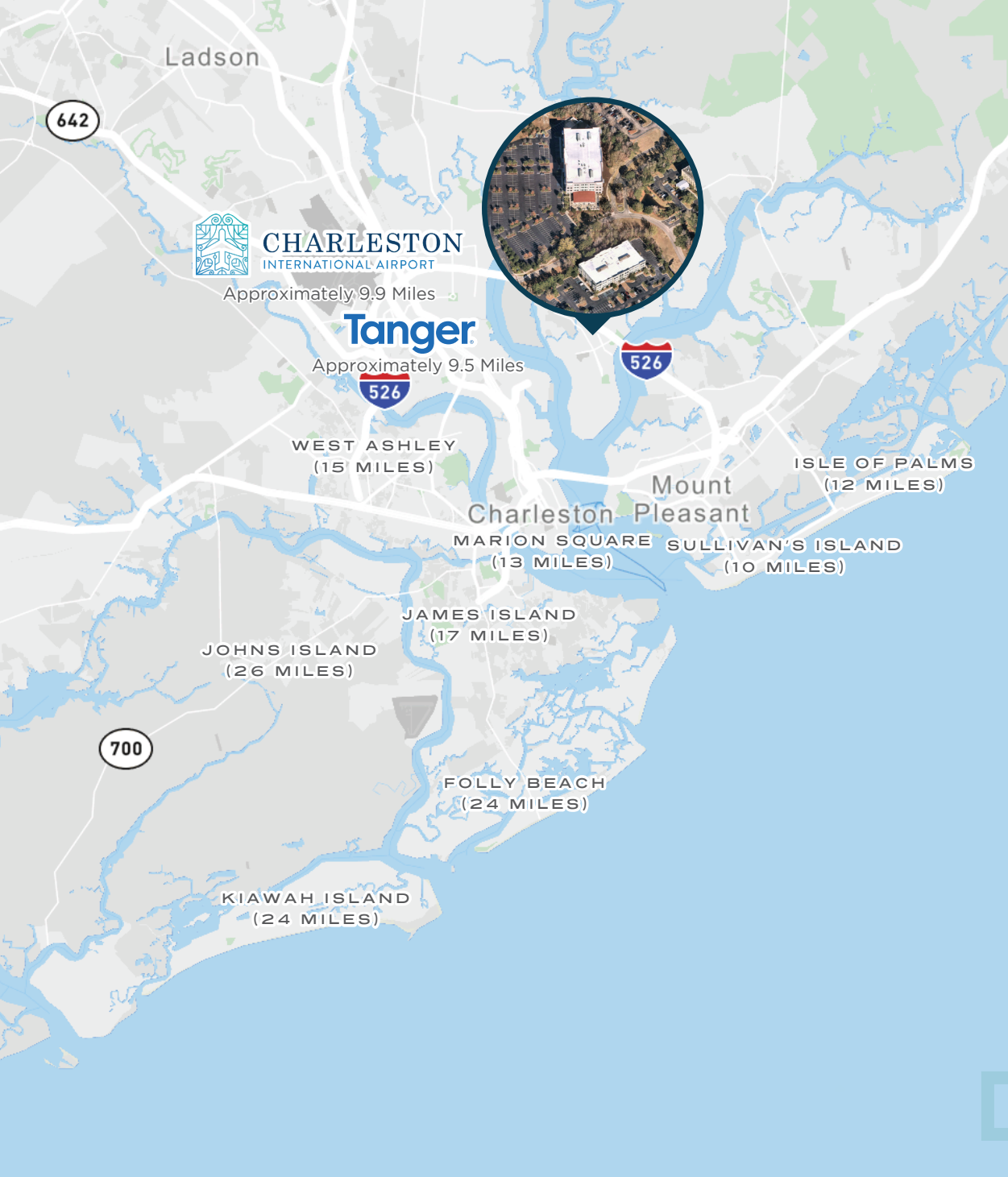
Wasabi

SUBWAY

526



Cooper



STRATEGIC LOCATION

I-526
Less than a mile



I-26
Approximately 7.5 miles



**CHARLESTON
INTERNATIONAL
AIRPORT (CHS)**
9.9 miles



**DOWNTOWN
CHARLESTON**
13 miles





T H E M A R K E T

CHARLESTON OFFICE MARKET OUTPERFORMS THE SUNBELT:

Charleston's office market inventory totals approximately 10.2 million square feet of office space but it outperforms much larger markets.

Charleston boasts one of the lowest office vacancy rate in the southeast compared to other major markets with an overall vacancy rate of only 14.09% (Q1 2025). Furthermore, Charleston's overall average asking rate of \$28.57 PSF (Q1 2025) is similar to larger markets and even slightly outpaces Raleigh/Durham.

**WHY CHARLESTON?
BECAUSE CHARLESTON IS ONE OF THE TOP PERFORMING OFFICE
MARKETS IN THE U.S.**

THE MARKET

CHARLESTON HAS ONE OF THE LOWEST VACANCY RATE THAN MOST OF THE BIG SOUTHEAST MARKETS

85.91%

Occupancy, one of the highest in the U.S.

227,649 SF

Of positive net absorption in 2024

19,566 SF

Of positive net absorption in Q1 2025

7.04%

Rent growth from Q1 2021 to Q1 2025

- The Charleston office market is one of the top performing office markets in the country due to growing industry, population growth, and a lack of developable land.
- No new constructions are currently in the works and will cause vacancy to decline while rates will increase.
- Rising land costs, increasing construction costs, a lack of available land, and historic/preservation laws continue to prevent developers from entering the market.
- Landlords have an extremely captive audience with rising rates and tightening vacancy.

125 FAIRCHILD STREET & 215 BENEFITFOCUS WAY



OUTSTANDING QUALITY OF LIFE

LOCAL ATTRACTIONS

- Patriot's Point
- The Charleston Museum
- The Old Exchange & Provost Dungeon
- Boone Hall Plantation
- SC Aquarium
- Fort Sumter
- Historic Charleston City Market
- The Battery
- Carriage Tours
- Charleston Farmers Market

ENTERTAINMENT

- Charleston Music Hall
- Music Farm
- Charleston Gaillard Center
- North Charleston Coliseum & Performing Arts Center
- Volvo Car Stadium
- TD Arena

ARTS & CULTURE

- Spoleto Festival USA
- Charleston Food + Wine Festival
- Southeastern Wildlife Expedition
- Flowertown Festival

EDUCATION

- #2 Best High School in the Nation in 2022 – Third Straight Year (U.S. News & World Report)

SPORTS & RECREATION

- 5 Beaches: Folly Beach, Sullivan's Island, Isle of Palms, Kiawah Island, Seabrook Island
- 11,000+ acres of parks
- Francis Marion National Forest
- Kayaking, Stand Up Paddleboarding
- Boating & Fishing
- 30+ Golf Courses
- Charleston RiverDogs Baseball
- South Carolina Stingrays
- Cooper River Bridge Run
- Volvo Car Open





CHARLESTON | SOUTH CAROLINA

#1
City in America for
11 straight years
Travel & Leisure

#1
City after service
Navy Federal Credit Union

#5
in the U.S. for
local restaurants
Food & Wine

#1
The South's best
cities 2023
Southern Living

#2
High school in the
U.S.; Academic
Magnet High School
U.S. News & World Report

#6
Job market among
small metros
Wall Street Journal

#1
Best small city in
the U.S.
Condé Nast Traveler

#2
State for doing
business
Area Development

#1
State for
manufacturing
The Site Selection Group

#3
State for workforce
development
programs
Area Development

Tech/Office Sublease



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