

# Q2 2025

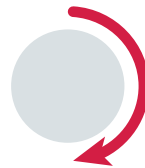
## ATLANTA OFFICE SUBMARKET REPORT

### MIDTOWN SUBMARKET

## WHAT'S HAPPENING?

Midtown Atlanta recorded the highest office vacancy in the metro at 31.35% in Q2 2025, as backfilling large blocks of space remains a key challenge. Still, the submarket saw continued activity, including the largest sale of the quarter with Spear Street Capital's \$133.8 million acquisition of 1100 Peachtree Street NE.

- Net absorption turned negative at -33,884 square feet, a pullback from last quarter's modest gain but far less severe than the losses seen through much of 2023
- Vacancy held steady at 31.35%, down slightly from 31.45% in Q1, and reflects the ongoing effort to re-lease large second-generation spaces
- Quoted rents rose to \$41.35 per square foot, up from \$41.05 last quarter, signaling resilient pricing despite elevated availability



**(33,884) SF**

**Q2 NET ABSORPTION**

Q1: 13,805 SF



**31.35%**

**Q2 VACANCY RATE**

Q1: 31.45%



**224,000 SF**

**Q2 UNDER CONSTRUCTION**

Q1: 224,000 SF

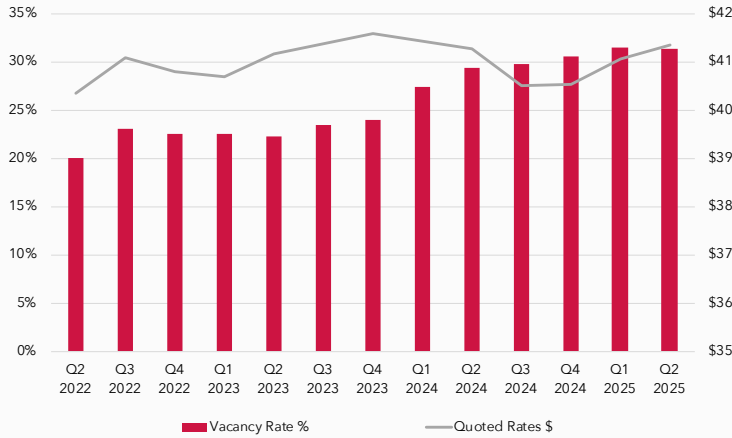


**\$41.35 PSF**

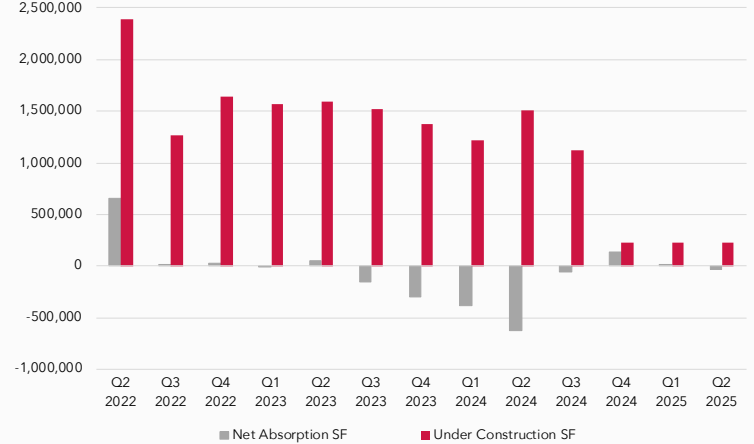
**Q2 AVG. ASKING RENT | YEAR**

Q1: \$41.05 PSF

## Q2 2025 | VACANCY & RENTAL RATE



## Q2 2025 | NET ABSORPTION & U.C.



## NOTABLE SALES



### 1100 PEACHTREE ST NE ATLANTA, GA 30309

SIZE (SF)	584,818
PRICE	\$133,750,000 (\$228.70 PSF)
BUYER	Spear Street Capital
SELLER	Manulife US RE Investment Trust



### 1958 MONROE DR NE ATLANTA, GA 30324

SIZE (SF)	20,984
PRICE	\$1,900,000 (\$90.55 PSF)
BUYER	Parkside Partners
SELLER	Watkins Associated Industries



### 1180 W PEACHTREE ST NW ATLANTA, GA 30309

SIZE (SF)	59,556
TENANT	Holland & Knight
LANDLORD	PGIM, Inc
LEASE TYPE	Renewal



### 1175 PEACHTREE ST NE ATLANTA, GA 30361

SIZE (SF)	30,016
TENANT	Lord Aeck Sargent Planning & Design
LANDLORD	Jamestown LP
LEASE TYPE	Renewal



### 1230 PEACHTREE ST NE ATLANTA, GA 30309

SIZE (SF)	22,527
TENANT	Undisclosed
LANDLORD	Cousins Properties
LEASE TYPE	New

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