



Q2 2025

ATLANTA OFFICE MARKET REPORT

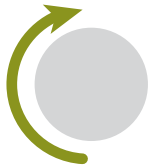
With limited supply and rising rents, the market is showing renewed confidence.

WHAT'S HAPPENING?

Q2 2025

Atlanta's office market is finding its footing as supply-side pressure eases and deal activity gains momentum. While net absorption remained negative in Q2 2025, the vacancy rate held steady at 24.9%, supported by a shrinking construction pipeline and restrained new development. This limited supply is helping to counterbalance ongoing tenant downsizing and is contributing to a more balanced market overall. Asking rents rose to \$30.22/SF, reflecting tightening availability

and steady demand for premium space. The flight-to-quality trend remains a key driver, with tenants prioritizing well-located, amenity-rich properties. Corporate confidence is improving, and office conversions are tracking to outpace new development, signaling a market that is evolving in response to shifting workplace strategies. As a major business hub, Atlanta remains well-positioned to attract tenants navigating this evolving office landscape.



(213,653) SF

Q2 NET ABSORPTION

Q1: (420,558) SF



24.9%

Q2 VACANCY RATE

Q1: 24.9%



581,562 SF

Q2 UNDER CONSTRUCTION

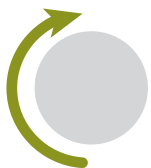
Q1: 658,142 SF



0 SF

Q2 NEW SUPPLY DELIVERED

Q1: 0 SF



\$30.22 PSF

Q2 AVG. ASKING RENT | YEAR

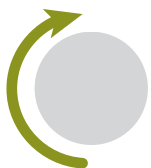
Q1: \$27.93 PSF



\$175 PSF

Q2 AVG. SALES PRICE

Q1: \$141 PSF

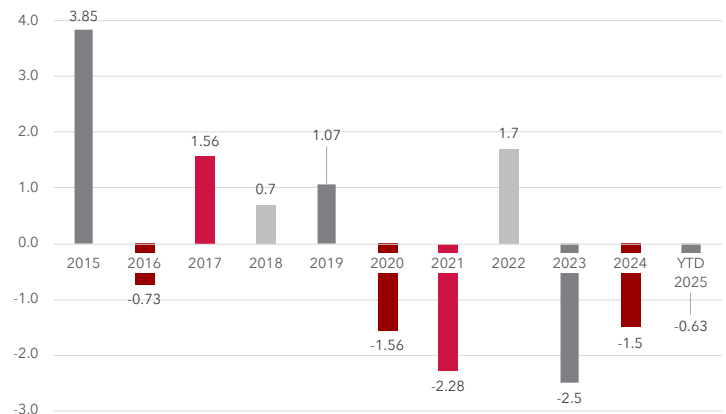


\$1.9 Billion

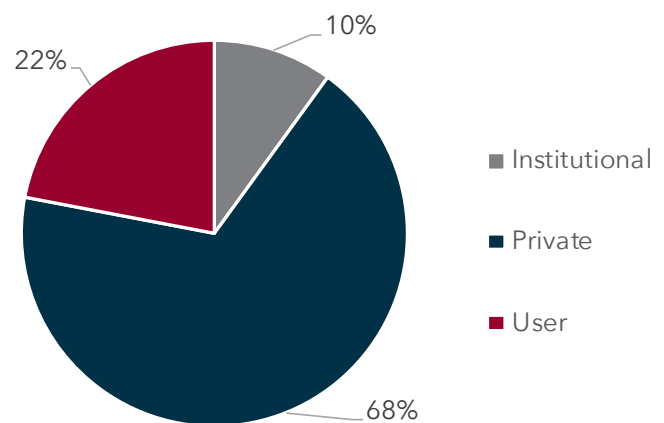
ROLLING 12-MO SALES VOLUME

Q1: \$1.4 Billion

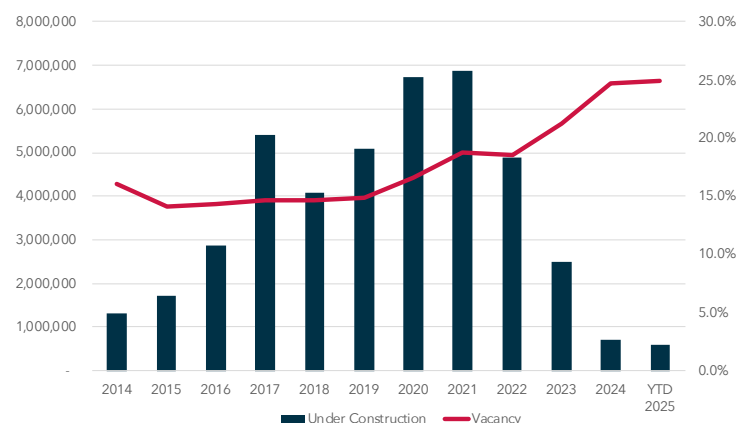
ANNUAL | NET ABSORPTION (MSF)



Q2 2025 | BUYER COMPOSITION



ANNUAL | VACANCY & UNDER CONSTRUCTION



MARKET ACTIVITY

Q2 2025

Q2 2025 | TOP SALES



1100 PEACHTREE STREET NE

ATLANTA, GA 30309

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



CUMBERLAND CENTER IV

ATLANTA, GA 30339

SUBMARKET	Northwest
BUYER	RG Real Estate
SELLER	CP Group
SIZE (SF)	218,519
SALE PRICE	\$53,000,000 (\$242.54 PSF)



PARKSIDE AT LENOX PARK*

ATLANTA, GA 30319

SUBMARKET	Buckhead
BUYER	Vertical Ventures
SELLER	Bridge Investment Group
SIZE (SF)	103,229
SALE PRICE	\$35,365,768 (\$341.63 PSF)

* PART OF A 2 PROPERTY PORTFOLIO SALE

Q2 2025 | TOP LEASES



THE MEDLEY OFFICE BUILDING

JOHNS CREEK, GA 30097

SUBMARKET	North Fulton
TENANT	Boehringer Ingelheim
SIZE (SF)	73,900
LEASE TYPE	New Lease



LINKS RIDGE I

ATLANTA, GA 30319

SUBMARKET	Buckhead
TENANT	AT&T
SIZE (SF)	72,909
LEASE TYPE	Renewal



5 CONCOURSE PARKWAY

ATLANTA, GA 30328

SUBMARKET	Central Perimeter
TENANT	The Quikrete Companies
SIZE (SF)	69,084
LEASE TYPE	Renewal & Expansion

Q2 2025 | TOP CONSTRUCTION



5 BALL PARK CENTER

ATLANTA, GA 30339

SUBMARKET	Northwest	DELIVERY	2025 - Q4
SIZE (SF)	250,000	DEVELOPER	Braves Development Co.

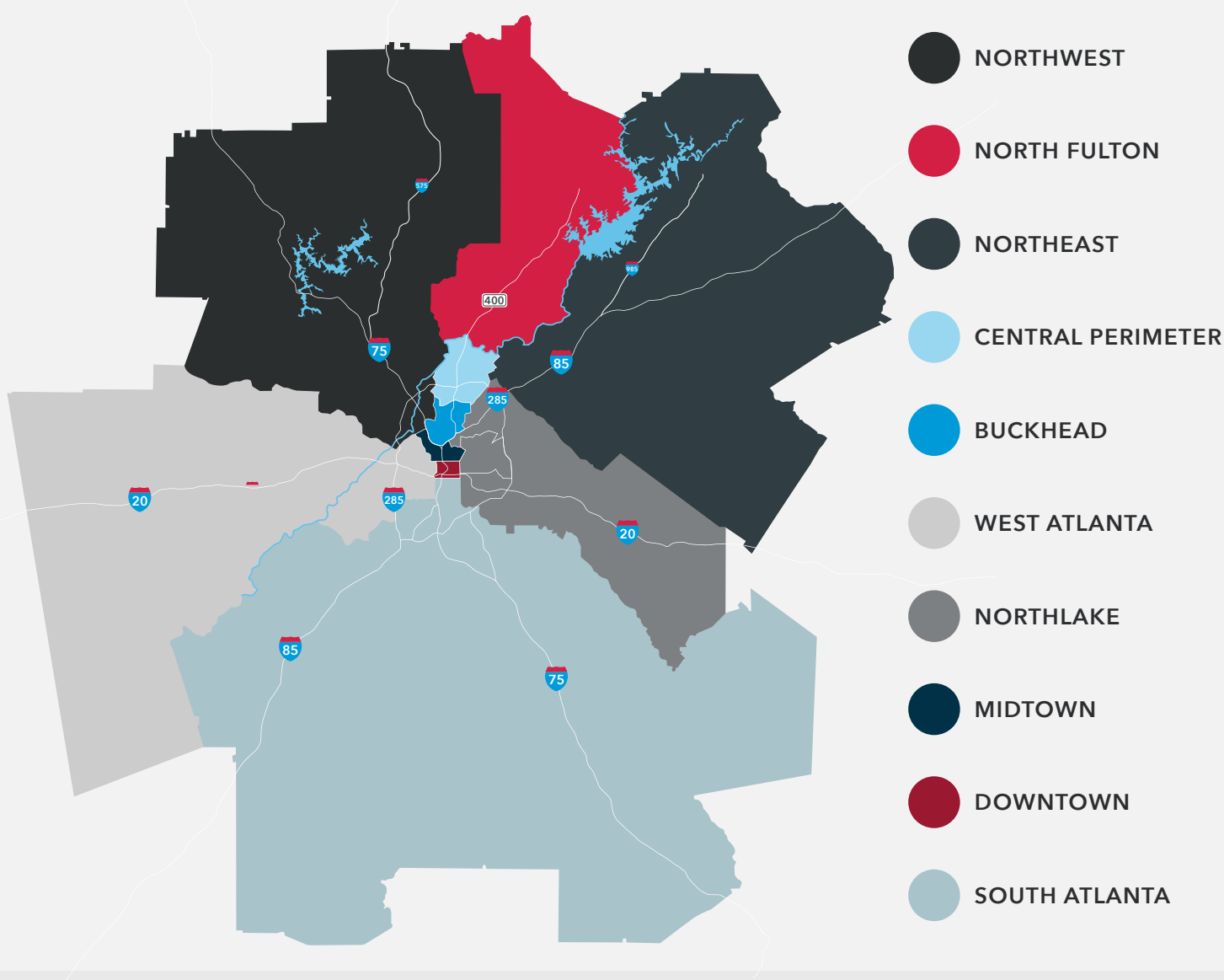


1072 W. PEACHTREE OFFICE

ATLANTA, GA 30309

SUBMARKET	Midtown	DELIVERY	2026 - Q2
SIZE (SF)	224,000	DEVELOPER	Rockefeller Group

OFFICE SUBMARKETS	TOTAL INVENTORY (SF)	TOTAL VACANT (SF)	VACANCY RATE	YTD NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	YTD DELIVERIES (SF)	AVG. ASKING RENT / YEAR (PSF)
Buckhead	21,552,162	6,108,205	28.3%	(289,332)	-	-	\$37.88
Central Perimeter	25,986,284	7,211,133	27.7%	(116,651)	-	-	\$30.38
Downtown	20,314,886	5,801,861	28.6%	179,797	16,195	-	\$30.65
Midtown	30,207,289	9,471,038	31.4%	(20,079)	224,000	-	\$41.35
North Fulton	23,135,497	6,491,425	28.1%	(67,771)	48,000	-	\$26.30
Northeast	18,647,633	3,033,926	16.3%	(20,820)	-	-	\$22.77
Northlake	14,750,486	2,505,603	17.0%	219,420	-	-	\$25.03
Northwest	27,506,489	5,700,435	20.7%	(442,517)	293,367	-	\$28.89
South Atlanta	9,405,161	1,324,724	14.1%	(98,161)	-	-	\$25.27
West Atlanta	2,706,098	723,392	26.7%	21,903	-	-	\$33.74
TOTAL	194,211,985	48,371,742	24.9%	(634,211)	581,562	-	\$30.22



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