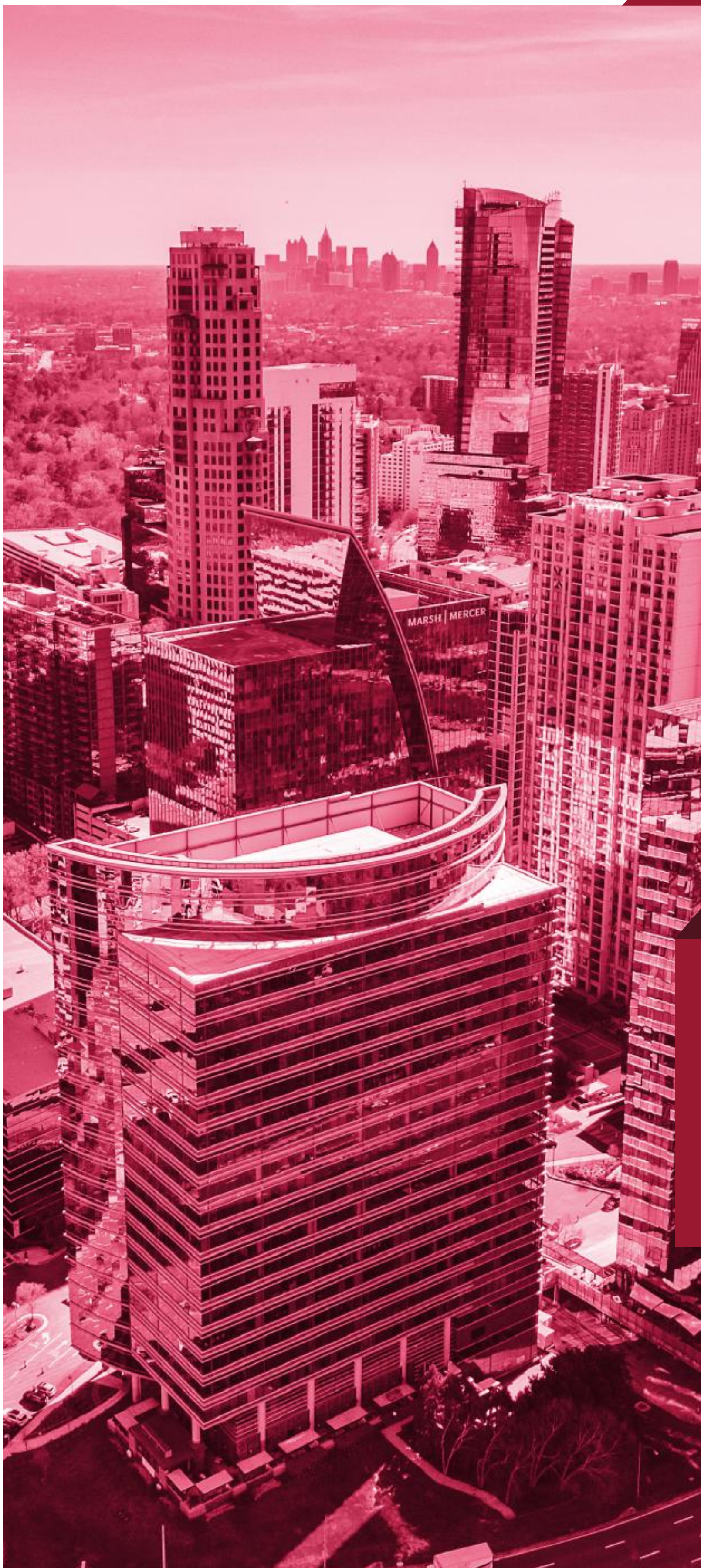

LEE & ASSOCIATES

Q2 2025

ATLANTA OFFICE MARKET REPORT

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

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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

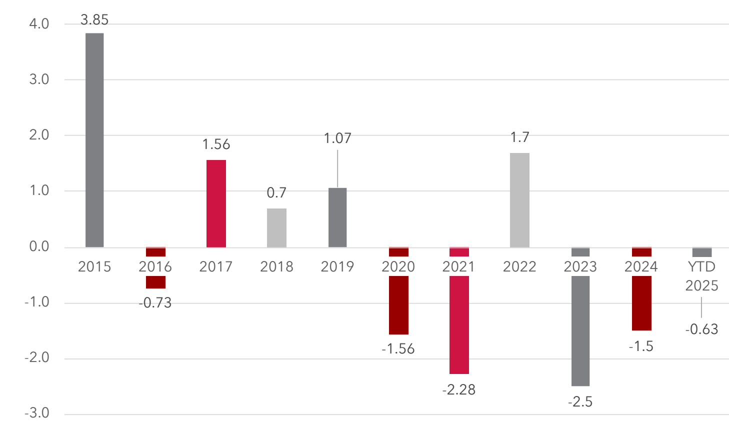
0 SF
Q2 NEW SUPPLY DELIVERED
Q1: 0 SF

$30.22 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: $27.93 PSF

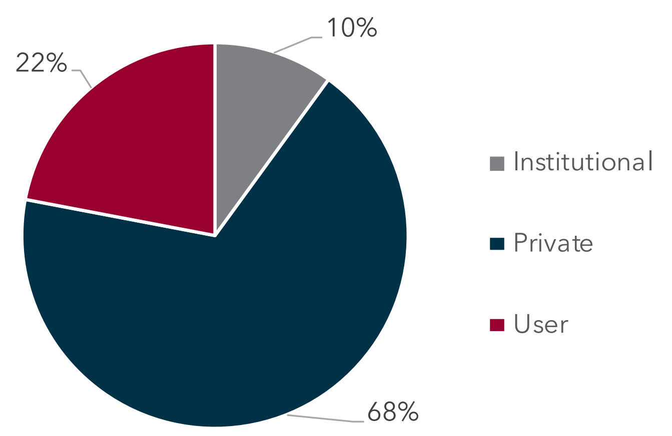
$175 PSF
Q2 AVG. SALES PRICE
Q1: $141 PSF

$1.9 Billion
ROLLING 12-MO SALES VOLUME
Q1: $1.4 Billion

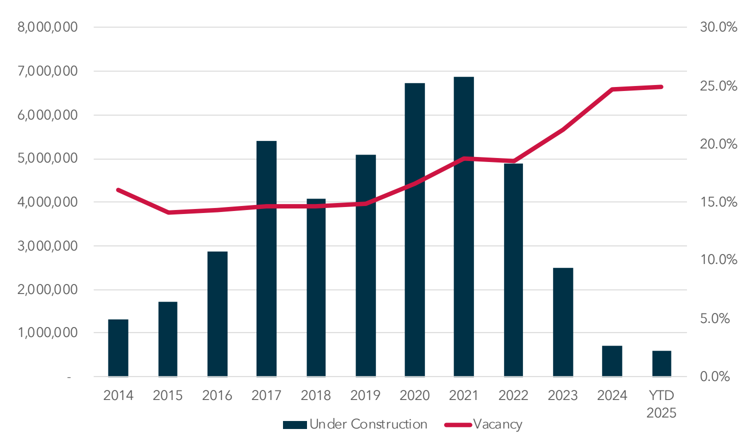
ANNUAL | NET ABSORPTION (MSF)



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

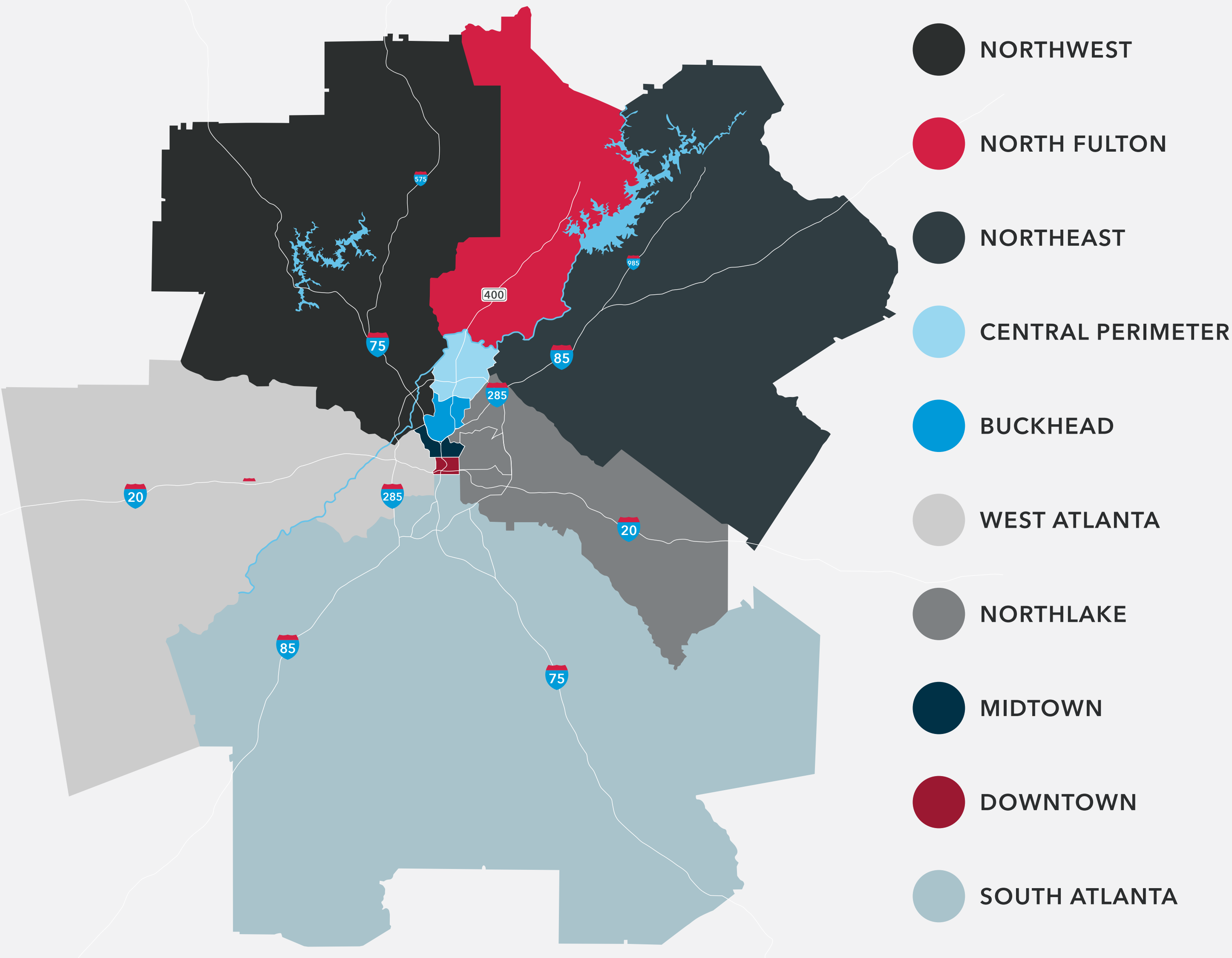
SUBMARKET	Northwest	DELIVERY	2025 - Q4
SIZE (SF)	250,000	DEVELOPER	Braves Development Co.

1072 W. PEACHTREE OFFICE
ATLANTA, GA 30309

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

Q2 2025

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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