

Q3 2025

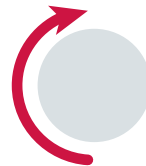
ATLANTA OFFICE
SUBMARKET REPORT

NORTHEAST
ATLANTA

WHAT'S HAPPENING?

Northeast Atlanta's office market softened in Q3 2025 following a modest rebound last quarter, as net absorption turned negative. Vacancy edged higher and asking rents dipped slightly, though the submarket continues to rank among Metro-Atlanta's tightest office corridors. The return of new construction activity suggests underlying long-term confidence despite current headwinds.

- Vacancy rose to 16.6%, up from 16.3%, though the rate remains well below most other Atlanta submarkets.
- Net absorption fell to -57,589 SF, reversing Q2's slight gain of 6,211 SF and indicating renewed leasing softness.
- Average asking rents decreased marginally to \$22.73 PSF from \$22.77 PSF, reflecting modest adjustments amid slower demand.
- New construction resumed with 65,555 SF underway, following no active projects last quarter—highlighting selective development tied to long-term fundamentals.



16.6%
Q3 VACANCY RATE
Q2: 16.3%



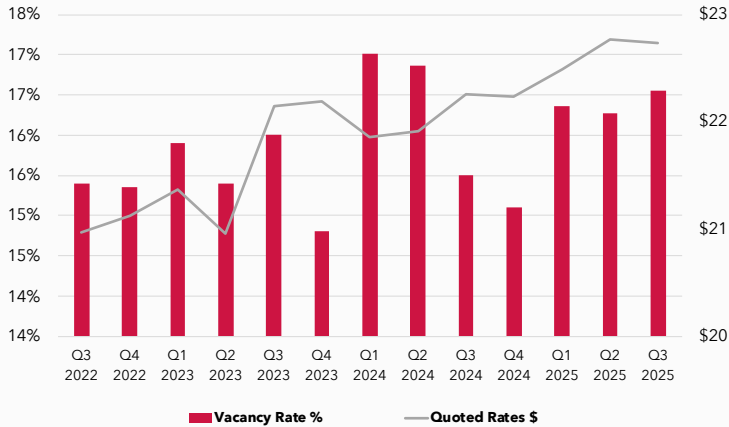
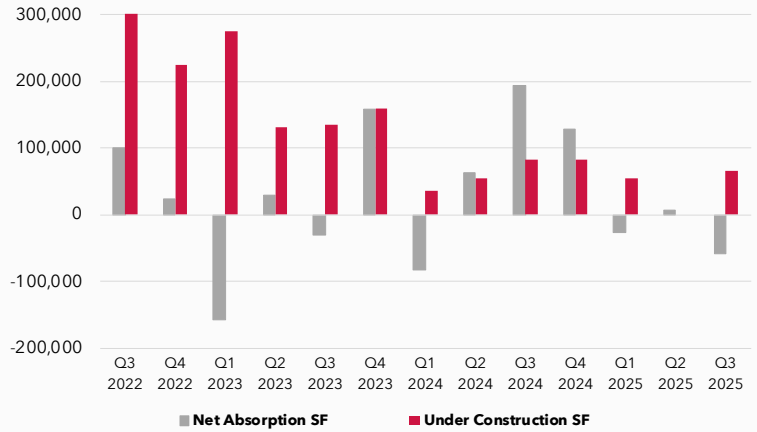
(57,589) SF
Q3 NET ABSORPTION
Q2: 6,211 SF



65,555 SF
Q3 UNDER CONSTRUCTION
Q2: 0 SF



\$22.73 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: \$22.77 PSF

Q3 2025 | VACANCY & RENTAL RATE

Q3 2025 | NET ABSORPTION & U.C.


NOTABLE SALES


OLD NORCROSS PROFESSIONAL*
LAWRENCEVILLE, GA 30046

SIZE (SF)	26,500
PRICE	\$3,794,109 (\$143.17 PSF)
BUYER	Evergreen Medical Properties
SELLER	SRS Investments

*Part of Portfolio Sale


PARK AVENUE PROFESSIONAL BLDG.
WINDER, GA 30680

SIZE (SF)	23,098
PRICE	\$3,400,000 (\$147.20 PSF)
BUYER	Confidential
SELLER	Confidential


TECHNOLOGY PARK - ATLANTA
PEACHTREE CORNERS, GA 30092

SIZE (SF)	27,500
PRICE	\$2,750,000 (\$100.00 PSF)
BUYER	Independent Electrical Contractors
SELLER	Imperial Investments Group, Inc.

NOTABLE LEASES


3720 DAVINCI COURT
PEACHTREE CORNERS, GA 30092

SIZE (SF)	25,710
TENANT	Axon Enterprise, Inc.
LANDLORD	Holder Properties
LEASE TYPE	New

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CoStar Group, Inc., Real Capital Analytics, and Georgia State Economic Forecasting Center. The Lee & Associates Atlanta Office Market Report compiles market data by using a third-party database for the proprietary analysis of building sizes of 15,000 SF and larger in the ATL-Metro Area.
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