



Q1 2025

ATLANTA OFFICE MARKET REPORT

Limited supply growth
and leasing momentum
are bright spots, despite
increasing vacancy

WHAT'S HAPPENING?

Q1 2025

Atlanta's overall office market vacancy rate increased to 24.9% in Q1 2025, but strong leasing activity helped limit occupancy losses. Leasing activity reached 2.1 MSF in Q1, with net absorption negative at -420,558 SF as tenants continued to adjust their footprints. Despite net occupancy losses, limited new supply (0 SF delivered and only nine buildings under construction) should help curb future vacancy additions. It's likely the market is at or near a bottom for Class A office product in Atlanta, with healthy

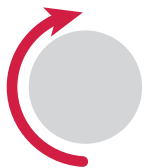
leasing activity and steady asking rents. Amid lower valuations, opportunistic investors are positioning themselves to benefit from the current market landscape. Cousins Properties recently invested \$1 billion acquiring office properties throughout the U.S. (including the Proscenium building in Midtown in Q3 of 2024) and the Braves Development Company purchased a six-building office complex in Cumberland/Galleria during the first quarter of 2025.



-420,558 SF

Q1 NET ABSORPTION

Q4: 179,560 SF



24.9%

Q1 VACANCY RATE

Q4: 24.7%



658,142 SF

Q1 UNDER CONSTRUCTION

Q4: 703,251 SF



0 SF

Q1 NEW SUPPLY DELIVERED

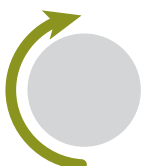
Q4: 869,524 SF



\$27.93 PSF

Q1 AVG. ASKING RENT | YEAR

Q4: \$29.78 PSF



\$141 PSF

Q1 AVG. SALES PRICE

Q4: \$129 PSF

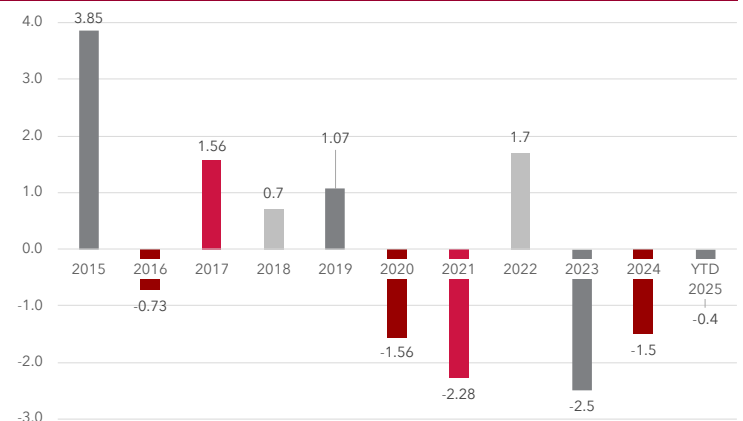


\$1.4 Billion

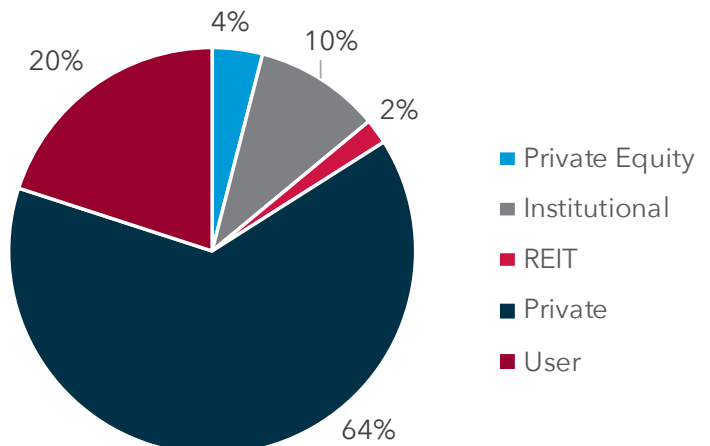
ROLLING 12-MO SALES VOLUME

Q4: \$1.6 Billion

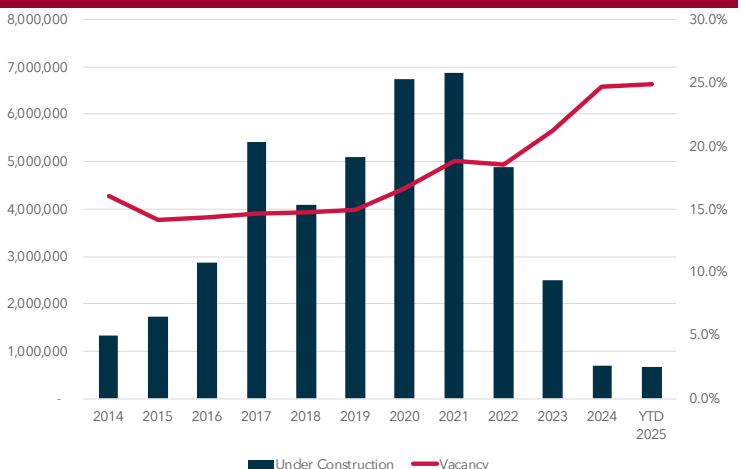
ANNUAL | ABSORPTION (MSF)



Q1 2025 | BUYER COMPOSITION



ANNUAL | VACANCY & UNDER CONSTRUCTION



MARKET ACTIVITY

Q1 2025

Q1 2025 | TOP SALES



PENNANT PARK*

ATLANTA, GA 30339

SUBMARKET	Northwest Atlanta
BUYER	Atlanta Braves Holdings, LLC
SELLER	Rubenstein Partners
SIZE (SF)	758,238
SALE PRICE	\$93,000,000 (\$122.65)

*6 PROPERTY PORTFOLIO SALE



TOWNPARK COMMONS *

KENNESAW, GA 30144

SUBMARKET	Northwest
BUYER	RG Real Estate
SELLER	Rialto Capital Management
SIZE (SF)	345,664
SALE PRICE	\$42,000,000 (\$121.51)

*4 PROPERTY PORTFOLIO SALE



4360 CHAMBLEE DUNWOODY RD

ATLANTA, GA 30341

SUBMARKET	Central Perimeter
BUYER	Ziven Properties
SELLER	Mivine Group
SIZE (SF)	105,835
SALE PRICE	\$8,300,000 (\$78.42)

Q1 2025 | TOP LEASES



3333 PIEDMONT ROAD NE

ATLANTA, GA 30305

SUBMARKET	Buckhead
TENANT	Greenberg Traurig LLP
SIZE (SF)	105,103
LEASE TYPE	Renewal



6700 SUGARLOAF PARKWAY

DULUTH, GA 30097

SUBMARKET	Northeast
TENANT	Vensure Employer Services
SIZE (SF)	90,350
LEASE TYPE	New Lease



101 NEREM STREET NW

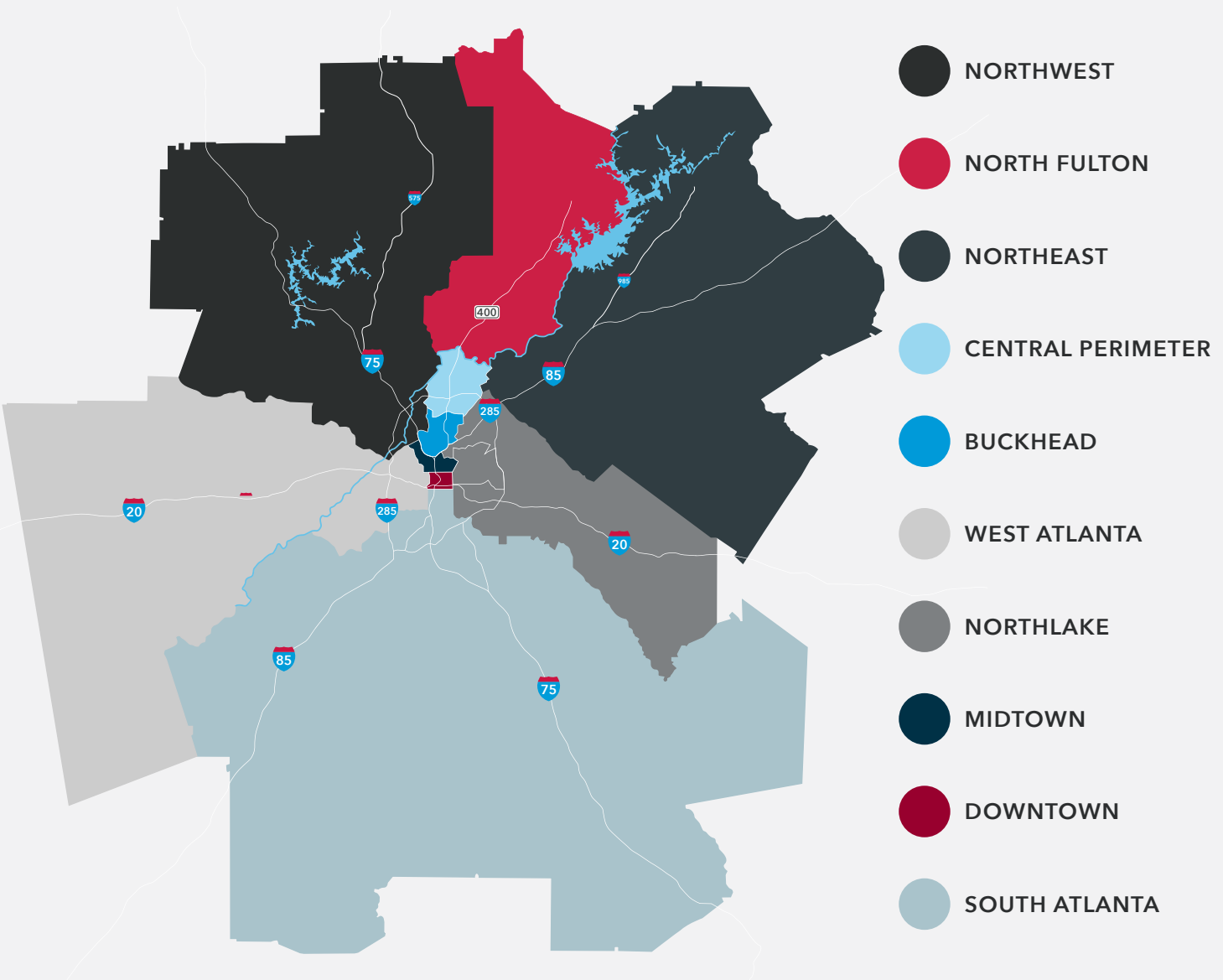
ATLANTA, GA 30313

SUBMARKET	Downtown
TENANT	Duracell
SIZE (SF)	58,880
LEASE TYPE	New Lease

Q1 2025 | TOP CONSTRUCTION

PROJECT NAME	LOCATION	BUILDING SIZE (SF)	SUBMARKET	DELIVERY
5 Ball Park Center	740 Battery Ave SE	250,000	Northwest Atlanta	2025 Q2
1072 West Peachtree Office	1072 W Peachtree St NW	224,000	Midtown Atlanta	2025 Q4
Cedar Creek Professional Center - 300	6095 Pine Mountain Rd	43,367	Northwest Atlanta	2025 Q4
Thrive Duluth	3162 Main St	35,580	Northeast Atlanta	2025 Q3
N Main Development	126 N Main St	24,000	North Fulton	2025 Q2
N Main Development	120 N Main St	24,000	North Fulton	2025 Q2
Halcyon	1570 McFarland Pkwy	21,000	North Fulton	2025 Q2
2150 Limestone Pkwy	2150 Limestone Pkwy	20,000	Northeast Atlanta	2025 Q3

OFFICE SUBMARKETS	TOTAL INVENTORY (SF)	TOTAL VACANT (SF)	VACANCY RATE	Q1 2025 NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	Q1 2025 DELIVERIES (SF)	AVG. ASKING RENT / YEAR (PSF)
Buckhead	21,602,892	6,102,193	28.2%	(114,767)	-	-	\$37.43
Central Perimeter	26,570,038	7,209,336	27.1%	(66,449)	-	-	\$29.86
Downtown	21,011,672	6,174,600	29.4%	(1,569)	16,195	-	\$30.72
Midtown	29,902,600	9,405,657	31.5%	13,805	224,000	-	\$41.05
North Fulton	23,111,671	6,454,330	27.9%	(130,448)	69,000	-	\$26.11
Northeast Atlanta	18,897,268	3,092,323	16.4%	(27,031)	55,580	-	\$22.49
Northlake	15,000,774	2,540,536	16.9%	295,561	-	-	\$25.15
Northwest Atlanta	28,013,501	5,889,256	21.0%	(381,487)	293,367	-	\$28.45
South Atlanta	9,480,917	1,299,786	13.7%	(28,157)	-	-	\$25.39
West Atlanta	2,731,899	743,346	27.2%	19,984	-	-	\$34.77
TOTAL	196,323,232	48,911,363	24.9%	(420,558)	658,142	-	\$27.93



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