

Q2 2025

ATLANTA OFFICE SUBMARKET REPORT

NORTHEAST SUBMARKET

WHAT'S HAPPENING?

The Northeast Atlanta office market began to regain momentum in Q2 2025, with net absorption returning to positive territory at 6,211 square feet. This marks a turnaround from the -27,031 square feet recorded in Q1, as leasing stabilized and vacancy dipped slightly to 16.27%.

- Net absorption improved to 6,211 square feet, reflecting modest but positive progress after a soft start to the year
- Vacancy decreased to 16.27%, maintaining Northeast Atlanta's status as one of the tightest office submarkets in the metro
- Average asking rents rose to a record \$22.77 per square foot, supported by steady tenant demand and highlighted by a 38,897 square foot new lease from Applied Optoelectronics



6,211 SF
Q2 NET ABSORPTION
Q1: (27,031) SF



16.27%
Q2 VACANCY RATE
Q1: 16.36%

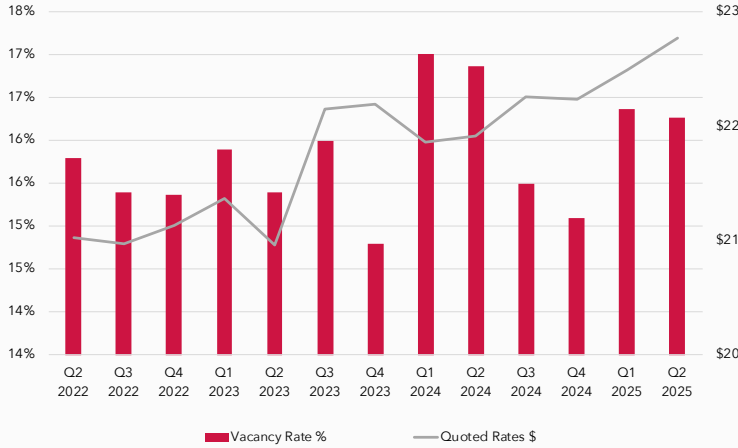


0 SF
Q2 UNDER CONSTRUCTION
Q1: 55,580 SF

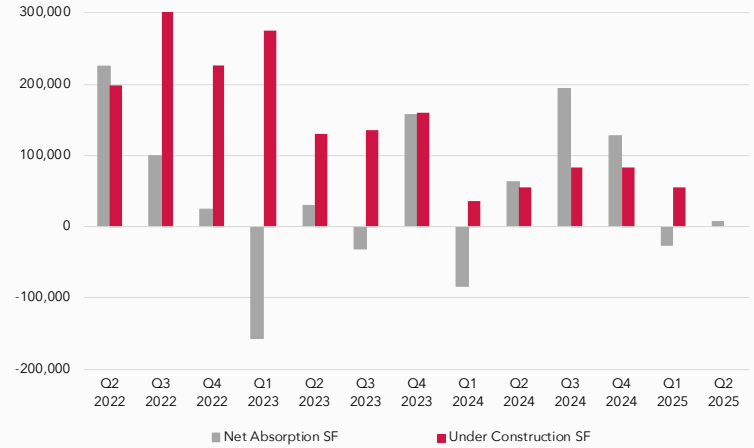


\$22.77 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: \$22.49 PSF

Q2 2025 | VACANCY & RENTAL RATE



Q2 2025 | NET ABSORPTION & U.C.



NOTABLE SALES



5515 SPALDING DR PEACHTREE CORNERS, GA 30092

SIZE (SF)	48,260
PRICE	\$5,000,000 (\$103.61 PSF)
BUYER	Undisclosed
SELLER	27th Properties



4170 TANNERS CREEK DR FLOWERY BRANCH, GA 30542

SIZE (SF)	20,000
PRICE	\$4,100,000 (\$205 PSF)
BUYER	Atlanta Autism Center
SELLER	Hewett Family Partnership, LP



45 TECHNOLOGY PKWY S PEACHTREE CORNERS, GA 30092

SIZE (SF)	32,109
PRICE	\$4,075,000 (\$126.91 PSF)
BUYER	Undisclosed
SELLER	45 Techpark, LLC



2885 BRECKINRIDGE BLVD DULUTH, GA 30096

SIZE (SF)	38,897
TENANT	Applied Optoelectronics, Inc.
LANDLORD	Albany Road RE Partners
LEASE TYPE	New



5901 GOSHEN SPRINGS RD NORCROSS, GA 30071

SIZE (SF)	19,478
TENANT	Adapt Health
LANDLORD	Agellan Commercial REIT
LEASE TYPE	Renewal



2885 BRECKINRIDGE BLVD DULUTH, GA 30096

SIZE (SF)	15,951
TENANT	Rainbow Senior Health Care
LANDLORD	Albany Road RE Partners
LEASE TYPE	New

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