

Q1 2025

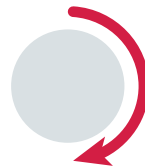
ATLANTA OFFICE
SUBMARKET REPORT

SOUTH ATLANTA
SUBMARKET

WHAT'S HAPPENING?

The South Atlanta office market experienced a notable increase in vacancy rates, rising to 13.7% from 10.8% in the previous quarter. Net absorption turned negative at -28,157 square feet, a decline from the positive absorption of 10,358 square feet in Q4. Construction activity remained unchanged with no new developments reported, indicating a cautious approach to new supply.

Despite these challenges, average asking rents saw a significant increase, rising to \$25.39 per square foot from \$23.43 in the prior quarter. This uptick suggests that landlords are maintaining confidence in the submarket's long-term prospects, even amid current market fluctuations.



-28,157 SF

Q1 NET ABSORPTION

Q4: 10,358 SF



13.7%

Q1 VACANCY RATE

Q4: 10.8%



0 SF

Q1 UNDER CONSTRUCTION

Q4: 0 SF

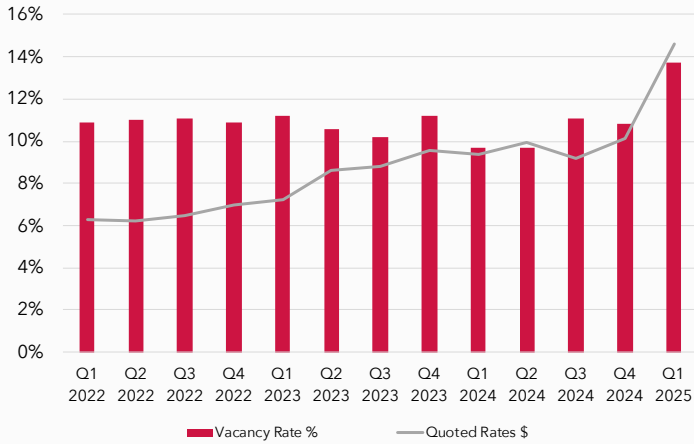


\$25.39 PSF

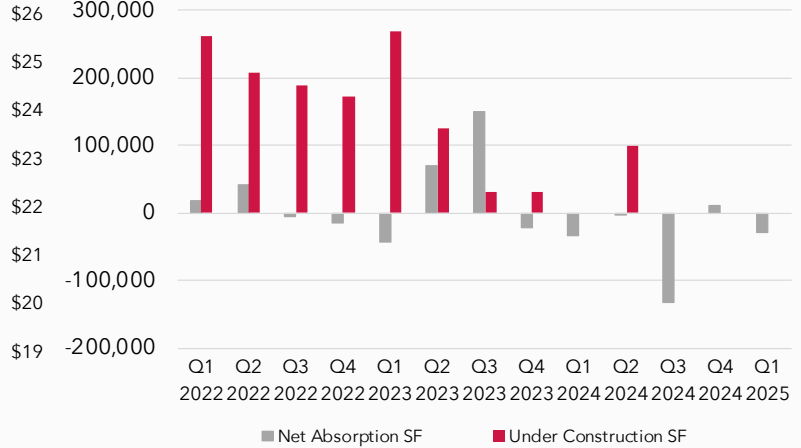
Q1 AVG. ASKING RENT | YEAR

Q4: \$23.43 PSF

Q1 2025 | VACANCY & RENTAL RATE



Q1 2025 | NET ABSORPTION & U.C.



NOTABLE SALES



102 CLEVELAND ST* LOCUST GROVE, GA 30248

BUYER	City Of Locust Grove
SELLER	Warren Holder Equipment
SIZE (SF)	10,897
SALE PRICE	\$2,280,083 (\$209.24 PSF)
	*Portfolio Sale



148-154 VALLEY HILL RD SW RIVERDALE, GA 30274

BUYER	KW Commercial
SELLER	Monarch Young Leaders Academy LLC
SIZE (SF)	13,950
SALE PRICE	\$875,000 (\$62.72 PSF)



1838 METROPOLITAN PKWY SW - BLDG 1* ATLANTA, GA 30315

BUYER	Private Buyer
SELLER	Private Seller
SIZE (SF)	11,732
SALE PRICE	\$852,705 (\$72.68 PSF)
	*Part of Portfolio Sale



101 WORLD DR PEACHTREE CITY, GA 30269

SIZE (SF)	14,454
TENANT	RoviSys
LEASE TYPE	Expansion
LANDLORD	Pace Lynch Corporation



81 UPPER RIVERDALE RD RIVERDALE, GA 30274

SIZE (SF)	8,766
TENANT	ABA Centers of Georgia, LLC
LEASE TYPE	New Lease
LANDLORD	Universal Health Services, Inc



138 PEACHTREE CT PEACHTREE CITY, GA 30269

SIZE (SF)	5,000
TENANT	Advanced Polymer Recycling
LEASE TYPE	New Lease
LANDLORD	Undisclosed

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