



Q2 2025

ATLANTA MEDICAL OFFICE MARKET REPORT

A Steady Pulse Amid
Shifting Space

WHAT'S HAPPENING?

Q2 2025

Atlanta continues to solidify its position as a leading healthcare hub in the Southeast, supported by its growing population, major hospital systems, and expanding life sciences presence. The city's robust medical infrastructure—anchored by institutions like Emory Healthcare, Piedmont, and Northside—drives steady demand for outpatient facilities and specialized medical office space. While midyear stats reflect some softening, such as a slight rise in vacancy to 7.3% and net absorption dipping to -50,885 SF, the fundamentals remain intact. Developers appear optimistic, with over 136,000 SF

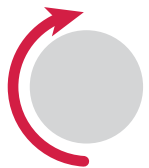
under construction, signaling confidence in long-term demand. While quarterly sales volume declined from \$93.8M to \$63.1M, the average price per square foot remained stable at \$201—an encouraging sign of sustained investor confidence and market stability. Though leasing has cooled slightly, steady asking rents and strong demographic trends point to a resilient market. As healthcare delivery continues shifting toward outpatient and preventative care, Atlanta's medical office sector remains well-positioned for future growth.



-50,885 SF

Q2 NET ABSORPTION

Q1: -19,971 SF



7.3%

Q2 VACANCY RATE

Q1: 7.1%



136,648 SF

Q2 UNDER CONSTRUCTION

Q1: 95,570 SF



26,322 SF

Q2 NEW SUPPLY DELIVERED

Q1: 105,000 SF



\$28.68 PSF

Q2 AVG. ASKING RENT | YEAR

Q1: \$28.91 PSF



\$201 PSF

Q2 AVG. SALES PRICE

Q1: \$201 PSF

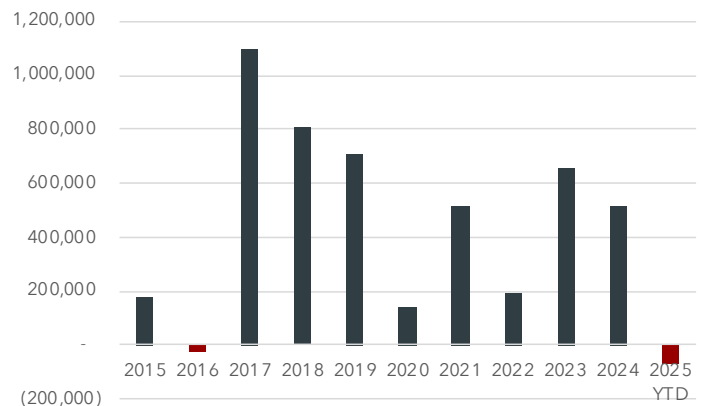


\$63.13 Million

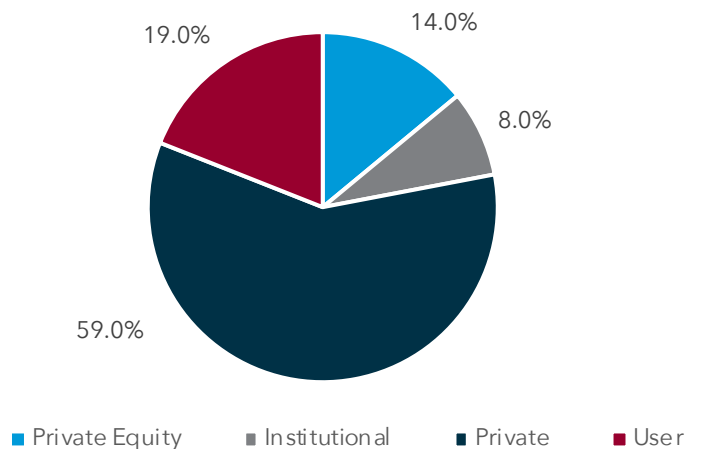
Q2 SALES VOLUME

Q1: \$93.84 Million

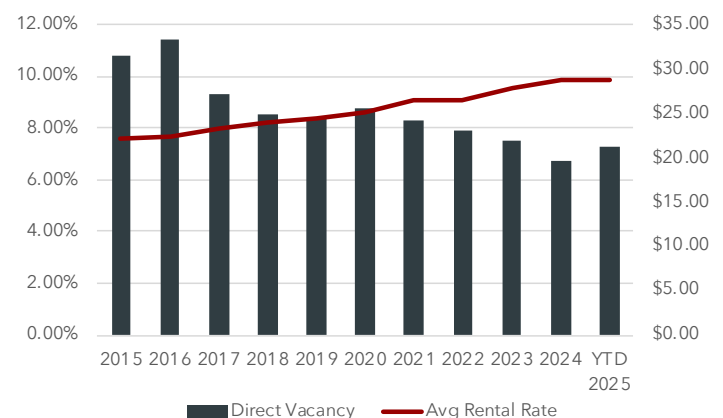
ANNUAL | ABSORPTION (MSF)



Q2 2025 | BUYER COMPOSITION



ANNUAL | VACANCY & RENTAL RATES



MARKET ACTIVITY

Q2 2025

Q2 2025 | TOP SALES



5670 OLD WINDER HWY

BRASELTON, GA 30517

SUBMARKET	Gainesville
BUYER	Elliott Bay Capital Trust
SELLER	Brad J Patten
SIZE (SF)	23,479
SALE PRICE	\$7,800,000 (\$332.21 PSF)



1080 SANDERS ROAD

CUMMING, GA 30041

SUBMARKET	North Fulton
BUYER	Jorwell Properties
SELLER	Jagannath Properties
SIZE (SF)	10,000
SALE PRICE	\$3,500,000 (\$350.00 PSF)



6613 HICKORY FLAT HWY

CANTON, GA 30115

SUBMARKET	Northwest Atlanta
BUYER	SFG SC Canton MOB
SELLER	Aylo Health
SIZE (SF)	22,000
SALE PRICE	\$14,550,000 (\$661.36 PSF)

Q2 2025 | TOP LEASES



2685 PEACHTREE INDUSTRIAL

SUWANEE, GA 30024

SUBMARKET	North Fulton
TENANT	Northside Hospital Orthopedics
SIZE (SF)	5,903
LEASE TYPE	New Lease



1960 RIVERSIDE PARKWAY

LAWRENCEVILLE, GA 30043

SUBMARKET	Northeast Atlanta
TENANT	Women's Imaging Specialist
SIZE (SF)	4,200
LEASE TYPE	New Lease



211 CHICOPEE DR

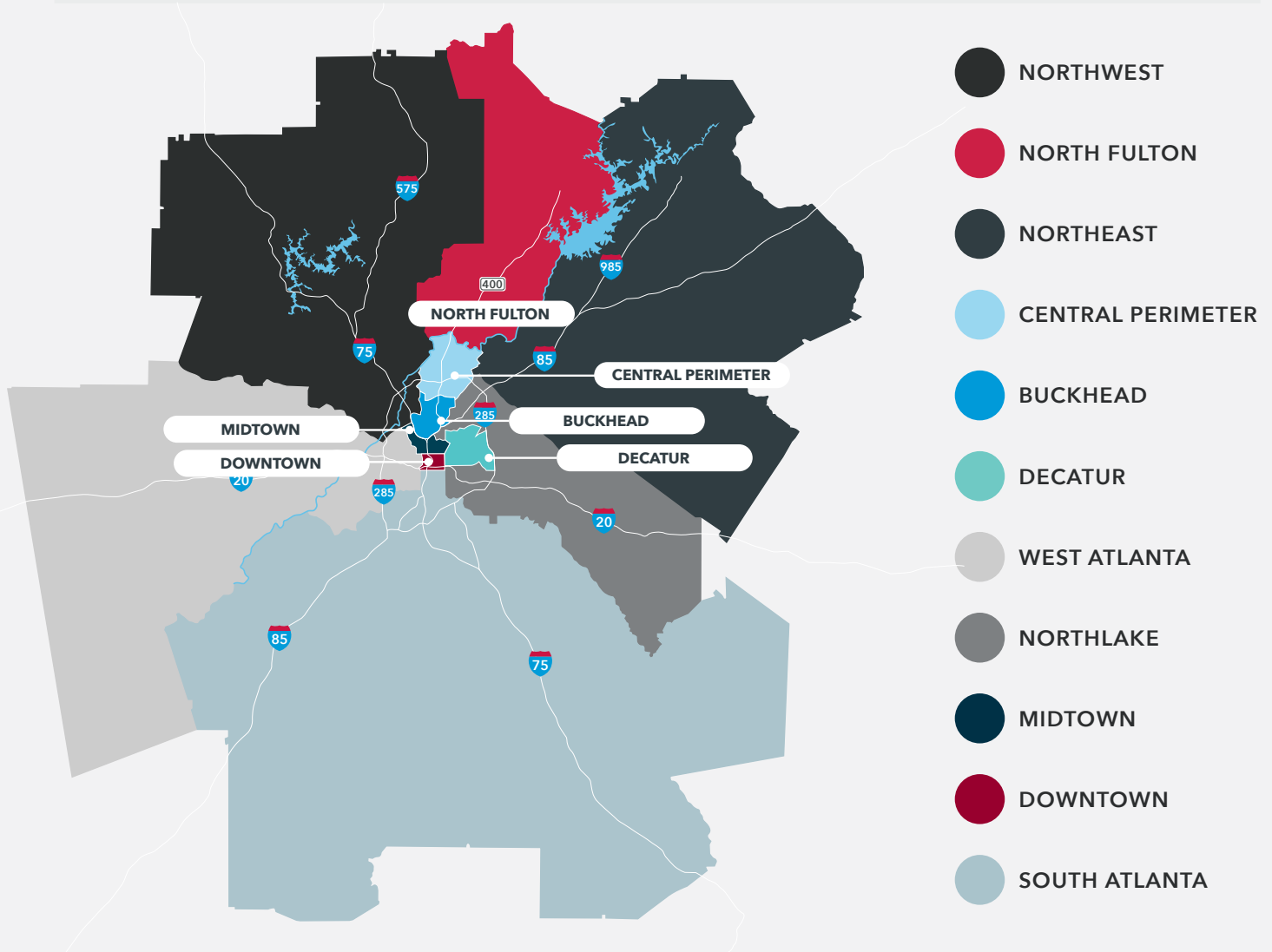
MARIETTA, GA 30060

SUBMARKET	Northwest Atlanta
TENANT	Premier Neurosurgical Institute
SIZE (SF)	13,500
LEASE TYPE	New Lease

Q2 2025 | TOP CONSTRUCTION

PROJECT NAME	LOCATION	BUILDING SIZE (SF)	SUBMARKET	DELIVERY
-	65 Cloverleaf Dr	60,000	Northwest Atlanta	Q2 - 26
-	7355 Main St	37,100	Northwest Atlanta	Q3 - 26
Piedmont Village	1924 Piedmont Rd NE	20,870	Northlake	Q3 - 25
Satellite Park At Huntcrest	1168 Satellite Blvd NW	14,624	Northeast Atlanta	Q3 - 25

METRO SUBMARKETS	NUMBER OF BUILDINGS	RBA (SF)	DIRECT VACANT (SF)	VACANCY RATE	OCCUPANCY RATE	YTD NET ABSORP. (SF)	AVG. ASKING RENT / YEAR (PSF)
Buckhead	18	1,150,138	129,933	11.30%	88.70%	-13,531	\$33.88
Central Perimeter	48	3,595,899	443,219	12.33%	87.67%	2,615	\$32.42
Downtown Atlanta	5	246,413	-	0.00%	100.00%	-	-
Gainesville	56	1,285,152	49,181	3.83%	96.17%	7,343	\$31.59
Midtown Atlanta	4	476,270	30,338	6.37%	93.63%	-28,312	-
North Fulton	150	4,192,335	325,524	7.76%	92.24%	31,284	\$27.28
Northeast Atlanta	160	3,588,282	238,122	6.64%	93.36%	-32,244	\$25.32
Northlake	162	3,466,746	215,383	6.21%	93.79%	-27,481	\$24.98
Northwest Atlanta	244	5,619,687	232,593	4.14%	95.86%	15,815	\$29.62
South Atlanta	233	4,677,096	448,165	9.58%	90.42%	-35,326	\$27.12
West Atlanta	53	1,220,706	45,813	3.75%	96.25%	8,981	\$23.32
TOTAL/AVG	1,133	29,518,724	2,158,271	7.3%	92.69%	(70,856)	\$28.68



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