

# Q3 2025

ATLANTA OFFICE  
SUBMARKET REPORT

CENTRAL  
PERIMETER

## WHAT'S HAPPENING?

The Central Perimeter office market showed meaningful signs of stabilization in Q3 2025, with net absorption turning positive after several quarters of decline. While asking rents eased slightly and construction remained paused, a dip in vacancy and a rebound in tenant activity suggest cautious optimism is returning to one of Atlanta's core suburban office hubs.

- Vacancy declined to 27.3%, down from 27.8%, reflecting incremental gains in occupancy driven by renewed leasing.
- Net absorption reached 134,928 SF, a significant turnaround from Q2's -50,202 SF and a sign that tenant demand is beginning to recover.
- Average asking rents dipped to \$30.26 PSF from \$30.38 PSF, as landlords continued to show flexibility to secure deals.
- No projects are currently under construction, underscoring a measured approach from developers as the submarket works through existing inventory.



**27.3%**  
Q3 VACANCY RATE  
Q2: 27.8%



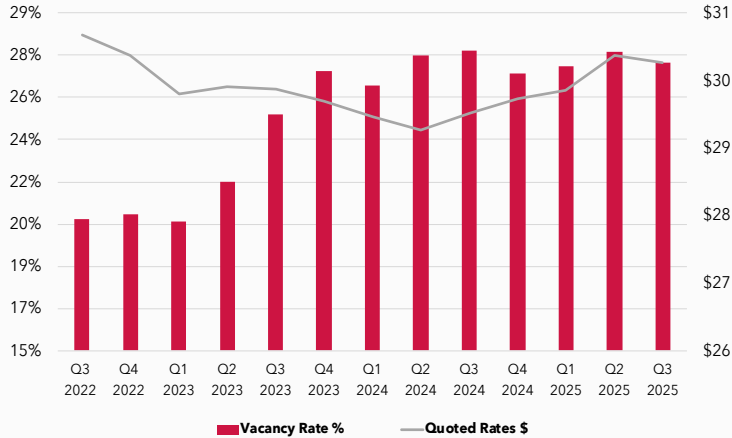
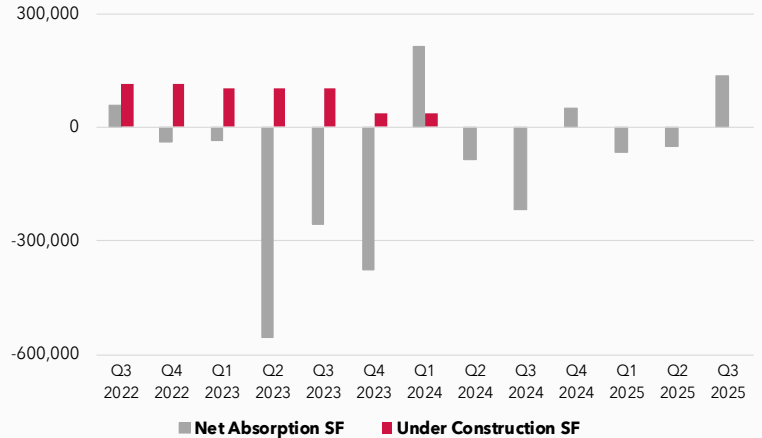
**134,928 SF**  
Q3 NET ABSORPTION  
Q2: (50,202) SF



**0 SF**  
Q3 UNDER CONSTRUCTION  
Q2: 0 SF



**\$30.26 PSF**  
Q3 AVG. ASKING RENT | YEAR  
Q2: \$30.38 PSF

**Q3 2025 | VACANCY & RENTAL RATE**

**Q3 2025 | NET ABSORPTION & U.C.**


## NOTABLE SALES


**MORGAN FALLS OFFICE PARK | BLDG. 100**  
 ATLANTA, GA 30350

SIZE (SF)	64,972
PRICE	\$5,151,000 (\$79.28 PSF)
BUYER	Brown Trout Development II LLC
SELLER	Highgate Partners*

\*Lee & Associates Representation


**THE POINTE | BLDG. 400\***  
 ATLANTA, GA 30350

SIZE (SF)	255,444
PRICE	Confidential
BUYER	Apollo Global Management
SELLER	Bridge Investment Group

\*Part of Portfolio Sale


**THE POINTE | BLDG. 500\***  
 ATLANTA, GA 30350

SIZE (SF)	176,174
PRICE	Confidential
BUYER	Apollo Global Management
SELLER	Bridge Investment Group

\*Part of Portfolio Sale


**10 GLENLAKE - NORTH TOWER**  
 ATLANTA, GA 30328

SIZE (SF)	26,490
TENANT	Parsons Services Company, Inc.
LANDLORD	Highwoods Properties
LEASE TYPE	New


**SUMMIT FOUR**  
 ATLANTA, GA 30319

SIZE (SF)	25,902
TENANT	Flatiron Dragados
LANDLORD	Spear Street Capital
LEASE TYPE	New


**PALISADES | BLDG. D**  
 ATLANTA, GA 30328

SIZE (SF)	25,009
TENANT	E-Spaces
LANDLORD	The Zalik Foundation
LEASE TYPE	New

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