

Q2 2025

ATLANTA OFFICE SUBMARKET REPORT

NORTHWEST SUBMARKET

WHAT'S HAPPENING?

The Northwest Atlanta office market improved slightly in Q2 2025, with net absorption rising to -61,030 square feet from a much deeper loss in Q1. Vacancy declined to 20.72%, and asking rents increased for the second consecutive quarter as leasing held steady and investment activity remained strong.

- Net absorption registered -61,030 square feet, a substantial improvement from the -381,487 square feet recorded the previous quarter
- Vacancy decreased to 20.72%, down from 21.02% in Q1, as tenant move-outs slowed and space turnover stabilized
- The submarket recorded the second-largest office sale in Metro Atlanta this quarter, with RG Real Estate acquiring Cumberland Center IV for \$53 million at \$242.54 per square foot



(61,030) SF

Q2 NET ABSORPTION

Q1: (381,487) SF



20.72%

Q2 VACANCY RATE

Q1: 21.02%



293,367 SF

Q2 UNDER CONSTRUCTION

Q1: 293,367 SF

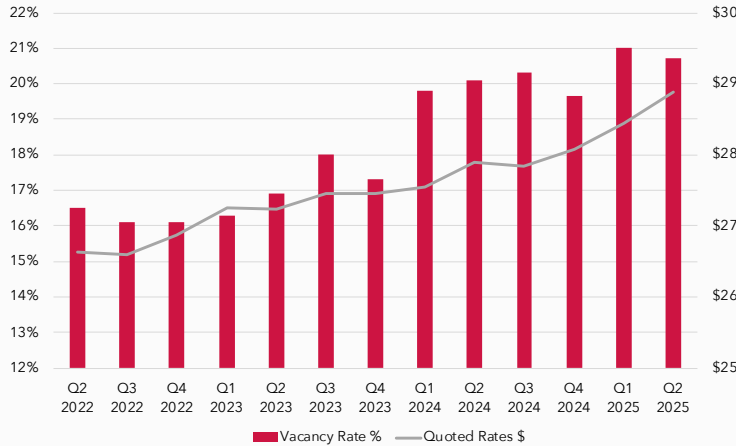


\$28.89 PSF

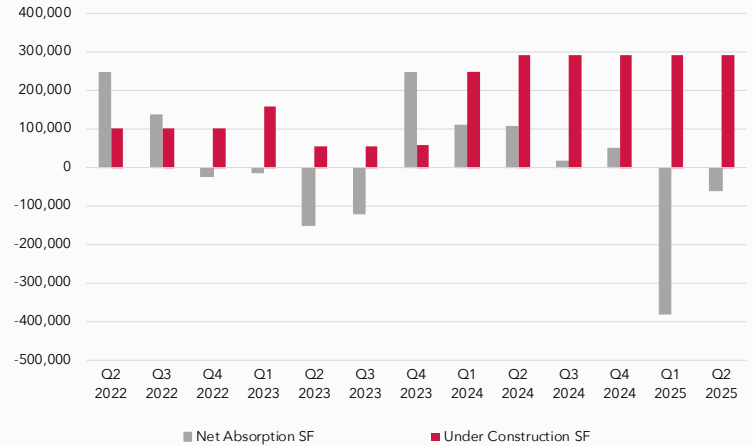
Q2 AVG. ASKING RENT | YEAR

Q1: \$28.45 PSF

Q2 2025 | VACANCY & RENTAL RATE



Q2 2025 | NET ABSORPTION & U.C.



NOTABLE SALES



3225 CUMBERLAND BLVD SE ATLANTA, GA 30339

SIZE (SF)	218,519
PRICE	\$53,000,000 (\$242.54 PSF)
BUYER	RG Real Estate
SELLER	CP Group



3100 INTERSTATE N CIRCLE* ATLANTA, GA 30339

SIZE (SF)	158,312
PRICE	\$22,830,417 (\$144.21 PSF)
BUYER	Atlanta Braves Holdings, LLC
SELLER	Rubenstein Partners

*Part of Portfolio Sale



3715 NORTHSIDE PKWY | BLDG. 400* ATLANTA, GA 30327

SIZE (SF)	146,928
PRICE	\$21,884,875 (\$148.95 PSF)
BUYER	Landmark Properties
SELLER	GEM Realty Capital, Inc.

*Part of Portfolio Sale



400 GALLERIA PKWY SE ATLANTA, GA 30339

SIZE (SF)	25,306
TENANT	OM Partners
LANDLORD	Piedmont Realty Trust
LEASE TYPE	New



2018 POWERS FERRY RD ATLANTA, GA 30339

SIZE (SF)	25,234
TENANT	Atkins
LANDLORD	Balfour Pacific
LEASE TYPE	New



3939 ROYAL DR | BLDG. 200 KENNESAW, GA 30144

SIZE (SF)	17,885
TENANT	360 Creative Solutions Group
LANDLORD	Shaheen & Company
LEASE TYPE	New

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