

# Q3 2025

ATLANTA OFFICE  
SUBMARKET REPORT

NORTHWEST  
ATLANTA

## WHAT'S HAPPENING?

Northwest Atlanta's office market posted a notable rebound in Q3 2025, with net absorption turning sharply positive after a negative start to the year. Vacancy improved, and while asking rents declined and construction activity slowed, the surge in tenant demand suggests a near-term shift in market momentum.

- Vacancy improved to 19.9%, down from 20.7%, likely supported by a mix of new move-ins and limited space deliveries.
- Net absorption reached 171,528 SF, a strong recovery from Q2's -61,030 SF and a sign of renewed leasing traction.
- Average asking rents declined to \$28.12 PSF from \$28.89 PSF, as landlords remained flexible to capture activity.
- Construction activity decreased to 187,639 SF, down from 293,367 SF, following the Q3 delivery and occupancy of the Braves' 250,000 SF development, 5 Ball Park Center. The project's completion underscores the submarket's growth potential even as developers take a more measured approach toward new starts.



**19.9%**  
Q3 VACANCY RATE  
Q2: 20.7%



**171,528 SF**  
Q3 NET ABSORPTION  
Q2: (61,030) SF

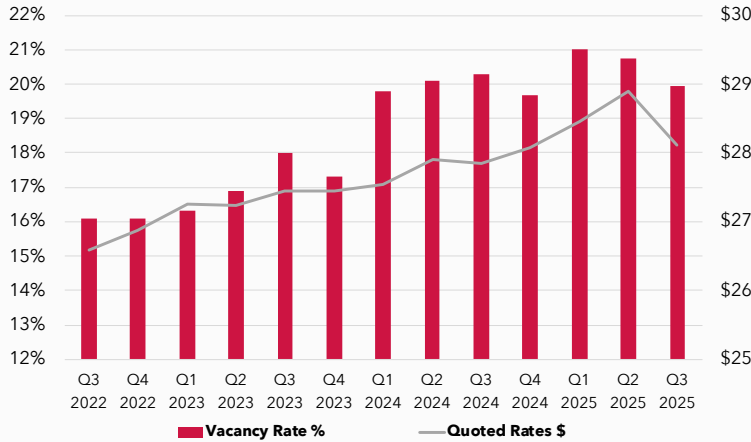


**187,639 SF**  
Q3 UNDER CONSTRUCTION  
Q2: 293,367 SF

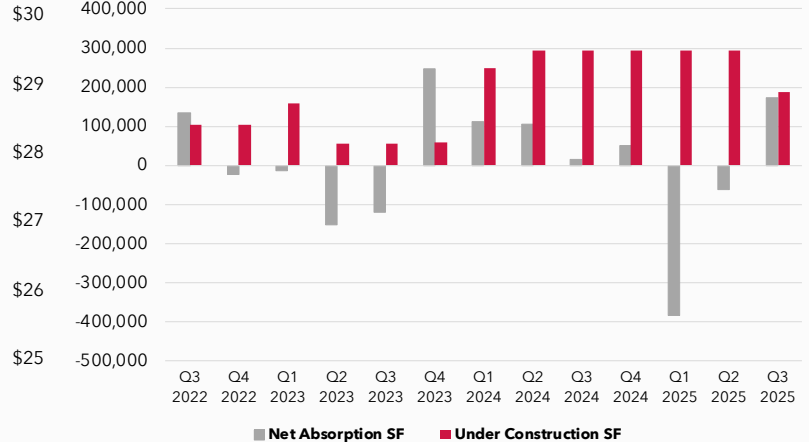


**\$28.12 PSF**  
Q3 AVG. ASKING RENT | YEAR  
Q2: \$28.89 PSF

## Q3 2025 | VACANCY & RENTAL RATE



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



## NOTABLE SALES



### 100 CITY VIEW ATLANTA, GA 30339

SIZE (SF)	249,455
PRICE	\$50,400,000 (\$202.04 PSF)
BUYER	OA Development, Inc.
SELLER	Granite Properties, Inc.



### NORTHSIDE MEDICAL CUMBERLAND\* SMYRNA, GA 30080

SIZE (SF)	60,732
PRICE	\$23,000,000 (\$378.71 PSF)
BUYER	Stonemont Financial Group
SELLER	Northside Hospital

\*Part of Portfolio Sale



### 6613 HICKORY FLAT HWY\* CANTON, GA 30115

SIZE (SF)	24,622
PRICE	\$14,554,602 (\$591.12 PSF)
BUYER	Stonemont Financial Group
SELLER	Aylo Health

\*Part of Portfolio Sale



### 3074 CHASTAIN MEADOWS PKY NW KENNESAW, GA 30144

SIZE (SF)	79,992
TENANT	Heidelberg USA, Inc.
LANDLORD	Orion Office REIT
LEASE TYPE	New



### RIVERWOOD 200 ATLANTA, GA 30339

SIZE (SF)	64,609
TENANT	Holder Construction
LANDLORD	Highwoods Properties, Inc.
LEASE TYPE	Renewal



### TOWN POINT SERVICE CENTER KENNESAW, GA 30144

SIZE (SF)	31,318
TENANT	WSP
LANDLORD	SilverCap Partners, LLC
LEASE TYPE	Renewal

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