

Q2 2025

ATLANTA OFFICE
SUBMARKET REPORT

CENTRAL
PERIMETER

WHAT'S HAPPENING?

The Central Perimeter office market remains a strategic choice for corporate users, with vacancy inching up to 27.75% and net absorption staying negative at -50,202 square feet. Leasing activity held steady, with deals from Quikrete and TriNet reflecting ongoing interest in the submarket's accessibility and live-work-play appeal.

- Net absorption posted -50,202 square feet, continuing a stretch of negative performance that reflects cautious tenant movement across the metro
- Vacancy rose to 27.75%, up from 27.13% in Q1, though the rate has leveled off compared to the sustained climb seen throughout 2023
- Asking rents increased to \$30.38 per square foot, returning to pricing levels last seen in Q4 2022 and underscoring stable landlord sentiment despite muted activity



(50,202) SF

Q2 NET ABSORPTION

Q1: (66,449) SF



27.75%

Q2 VACANCY RATE

Q1: 27.13%



0 SF

Q2 UNDER CONSTRUCTION

Q1: 0 SF

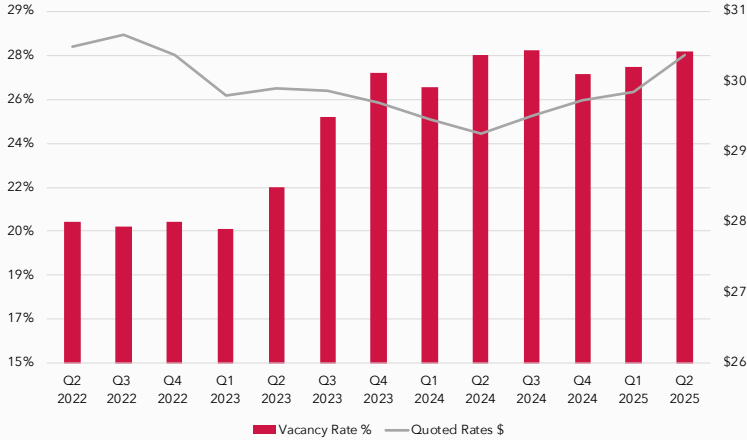


\$30.38 PSF

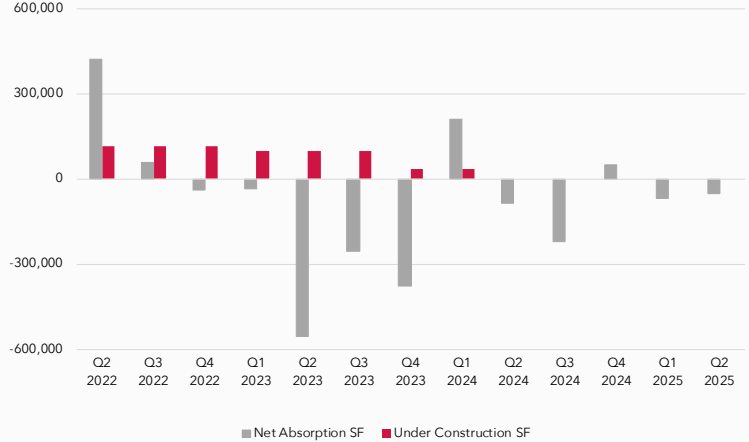
Q2 AVG. ASKING RENT | YEAR

Q1: \$29.86 PSF

Q2 2025 | VACANCY & RENTAL RATE



Q2 2025 | NET ABSORPTION & U.C.



NOTABLE SALES



PALISADES | BLDG. A, B, C, D* ATLANTA, GA 30328

SIZE (SF)	638,564
PRICE	\$47,500,000 (\$74.39 PSF)
BUYER	The Zalik Foundation
SELLER	Atlanta Property Group

*4 Property Portfolio



5075 ROSWELL RD NE ATLANTA, GA 30342

SIZE (SF)	7,000
PRICE	\$1,530,000 (\$218.57 PSF)
BUYER	Tasha Karamipour Alam
SELLER	Warren Environment



1818 INDEPENDENCE SQUARE DUNWOODY, GA 30338

SIZE (SF)	4,000
PRICE	\$220,000 (\$55.00 PSF)
BUYER	1818 Independence, LLC
SELLER	Samaja, LLC



5 CONCOURSE PKWY NE ATLANTA, GA 30328

SIZE (SF)	69,084
TENANT	Quikrete Companies
LANDLORD	Building and Land Technology
LEASE TYPE	Renewal



145 HILLSIDE AVE SE ATLANTA, GA 30346

SIZE (SF)	64,195
TENANT	TriNet Group Inc.
LANDLORD	GID Investment Advisors, LLC
LEASE TYPE	New



211 PERIMETER CENTER PKWY NE ATLANTA, GA 30346

SIZE (SF)	46,787
TENANT	TriNet Group Inc.
LANDLORD	GID Investment Advisors LLC
LEASE TYPE	New

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Market report analysis by: Dan Wagner, Kate Hunt, Lucas Carvalho
Market report created by: Julia Whitlark | Marketing Director, Grace Gregorie | Marketing Specialist