

Q3 2025

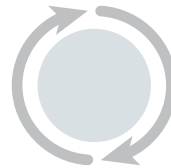
ATLANTA OFFICE SUBMARKET REPORT

BUCKHEAD

WHAT'S HAPPENING?

The Buckhead office market continued to face headwinds in Q3 2025, as leasing activity remained sluggish and net absorption stayed negative for a fourth consecutive quarter. While vacancy held steady at elevated levels, landlords remained firm on pricing, suggesting confidence in the submarket's long-term positioning despite near-term challenges.

- Vacancy held steady from Q2 at 28.3%, maintaining Buckhead's place among the highest vacancy office submarkets in Metro-Atlanta.
- Net absorption registered -176,288 SF, a slight decline from Q2 and further indication of muted leasing momentum.
- Average asking rents edged up to \$38.03 PSF from \$37.88 PSF, as landlords continued to market the area's premium amenities and talent access.
- No new construction was recorded this quarter, underscoring a cautious stance among developers amid ongoing market uncertainty.



28.3%
Q3 VACANCY RATE
Q2: 28.3%



(176,288) SF
Q3 NET ABSORPTION
Q2: (174,565) SF

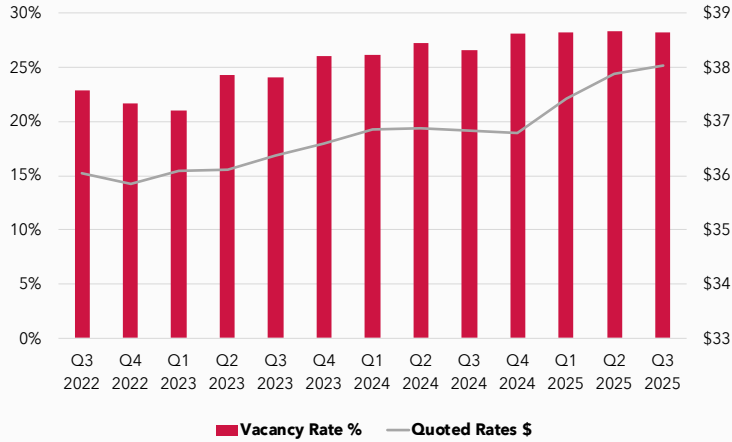


0 SF
Q3 UNDER CONSTRUCTION
Q2: 0 SF

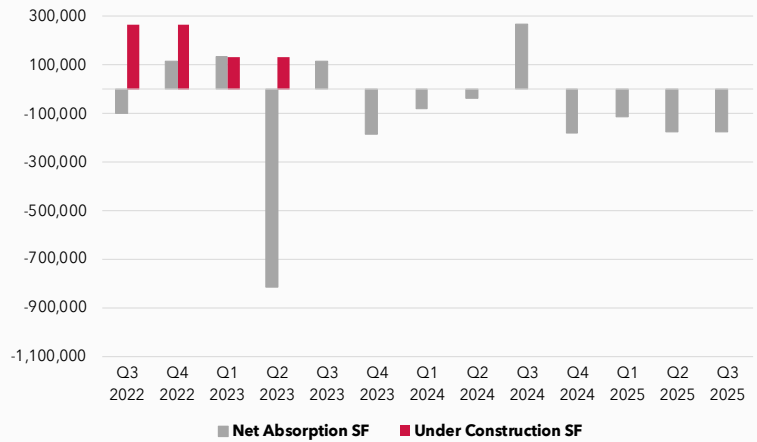


\$38.03 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: \$37.88 PSF

Q3 2025 | VACANCY & RENTAL RATE



Q3 2025 | NET ABSORPTION & U.C.



NOTABLE SALES



ATLANTA FINANCIAL CENTER | EAST* ATLANTA, GA 30326

SIZE (SF)	388,982
PRICE	\$19,873,191 (\$51.09 PSF)
BUYER	Banyan Street Capital
SELLER	Sumitomo Corporation

*Part of Portfolio Sale



LENOX PARK* ATLANTA, GA 30319

SIZE (SF)	350,460
PRICE	Confidential
BUYER	Apollo Global Management
SELLER	Bridge Investment Group

*Part of Portfolio Sale



ATLANTA FINANCIAL CENTER | SOUTH* ATLANTA, GA 30326

SIZE (SF)	284,143
PRICE	\$15,376,569 (\$54.12 PSF)
BUYER	Banyan Street Capital
SELLER	Sumitomo Corporation

*Part of Portfolio Sale



THREE ALLIANCE CENTER ATLANTA, GA 30326

SIZE (SF)	37,326
TENANT	Homrich Berg
LANDLORD	State of Florida Retirement Fund
LEASE TYPE	Renewal



THREE ALLIANCE CENTER ATLANTA, GA 30326

SIZE (SF)	14,546
TENANT	Homrich Berg
LANDLORD	State of Florida Retirement Fund
LEASE TYPE	Renewal



ONE ALLIANCE CENTER ATLANTA, GA 30326

SIZE (SF)	12,378
TENANT	Alston Construction
LANDLORD	Highwoods
LEASE TYPE	Renewal

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