

Q2 2025

ATLANTA OFFICE
SUBMARKET REPORT

DOWNTOWN
SUBMARKET

WHAT'S HAPPENING?

Downtown Atlanta's office market gained positive traction in Q2 2025, with net absorption rebounding to 181,366 square feet after four consecutive quarters of losses. Vacancy improved to 28.56%, offering early signs of stabilization as tenant activity begins to reengage across core urban assets.

- Net absorption reached 181,366 square feet, a significant turnaround from the prior quarter's -1,569 square feet and a notable shift after a full year of negative totals
- Vacancy declined to 28.56%, down from 29.39% in Q1, supported by moderate leasing momentum and stable tenant retention
- Asking rents held steady at \$30.65 per square foot, slightly below peak levels, while renewals led the quarter's activity across key downtown properties



181,366 SF

Q2 NET ABSORPTION

Q1: (1,569) SF



28.56%

Q2 VACANCY RATE

Q1: 29.39%



16,195 SF

Q2 UNDER CONSTRUCTION

Q1: 16,195 SF

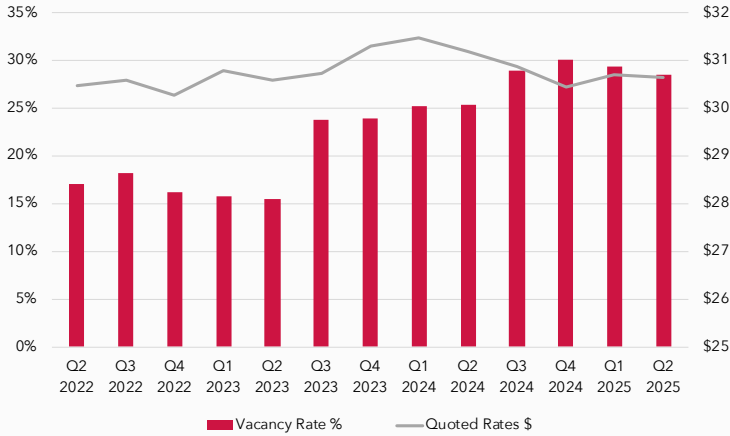


\$30.65 PSF

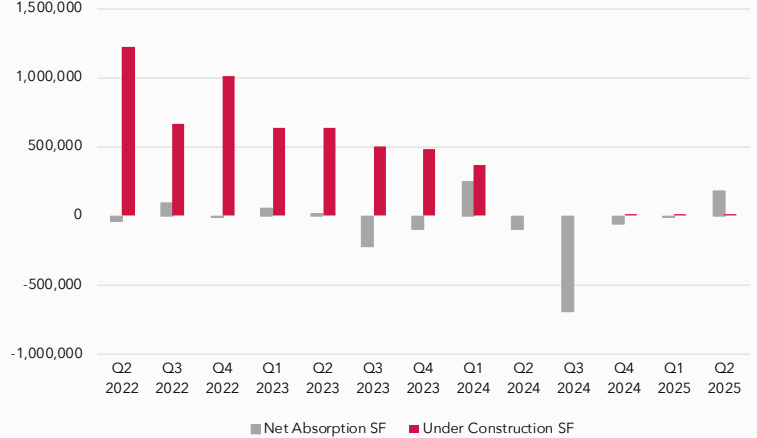
Q2 AVG. ASKING RENT | YEAR

Q1: \$30.72 PSF

Q2 2025 | VACANCY & RENTAL RATE



Q2 2025 | NET ABSORPTION & U.C.



NOTABLE SALES

1




464 BLVD SE
ATLANTA, GA 30312

SIZE (SF)	2,800
PRICE	Undisclosed
BUYER	Undisclosed
SELLER	Pellerin Real Estate

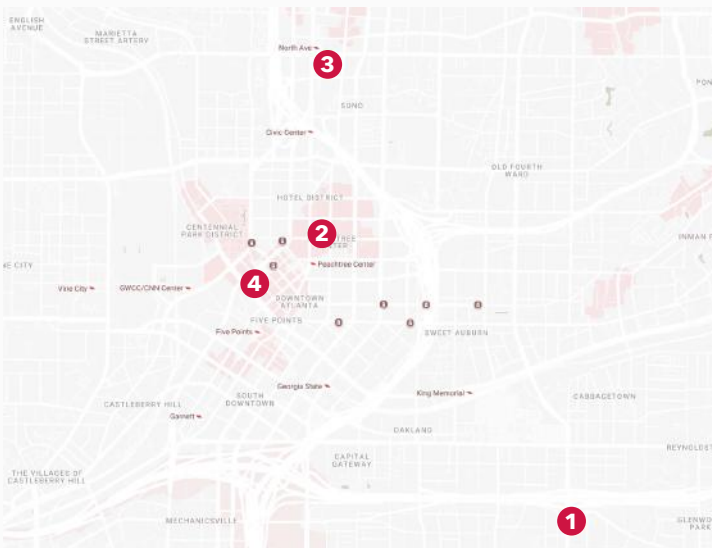
NOTABLE LEASES

2




229 PEACHTREE ST NE
ATLANTA, GA 30303

SIZE (SF)	15,571
TENANT	Elarbee Thompson
LANDLORD	Situs AMC
LEASE TYPE	Renewal




3



600 PEACHTREE ST NE
ATLANTA, GA 30308

SIZE (SF)	12,816
TENANT	Interstate Resources, Inc.
LANDLORD	HPS Investment Partners, LLC
LEASE TYPE	Renewal

4



101 MARIETTA ST NW
ATLANTA, GA 30303

SIZE (SF)	11,191
TENANT	CIM Group
LANDLORD	Dilweg
LEASE TYPE	Renewal

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