

Q2 2025

ATLANTA OFFICE SUBMARKET REPORT

SOUTH ATLANTA SUBMARKET

WHAT'S HAPPENING?

South Atlanta maintained the lowest office vacancy rate in metro Atlanta in Q2 2025, at 14.09%, despite continued softness in net absorption. The submarket recorded -70,004 square feet of absorption for the quarter, following a smaller negative figure in Q1, as tenant activity remained limited.

- Vacancy rose modestly to 14.09% from 13.71% in Q1, but the submarket remains the tightest among all major metro Atlanta office markets
- Net absorption fell to -70,004 square feet, marking a second consecutive quarter of negative demand after a brief return to growth at the end of 2024
- Asking rents averaged \$25.27 per square foot, dipping slightly from \$25.39 last quarter but still elevated compared to long-term averages



(70,004) SF

Q2 NET ABSORPTION

Q1: (28,157) SF



14.09%

Q2 VACANCY RATE

Q1: 13.71%



0 SF

Q2 UNDER CONSTRUCTION

Q1: 0 SF

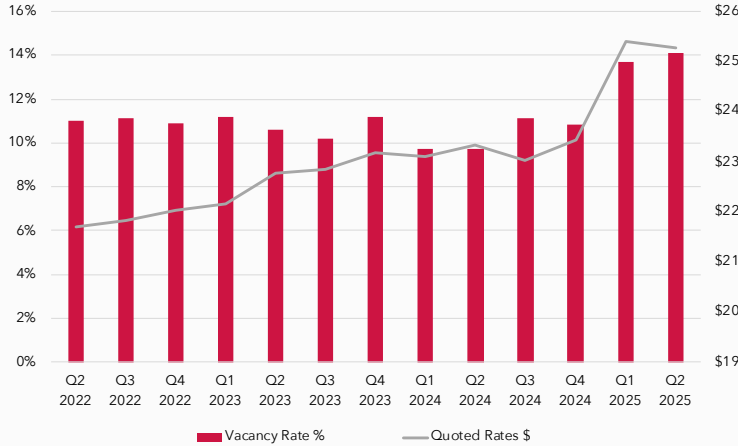


\$25.27 PSF

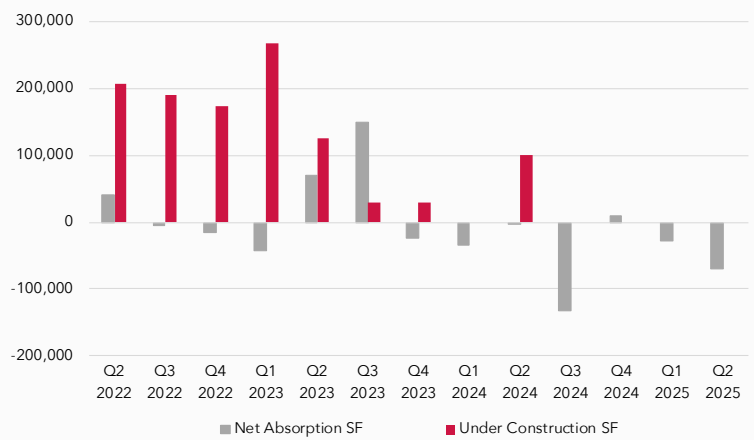
Q2 AVG. ASKING RENT | YEAR

Q1: \$25.39 PSF

Q2 2025 | VACANCY & RENTAL RATE



Q2 2025 | NET ABSORPTION & U.C.



NOTABLE SALES



1 & 10 GRESHAM LANDING STOCKBRIDGE, GA 30281

SIZE (SF)	34,959
PRICE	\$3,550,000 (\$101.55 PSF)
BUYER	Liberty Communities
SELLER	SD Gresham Partners, LLC
*2 Property Portfolio	



315 ARROWHEAD BLVD JONESBORO, GA 30236

SIZE (SF)	11,302
PRICE	\$2,000,000 (\$176.96 PSF)
BUYER	Samba Recovery
SELLER	National Assistance Bureau, Inc.



275 COUNTRY CLUB DR STOCKBRIDGE, GA 30281

SIZE (SF)	5,716
PRICE	\$1,475,000 (\$258.05 PSF)
BUYER	Go Technology Management, LLC
SELLER	David A Hermecz, PhD



1336 HIGHWAY 54 FAYETTEVILLE, GA 30214

SIZE (SF)	20,000
TENANT	Georgia Urology
LANDLORD	Remedy Medical Properties
LEASE TYPE	New



900 WESTPARK DR PEACHTREE CITY, GA 30269

SIZE (SF)	7,265
TENANT	Bank of America
LANDLORD	Randolph Williams
LEASE TYPE	Renewal



1575 HIGHWAY 34 E NEWNAN, GA 30265

SIZE (SF)	6,787
TENANT	Dogwood Autism
LANDLORD	White Oak Holdings, 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