



ATLANTA **OFFICE** MARKET REPORT


Leasing activity persists as vacancies remain elevated.





WHAT'S HAPPENING


Atlanta's office market is currently marked by strong leasing activity alongside elevated vacancy rates. In Q3 2024, leasing activity reached 1.7 million square feet, indicating robust demand. However, the vacancy rate stands at 24.7%, as companies reassess their real estate needs and downsize their office spaces. This trend, driven by major corporations adapting to evolving work models, has led to increased direct and sublet vacancies.


Despite these challenges, the overall market is adapting, with 1.6 million square feet currently under construction. Asking rents have remained stable, averaging \$29.57 per square foot. Moving forward, Atlanta's office market will likely continue to navigate this complex landscape, balancing strong leasing activity with the need for landlords to address surplus space and attract tenants.


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-864,577 SF
Q3 NET ABSORPTION
Q2: -687,572 SF
- 

24.7%
Q3 VACANCY RATE
Q2: 24.2%
- 

1.6 MSF
Q3 UNDER CONSTRUCTION
Q2: 2.2 MSF
- 

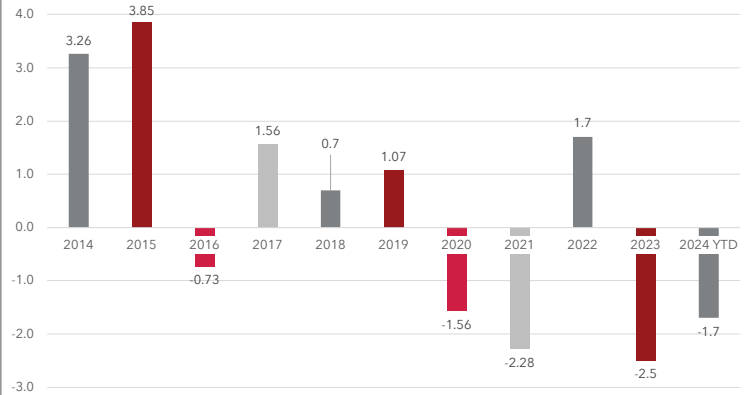
379,207 SF
Q3 NEW SUPPLY DELIVERED
Q2: 140,383 SF
- 

\$29.57 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: \$29.88 PSF
- 

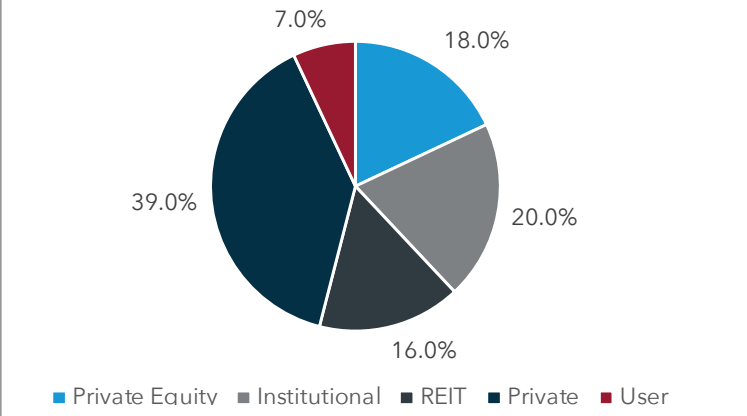
\$143 PSF
Q3 AVERAGE \$ PSF
Q2: \$138 PSF
- 

\$1.55 Billion
ROLLING 12-MO SALES VOLUME
Q2: \$1.57 Billion

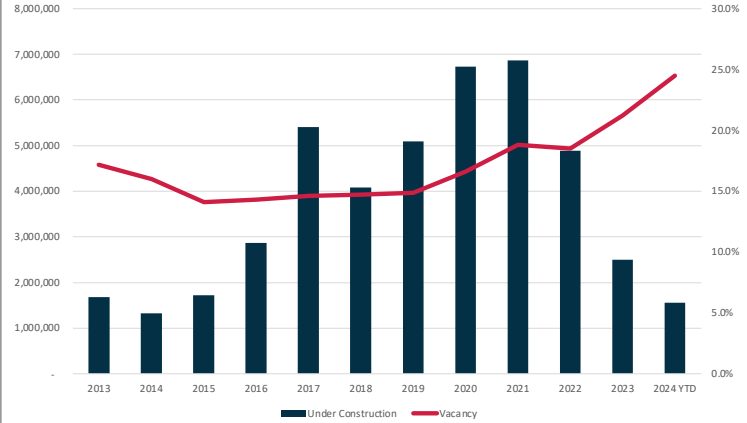
YEAR-TO-DATE | ABSORPTION (MSF)



Q3 2024 | BUYER COMPOSITION



Q3 2024 | VACANCY & UNDER CONSTRUCTION



MARKET ACTIVITY

Q3 2024 | TOP SALES



1170 PEACHTREE STREET
ATLANTA, GA 30309

SUBMARKET	Midtown Atlanta
BUYER	Town Lane
SELLER	Manulife US Real Estate
SIZE (SF)	523,071
SALE PRICE	\$83,250,000 (\$159.16 PSF)



680 MURPHY AVENUE - 1000*
ATLANTA, GA 30310

SUBMARKET	West Atlanta
BUYER	Atrium Health
SELLER	Carter, USA
SIZE (SF)	173,600
SALE PRICE	\$24,263,670 (\$139.77 PSF)



12 EXECUTIVE PARK DRIVE NE
ATLANTA, GA 30329

SUBMARKET	Northlake
BUYER	Emory University
SELLER	Office Properties Income Trust
SIZE (SF)	129,825
SALE PRICE	\$17,610,320 (\$135.65 PSF)

Q3 2024 | TOP LEASES



TWO ALLIANCE
ATLANTA, GA 30326

SUBMARKET	Buckhead
TENANT	Morris, Manning & Martin, LLP
SIZE (SF)	104,440
LEASE TYPE	New Lease



SUNTRUST PLAZA GARDEN OFFICES
ATLANTA, GA 30303

SUBMARKET	Downtown Atlanta
TENANT	Truist
SIZE (SF)	104,100
LEASE TYPE	New Lease



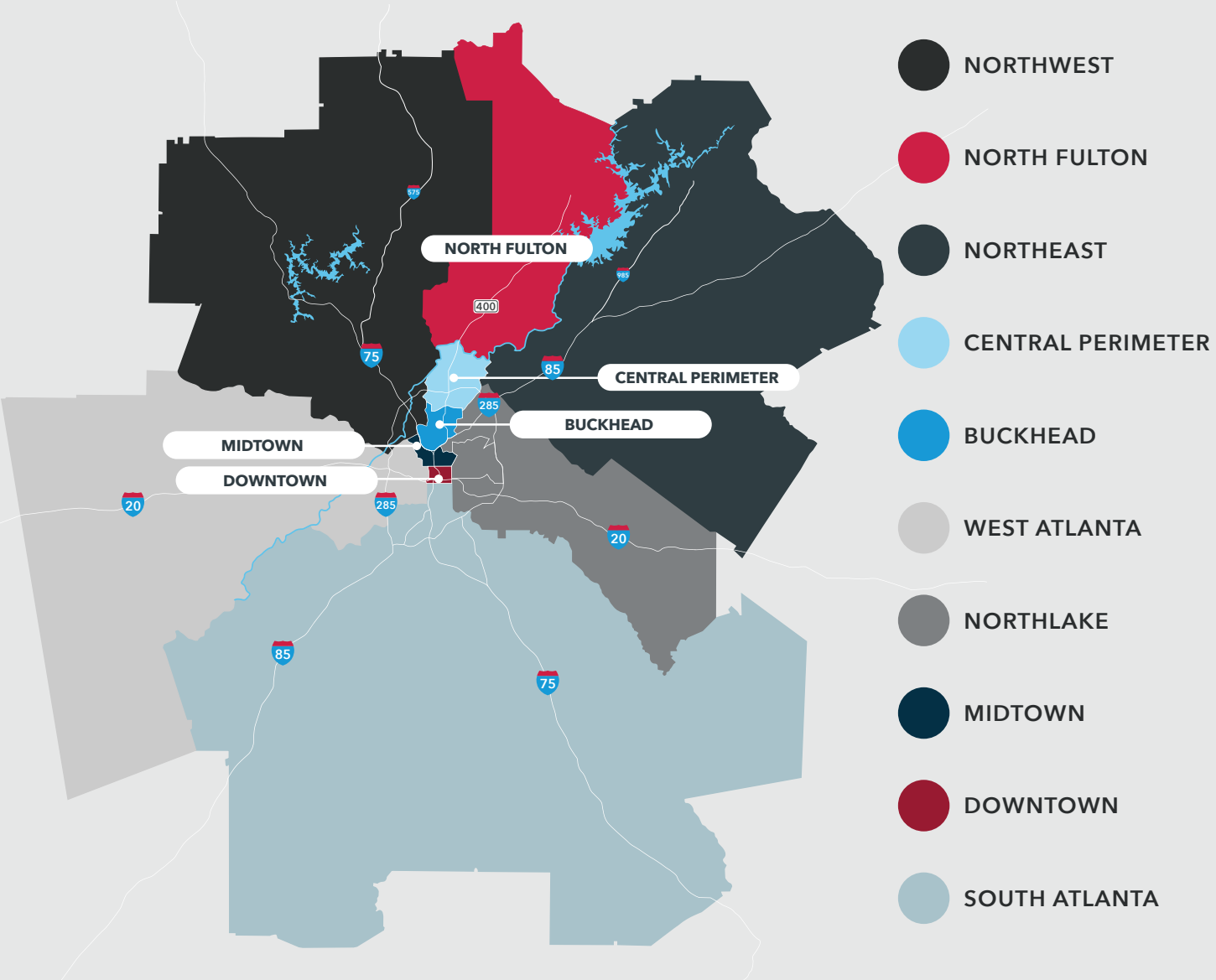
PHIPPS TOWER
ATLANTA, GA 30326

SUBMARKET	Buckhead
TENANT	CoStar Group Inc.
SIZE (SF)	82,131
LEASE TYPE	Renewal

Q3 2024 | TOP CONSTRUCTION

PROJECT NAME	LOCATION	BUILDING SIZE (SF)	SUBMARKET	DELIVERY
Spring Quarter	1020 Spring St	538,126	Midtown Atlanta	Q1 - 2025
Truist Securities Headquarters	900 SE Battery Ave	250,000	Northwest Atlanta	Q4 - 2024
1050 Brickworks	1050 Marietta St NW	230,000	Midtown Atlanta	Q4 - 2024
1072 West Peachtree Office	1072 W Peachtree St NW	224,000	Midtown Atlanta	Q2 - 2025
300	6095 Pine Mountain Rd	43,367	Northwest Atlanta	Q4 - 2025
Thrive Duluth	3162 Main St	35,580	Northeast Atlanta	Q3 - 2025

OFFICE SUBMARKETS	TOTAL INVENTORY (SF)	TOTAL VACANT (SF)	VACANCY RATE	YTD NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	YTD DELIVERIES (SF)	AVG. ASKING RENT / YEAR (PSF)
Buckhead	21,323,048	5,674,501	26.6%	144,158	-	-	\$36.83
Central Perimeter	26,813,693	7,466,611	27.8%	(90,983)	-	35,656	\$29.51
Downtown	19,496,858	5,627,155	28.9%	(541,850)	-	-	\$30.88
Midtown	27,721,461	8,261,728	29.8%	(1,059,820)	1,115,849	654,675	\$40.50
North Fulton	22,513,416	6,344,747	28.2%	(288,076)	45,000	186,745	\$26.29
Northeast Atlanta	18,211,996	2,814,970	15.5%	174,176	82,392	-	\$22.26
Northlake	13,877,713	2,940,282	21.2%	(91,714)	-	-	\$25.60
Northwest Atlanta	27,024,795	5,488,285	20.3%	233,850	293,367	-	\$27.85
South Atlanta	8,867,273	982,940	11.1%	(168,778)	-	-	\$23.02
West Atlanta	2,611,640	964,802	36.9%	6,170	18,297	-	\$39.09
TOTAL	188,461,893	46,566,021	24.7%	(1,682,867)	1,554,905	877,076	\$29.57



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