



ATLANTA **OFFICE** MARKET REPORT

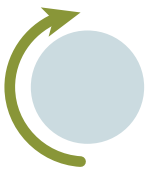
Q-O-Q vacancy remained flat for the first time in 2 years



WHAT'S HAPPENING

Atlanta's office market is showing resilience, ending the year with positive absorption after six consecutive quarters of negative net absorption. Leasing activity surged to 2.2 million square feet in Q4, the highest since early 2022, signaling renewed tenant interest and confidence. Asking rents remained stable at \$29.78 per square foot annually, indicating a slight rise over Q3. Perhaps the most newsworthy statistic from Q4 was the

stagnant vacancy rate, which remained at 24.7%, the first time in two years that vacancy didn't increase quarter-over-quarter. . Construction activity has tapered down to 703,251 square feet, aligning with current demand and contributing to a more balanced market. With these positive trends, Atlanta's office sector is adjusting to changing conditions and is well-positioned for renewed momentum in the coming year.



179,560 SF

Q4 NET ABSORPTION
Q3: -864,577 SF



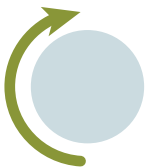
24.7%

Q4 VACANCY RATE
Q3: 24.7%



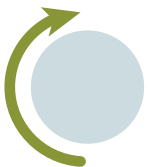
703,251 SF

Q4 UNDER CONSTRUCTION
Q3: 1.6 MSF



869,524 SF

Q4 NEW SUPPLY DELIVERED
Q3: 379,207 SF



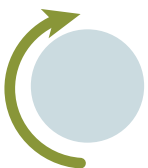
\$29.78 PSF

Q4 AVG. ASKING RENT | YEAR
Q3: \$29.57 PSF



\$129 PSF

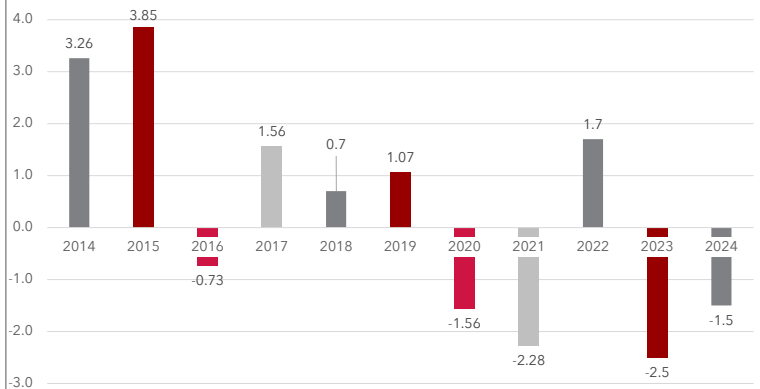
Q4 AVERAGE \$ PSF
Q3: \$143 PSF



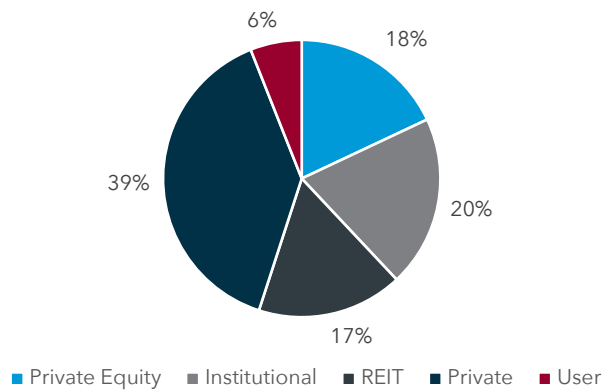
\$1.58 Billion

ROLLING 12-MO SALES VOLUME
Q3: \$1.55 Billion

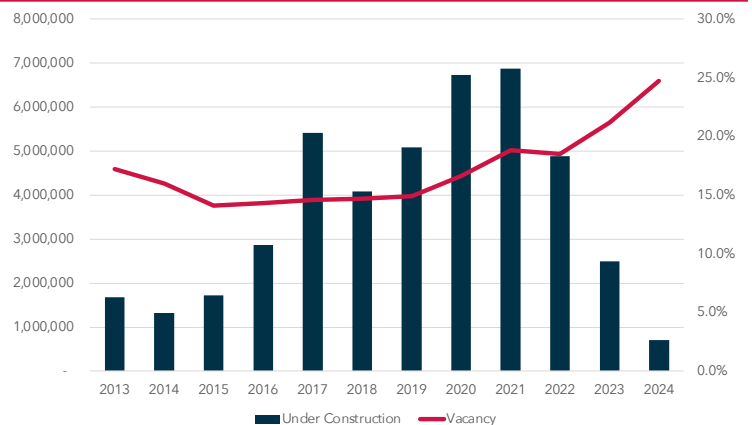
ANNUAL | ABSORPTION (MSF)



Q4 2024 | BUYER COMPOSITION



ANNUAL | VACANCY & UNDER CONSTRUCTION



MARKET ACTIVITY

Q4 2024 | TOP SALES



PERSHING PARK PLAZA

ATLANTA, GA 30309

SUBMARKET	Midtown Atlanta
BUYER	Barnouin Group
SELLER	Franklin Street Properties Corporation
SIZE (SF)	160,145
SALE PRICE	\$34,000,000 (\$212.31 PSF)



OVERLOOK AT SUGARLOAF

ATLANTA, GA 30097

SUBMARKET	Northeast Atlanta
BUYER	Eastern Glass and Aluminum Inc
SELLER	Crossgate Partners, LLC
SIZE (SF)	157,686
SALE PRICE	\$24,000,000 (\$152.20 PSF)



ASHFORD PERIMETER

ATLANTA, GA 30319

SUBMARKET	Central Perimeter
BUYER	PruittHealth
SELLER	CP Group
SIZE (SF)	296,264
SALE PRICE	\$22,500,000 (\$75.95 PSF)

Q4 2024 | TOP LEASES



PERIMETER SUMMIT TWO

ATLANTA, GA 30319

SUBMARKET	Central Perimeter
TENANT	AIG
SIZE (SF)	178,666
LEASE TYPE	New Lease



THE PINNACLE

ATLANTA, GA 30326

SUBMARKET	Buckhead
TENANT	Bank of America
SIZE (SF)	127,688
LEASE TYPE	Renewal



BANK OF AMERICA PLAZA

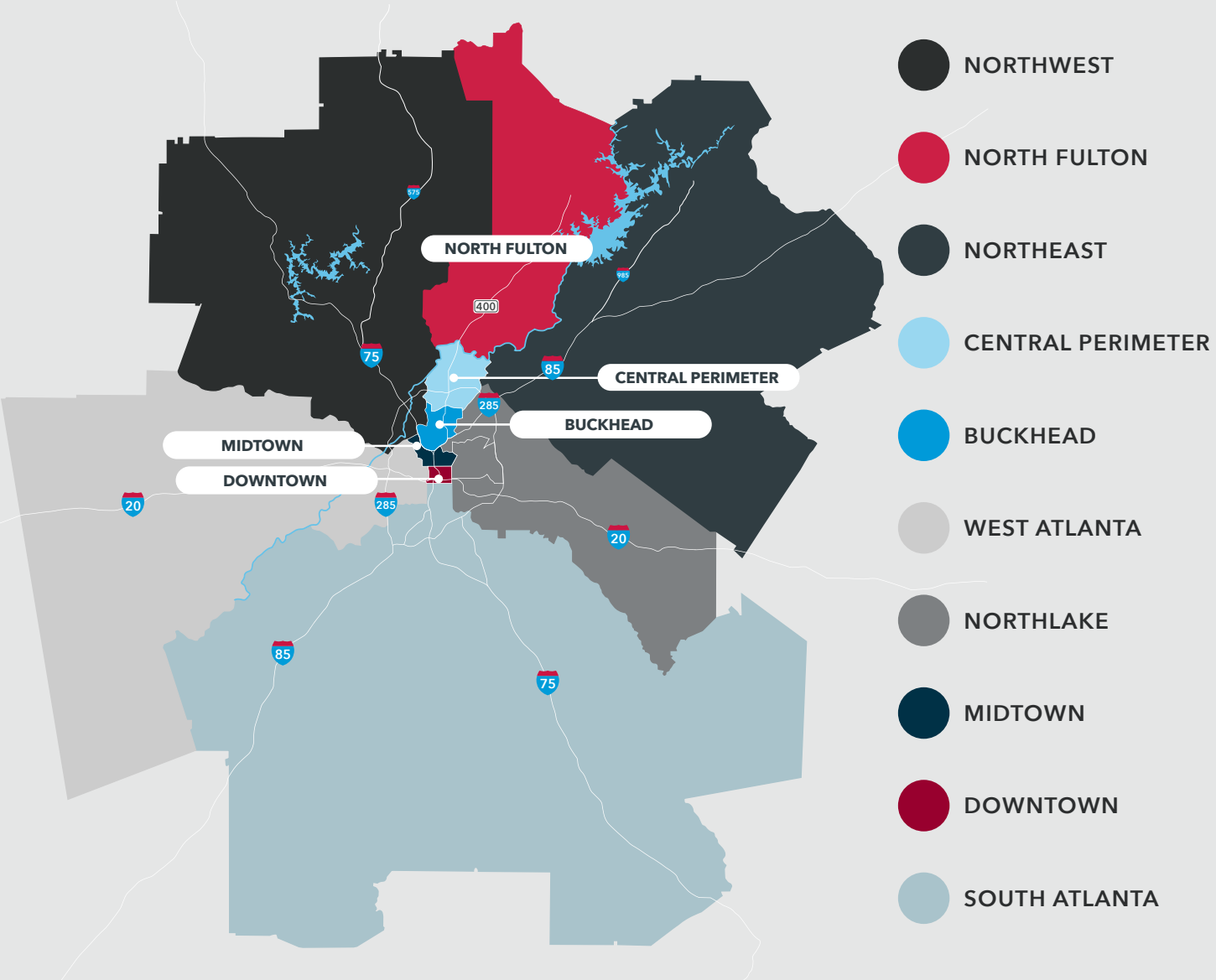
ATLANTA, GA 30308

SUBMARKET	Downtown Atlanta
TENANT	Eversheds Sutherland (US)
SIZE (SF)	94,072
LEASE TYPE	New Lease

Q4 2024 | TOP CONSTRUCTION

PROJECT NAME	LOCATION	BUILDING SIZE (SF)	SUBMARKET	DELIVERY
5 Ball Park Center	740 Battery Ave SE	250,000	Northwest Atlanta	Q2 - 2025
1072 West Peachtree Office	1072 W Peachtree St NW	224,000	Midtown Atlanta	Q4 - 2025
Cedar Creek Professional Center - 300	6095 Pine Mountain Rd	43,367	Northwest Atlanta	Q4 - 2025
Thrive Duluth	3162 Main St	35,580	Northeast Atlanta	Q3 - 2025
458 Northolt Pkwy	458 Northolt Pkwy	26,812	Northeast Atlanta	Q3 - 2025
N Main Development	126 N Main St	24,000	North Fulton	Q2 - 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	21,387,708	6,004,909	28.1%	(34,916)	-	-	\$36.78
Central Perimeter	26,672,815	7,153,000	26.8%	(41,812)	-	35,656	\$29.73
Downtown	20,215,719	6,084,346	30.1%	(601,143)	16,195	-	\$30.46
Midtown	29,355,966	8,945,809	30.5%	(924,049)	224,000	1,524,199	\$40.52
North Fulton	22,924,119	6,455,766	28.2%	(268,379)	69,000	186,745	\$26.32
Northeast Atlanta	18,348,440	2,769,855	15.1%	302,156	82,392	-	\$22.23
Northlake	13,734,903	2,691,924	19.6%	(95,318)	-	-	\$25.18
Northwest Atlanta	26,933,173	5,294,183	19.7%	285,337	293,367	-	\$28.07
South Atlanta	9,131,816	988,983	10.8%	(158,420)	-	-	\$23.43
West Atlanta	2,969,915	1,044,368	35.2%	33,237	18,297	-	\$37.47
TOTAL	191,674,574	47,433,143	24.7%	(1,503,307)	703,251	1,746,600	\$29.78



The information and details contained herein have been obtained from third-party sources believed to be reliable; however, Lee & Associates Atlanta has not independently verified its accuracy. Lee & Associates Atlanta makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to the implied warranty of suitability and fitness for a particular purpose.

Interested parties should perform their own due diligence regarding the accuracy of the information. The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., Real Capital Analytics, and Georgia State Economic Forecasting Center. The Lee & Associates Atlanta Industrial Market Report compiles market data by using a third-party database for the proprietary analysis of building sizes of 15,000 SF and larger in the Atlanta Metropolitan Area. © Copyright 2025 Lee & Associates Atlanta. All rights reserved.

Report analysis by: Daniel Wagner, Chief Data Officer | Kate Hunt, Senior Research Analyst | Lucas Carvalho, Research Analyst
 Report created by: Julia Whitlark, Marketing Director | Grace Gregorie, Marketing Specialist



LEE & ASSOCIATES - ATLANTA

3500 Lenox Road, Suite 1600 | Atlanta, GA 30326
 404.442.2810 | lee-associates.com/atlanta