



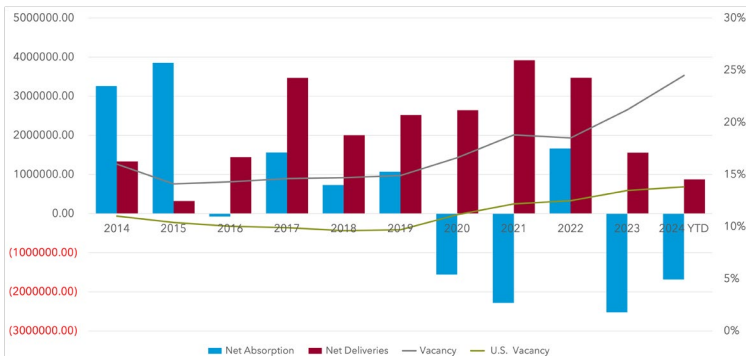
### OFFICE MARKET OVERVIEW

KATE HUNT, Senior Research Analyst

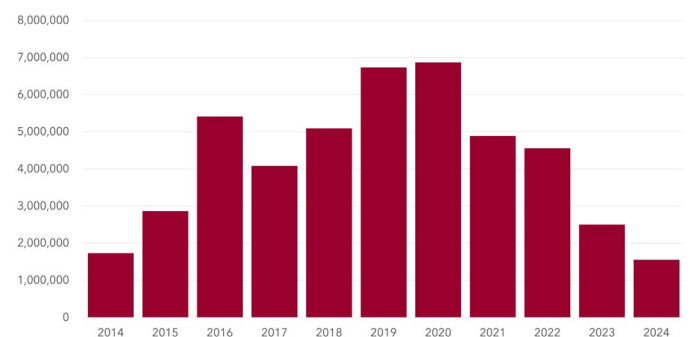
Atlanta's office market is currently marked by strong leasing activity alongside elevated vacancy rates. In Q3 2024, leasing activity reached 1.7 million SF, indicating robust demand. However, the vacancy rate stands at 24.5%, as companies reassess their real estate needs and downsize their office spaces, a trend driven by major corporations adapting to evolving work models. This shift has resulted in increased direct and sublet vacancies. Despite these challenges, the market is adapting, with 1.6 million SF currently under construction and stable asking rents averaging \$29.57 PSF. Moving forward, Atlanta's office market will likely continue navigating this complex landscape, balancing strong leasing activity with the need for landlords to address surplus space.

MARKET INDICATORS	Q3 2024	Q2 2024	Q1 2024	Q4 2023	Q3 2023
▼ 12 Mo. Net Absorption SF	(2,162,679)	(2,067,668)	(3,029,047)	(2,524,369)	(1,751,575)
▲ Vacancy Rate	24.5%	24.2%	23.6%	21.2%	20.8%
▼ Avg Asking Rate PSF	\$29.57	\$29.88	\$29.90	\$30.92	\$30.54
▲ Sale Price PSF	\$143.00	\$138.00	\$144.00	\$146.00	\$161.00
▲ Cap Rate	8.63%	8.60%	8.52%	8.46%	8.33%
▼ Under Construction SF	1,554,905	2,151,326	2,034,913	2,501,859	2,633,281
▼ Inventory SF	187,875,113	188,062,785	190,498,864	220,535,837	225,744,093

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
1170 Peachtree Street Atlanta, GA	523,071 SF	\$83,250,000 \$159.16 PSF	Town Lane Manulife US Real Estate	Class A
680 Murphy Avenue - 1000* Atlanta, GA	173,600 SF	\$24,263,670 \$139.77 PSF	Atrium Health Carter, USA	Class A
12 Executive Park Drive NE Atlanta, GA	129,825 SF	\$17,610,320 \$135.65 PSF	Emory University Office Properties Income Trust	Class A

\*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
3560 Lenox Road NE Atlanta, GA	104,440 SF	Highwoods	Morris, Manning & Martin LLP	Legal Services
303 Peachtree Center Avenue Atlanta, GA	104,100 SF	Truist	Truist	Financial Services
3438 Peachtree Road Atlanta, GA	82,131 SF	Manulife US Real Estate Investment Trust	CoStar Group, Inc.	Information Services

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