



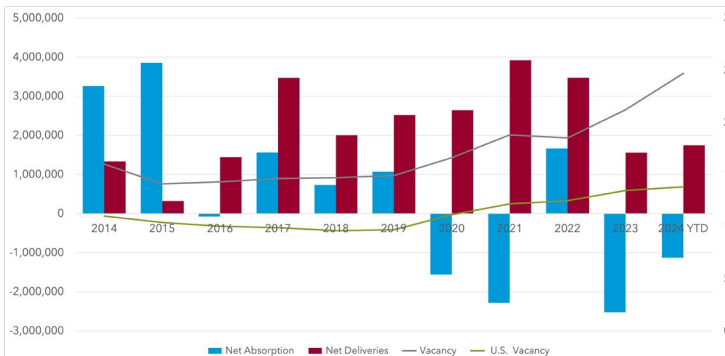
OFFICE MARKET OVERVIEW

KATE HUNT, Senior Research Analyst

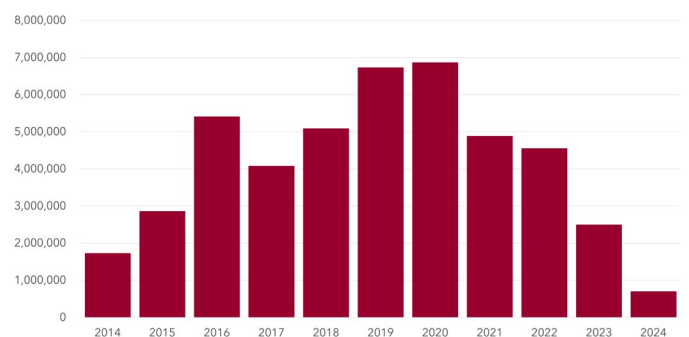
Atlanta's office market is showing resilience, ending the year with positive absorption after six consecutive quarters of negative net absorption. Leasing activity surged to 2.2 million square feet in Q4, the highest since early 2022, signaling renewed tenant interest and confidence. Asking rents remained 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.

MARKET INDICATORS	Q4 2024	Q3 2024	Q2 2024	Q1 2024	Q4 2023
▲ 12 Mo. Net Absorption SF	(1,503,307)	(2,162,679)	(2,067,668)	(3,029,047)	(2,524,369)
◀▶ Vacancy Rate	24.7%	24.7%	24.2%	23.6%	21.2%
▲ Avg NNN Asking Rate PSF	\$29.78	\$29.57	\$29.88	\$29.90	\$30.92
▼ Sale Price PSF	\$138	\$143	\$138	\$144	\$146
▼ Cap Rate	8.50%	8.63%	8.60%	8.52%	8.46%
▼ Under Construction SF	703,251	1,554,905	2,151,326	2,034,913	2,501,859
▲ Inventory SF	191,674,574	187,875,113	188,062,785	190,498,864	220,535,837

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
4151 Ashford Dunwoody Road, NE Atlanta, GA	296,264 SF	\$22,500,000 \$75.95 PSF	PruittHealth CP Group	Class A
1420 Peachtree Street NE Atlanta, GA	160,145 SF	\$34,000,000 \$212.31 PSF	Barnouin Group Franklin Street Properties Corp.	Class A
2055 Sugarloaf Circle Duluth, GA	157,686 SF	\$24,000,000 \$152.20 PSF	Eastern Glass and Aluminum, Inc. Crossgate Partners LLC	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2002 Summit Boulevard Atlanta, GA	178,666 SF	Spear Street Capital	AIG	Financial Services and Insurance
3455 Peachtree Road, NE Atlanta, GA	127,688 SF	STRS Ohio CA Real Estate	Bank of America	Financial Services and Insurance
600 Peachtree Street, NE Atlanta, GA	94,072 SF	CP Group	Eversheds Sutherland (US)	Professional, Scientific, and Technical Services

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