

**18.6%**

Q2 Vacancy ↑

**-65,312 SF**

Q2 Net Absorption ↓

**345,500 SF**

Q2 Under Construction ↓

**\$24.94 PSF**

Average Asking Rent (per year) ↑

**\$27.70 PSF**

CLASS A

Average Asking Rent (per year) ↑

**\$21.06 PSF**

CLASS B

Average Asking Rent (per year) ↑

Office vacancies in North Fulton continue to rise as tenants downsize and move-out, along with new deliverables, now reaching 18.6% vacancy. North Fulton experienced its fifth consecutive quarter of negative absorption, although continuing to improve these past two quarters at -65,312 SF. Overall, there were 52 sales averaging \$143 PPF. Construction continues to progress in North Fulton with 345,500 SF currently under construction.

## KIMBALL PLACE



### NOTABLE SALES

- 3655 Brookside Parkway  
133,442 SF | \$152.55 PSF  
Buyer: Bridge Commercial Real Estate
- 3625 Brookside Parkway  
133,355 SF | \$155.92 PSF  
Buyer: Bridge Commercial Real Estate

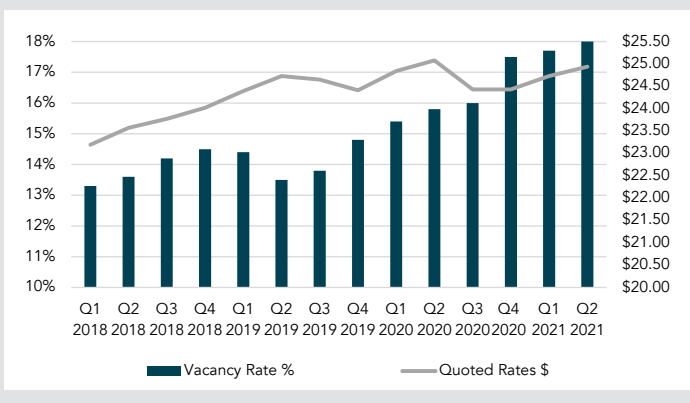
### NOTABLE LEASES

- 1220 Old Alpharetta Rd  
18,525 SF  
Tenant: Hummingbird
- 1145 Sanctuary Pkwy  
16,439 SF  
Tenant: Emerald

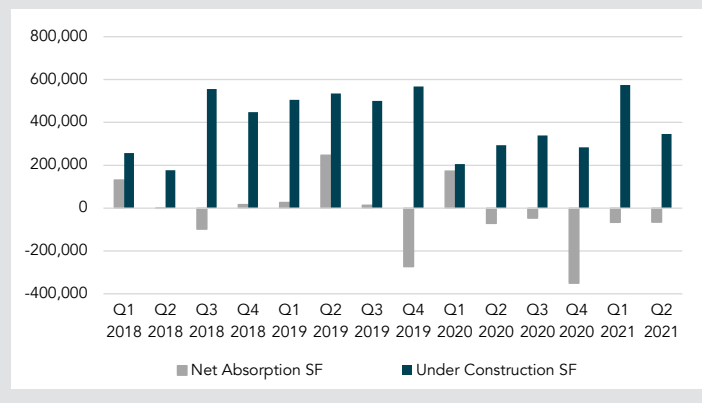
### NOTABLE DEVELOPMENTS

- 360 Tech Village | 2350 Lakeview Pkwy (pictured)  
100,000 SF
- Market District Crabapple | 12655 Birmingham Hwy  
67,500 SF | 81% Leased  
Delivery: Dec 2021
- Halcyon | 6365 Halycon Way  
60,000 SF | 29% Leased  
Delivery: Oct 2021

### VACANCY & RENTAL RATE Q2 2018 - Q2 2021



### ABSORPTION & UNDER CONSTRUCTION Q2 2018 - Q2 2021



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