

**11.3%**

Q2 Vacancy ↓

**79,400 SF**

Q2 Net Absorption ↑

**20,000 SF**

Q2 Under Construction ↔

**\$21.00 PSF**

Average Asking Rent (per year) ↑

**\$24.43 PSF**

CLASS A

Average Asking Rent (per year) ↓

**\$20.47 PSF**

CLASS B

Average Asking Rent (per year) ↑



South Atlanta increased its absorption to 79,400 SF prior to last quarter at 62,923 SF. Vacancy decreased .6% to 11.3% as rental rates had a increased to \$21.00 for the second quarter in a row. Current construction has stayed stagnant at 20,000 SF due to a price increase in construction supplies and supply constraints.

## 1341 MORELAND AVE SE



### NOTABLE SALES

- 100 Southcrest Drive  
200,015 SF | \$142.50 PSF  
Buyer: NA
- 2380 Godby Road  
41,837 | \$112.62 PSF  
Buyer: Cleanspark Inc.

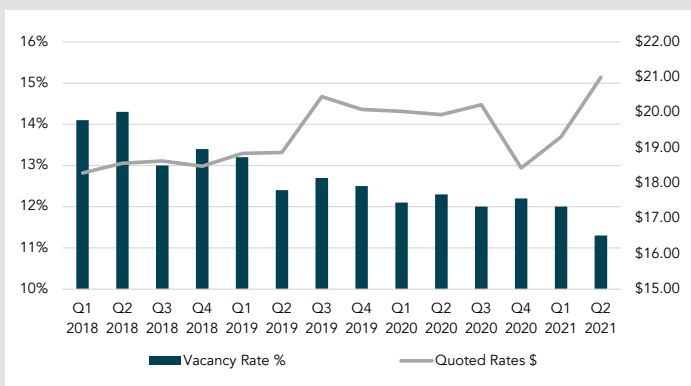
### NOTABLE LEASES

- 697-719 David Road  
11,600 SF  
Tenant: Confidential
- 1115 Mt. Zion Road  
5,500 SF  
Tenant: Confidential
- 1305 Pennsylvania Avenue  
4,825 SF  
Tenant: Confidential

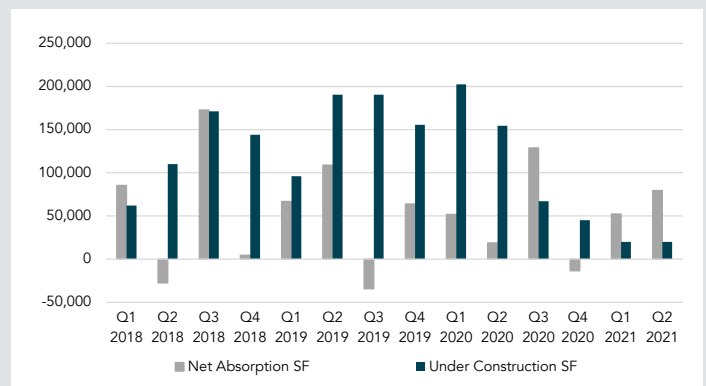
### NOTABLE DEVELOPMENTS

- 1341 Moreland Ave. SE  
20,000 SF | 0% leased  
Delivery: Q3 2021
- 9 Bledsoe Rd  
10,000 SF | 0% leased  
Delivery: Q3 2021

### VACANCY & RENTAL RATE Q1 2018 - Q2 2021



### ABSORPTION & UNDER CONSTRUCTION Q1 2018 - Q2 2021



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