

# CENTRAL PERIMETER OFFICE SUBMARKET REPORT | Q3 2021

**22.5%**

Q3 Vacancy ↑

**-100,910 SF**

Q3 Net Absorption ↓

**0 SF**

Q3 Under Construction ↔

**\$29.11 PSF**

Average Asking Rent (per year) ↑

**\$30.39 PSF**

CLASS A

Average Asking Rent (per year) ↑

**\$23.97 PSF**

CLASS B

Average Asking Rent (per year) ↑

Following its first quarter of positive absorption for the year, Central Perimeter is back to negative net absorption with 100,910 SF of negative net absorption. The vacancy rate nearly maintained its standing from Q2-21 at 22.2% and increase to 22.5%. Development activity has continued to stay with nothing under construction as most projects were completed in earlier quarters of 2021. The average market rent for Central Perimeter continues to increase as there was a \$0.35 increase from Q2-21 to Q3-21 at \$29.11 PSF.

## 2002 SUMMIT BLVD.



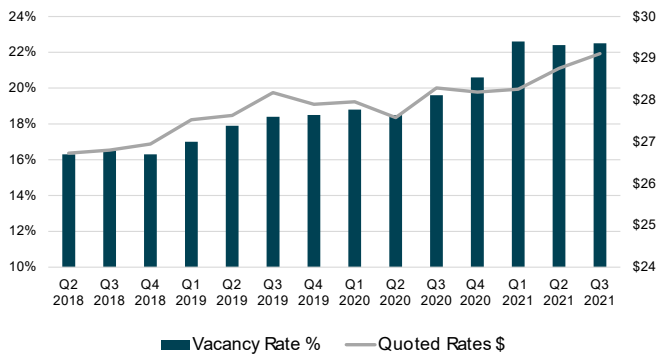
### NOTABLE SALES

- 6160 Peachtree Dunwoody Rd. NE  
15,406 SF | \$3,100,000 | \$201.22 PSF  
Buyer: Greenleaf Management
- 4370 Georgetown Sq.  
10,304 SF | \$1,375,000 | \$133.44 PSF  
Buyer: Andrew Jimerson III
- 8725 Dunwoody Place  
8,406 SF | \$925,000 | \$110.04 PSF  
Buyer: Hayt, Hayt & Landau, PL

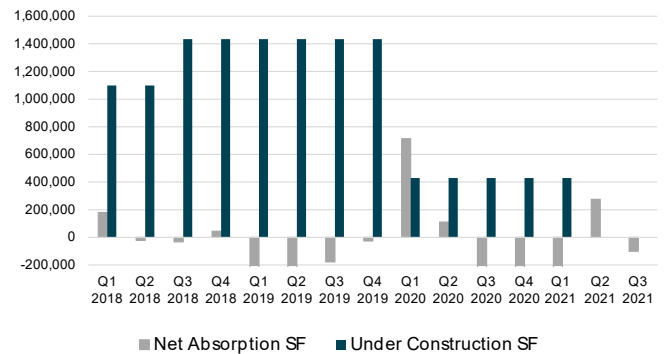
### NOTABLE LEASES

- \*2002 Summit Blvd.  
52,184 SF  
Tenant: Aprio
- 3 Ravinia Dr.  
51,555 SF  
Tenant: Schindler Elevators
- 5565 Glenridge Connector  
51,474 SF  
Tenant: Greensky Credit

### VACANCY & RENTAL RATE Q1 2018 - Q3 2021



### ABSORPTION & UNDER CONSTRUCTION Q1 2018 - Q3 2021



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