

NORTHWEST ATLANTA SUBMARKET REPORT | Q3 2021

16.7%

Q3 Vacancy ↑

-153,827 SF

Q3 Net Absorption ↓

36,000 SF

Q3 Under Construction ↔

\$26.07 PSF

Average Asking Rent (per year) ↓

\$29.24 PSF

CLASS A

Average Asking Rent (per year) ↑

\$21.24 PSF

CLASS B

Average Asking Rent (per year) ↓

\$15.53 PSF

CLASS C

Average Asking Rent (per year) ↓

The Northwest Atlanta submarket vacancy continues to rise for the eighth consecutive quarter, it rose from 16.3% in Q2-21 to 16.7% in Q3-21. Northwest saw negative absorption 153,827 sf this quarter, compared to previous quarters' positive absorption of 121,396 SF. Construction continues totaling 36,000 SF for this quarter as well.

3 BALLPARK AVE.



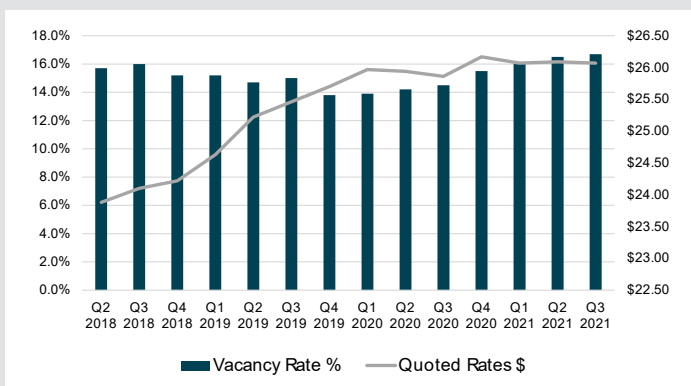
NOTABLE SALES

- 3333 Riverwood Pkwy.
111,185 SF | \$34,200,000 | \$307.60 PSF
Buyer: SilverCap Partners, LLC
- 3200 Cobb Galleria Pkwy.
64,550 SF | \$21,641,920 | \$335.27 PSF
Buyer: Highwoods Properties, Inc.
- 2060 Baker Way
29,990 SF | \$4,515,000 | \$150.55 PSF
Buyer: Andrew Becker

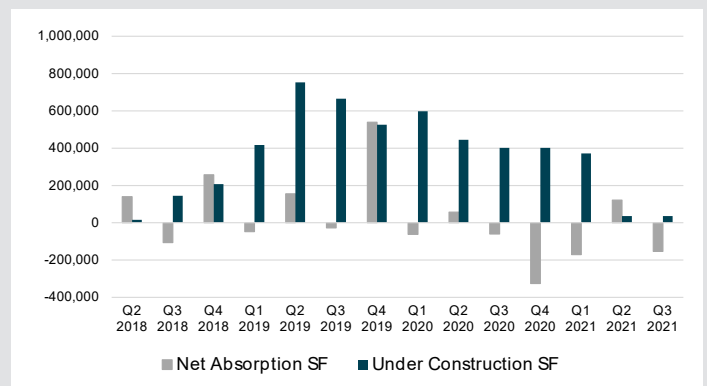
NOTABLE LEASES

- 3 Ballpark Ave. (pictured on left)
31,006 SF | Tenant: Papa John's
- 245 TownPark Dr.
23,000 SF | Tenant: LendSure Mortgage Company
- 1090 Northcase Pkwy.
21,575 SF | Tenant: Georgia Highlands College

VACANCY & RENTAL RATE Q1 2018 - Q3 2021



ABSORPTION & UNDER CONSTRUCTION Q1 2018 - Q3 2021



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