

# DOWNTOWN ATLANTA OFFICE SUBMARKET REPORT | Q4 2021

**17.2%**

Q4 Vacancy ↓

**(12,218) SF**

Q4 Net Absorption ↓

**693,427 SF**

Q4 Under Construction ↓

**\$29.33 PSF**

Average Asking Rent (per year) ↑

**\$29.37 PSF**

CLASS A

Average Asking Rent (per year) ↓

**\$29.08 PSF**

CLASS B

Average Asking Rent (per year) ↑

Despite near-term uncertainty Downtown Atlanta ended the year with a negative 552,317 SF of absorption, vacancy rates dropped slightly to 17.2% as tenants have noticed the discount this submarket offers compared to Midtown and Buckhead. The development pipeline increased this quarter to 693,427 SF as spec supply is being added to the Eastside Beltline. Market rents increased \$0.10/SF to \$29.33/SF in Q4-21.

## CONTACT:

**John Smith**

Title

T 404.442.2800

C 000.000.0000

[jsmith@lee-associates.com](mailto:jsmith@lee-associates.com)

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## 387 TECHNOLOGY CIRCLE



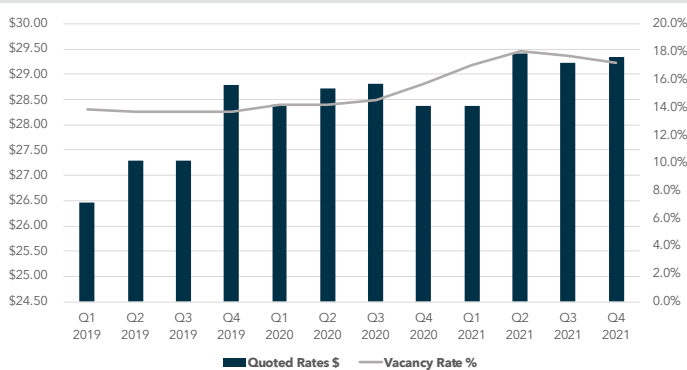
### NOTABLE LEASES

- \*387 Technology Cir.  
41,325 SF | Tenant: Abbott Labs/ Cardio MEMS
- 30 Ivan Allen Blvd.  
37,062 SF | Tenant: Southern Services Company
- 285 Peachtree Center Ave.  
117,900 SF | Tenant: Undisclosed

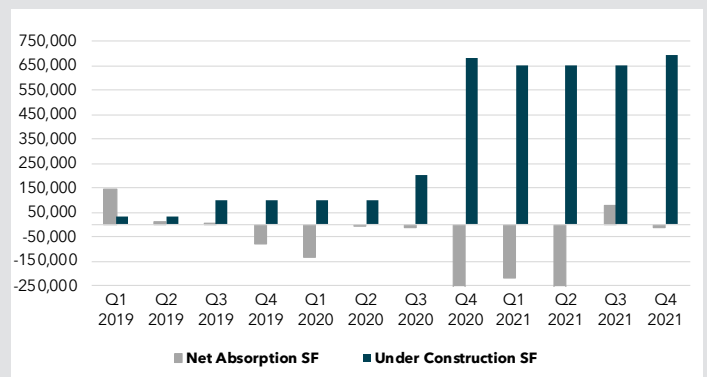
### NOTABLE SALES

- 83 Walton St. NW  
21,756 SF | \$3,625,000 | \$166.62 PSF  
Buyer: Goal Aesthetics & Plastic Surgery
- 772 Edgewood Ave.  
3763 SF | \$1,067,000 | \$283.55 PSF  
Buyer: Undisclosed
- 590 Bonaventure Ave. NE  
3800 SF | \$975,000 | \$256.58 PSF  
Buyer: Wolfe Investments Inc.

### VACANCY & RENTAL RATE Q1 2019 - Q4 2021



### ABSORPTION & UNDER CONSTRUCTION Q1 2019 - Q4 2021



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