

19.8%

Q4 Vacancy ↑

-187,405 SF

Q4 Net Absorption ↓

147,500 SF

Q4 Under Construction ↓

\$24.90 PSF

Average Asking Rent (per year) ↔

\$27.26 PSF

CLASS A

Average Asking Rent (per year) ↓

\$21.74 PSF

CLASS B

Average Asking Rent (per year) ↓

The North Fulton Office Submarket experienced the most negative net absorption out of all of the Atlanta office submarkets in Q4. Colonial Pipeline moved out of 100 KSF at 1185 Sanctuary Park and into their new facility. Change Healthcare moved out of 78 KSF at Deerfield Corporate Center Two. Along with the negative net absorption, the vacancy rate increased 280 basis points from Q3 to Q4 of 2021. Class A and Class B rental rates were down for North Fulton, while Class C remained the same in Q4.

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5405 WINDARD PARKWAY



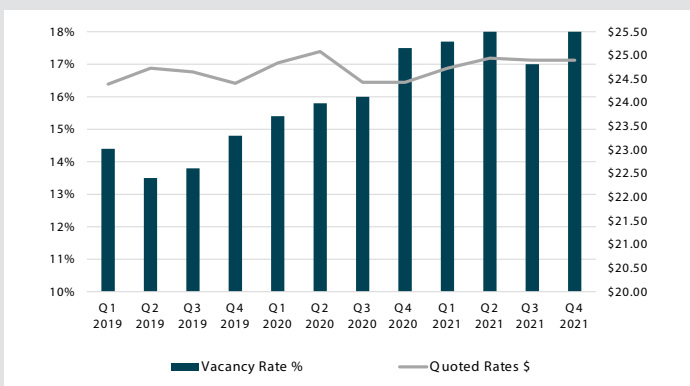
NOTABLE SALES

- * 5405 Windard Parkway
248,446 SF | \$48,000,000 | \$193.20 PSF
Buyer: Rubenstein Partners
- 11720 Amberpark Dr. | Parkway at Avalon (part of portfolio)
144,404 SF | \$37,760,000 | \$275.31 PSF
Buyer: Admiral Capital Group
- 1725 Windward Concourse (Part of a 2 Property Sale)
101,239 SF | \$13,800,000 | \$136.41 PSF
Buyer: Camco Investment Group

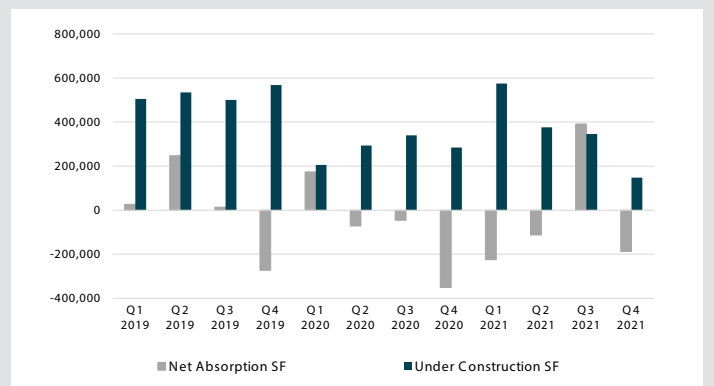
NOTABLE LEASES

- 10000 Avalon Boulevard
50,756 SF
Tenant: Bakkt
- 3650 Mansell Road
50,756 SF
Tenant: Westfield Insurance
- 1455 Old Alabama Road
26,645 SF
Tenant: Marquee Insurance Group

VACANCY & RENTAL RATE Q1 2019 - Q4 2021



ABSORPTION & UNDER CONSTRUCTION Q1 2019 - Q4 2021



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omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources CoStar Group, Inc. The North Fulton Office Submarket Report from Lee & Associates Atlanta compiles market data by using a third-party database for the proprietary analysis of office properties in the Atlanta Metropolitan Area.
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