

NORTHEAST ATLANTA OFFICE SUBMARKET REPORT | Q4 2021

17.4%

Q4 Vacancy ↓

176,341 SF

Q4 Net Absorption ↓

233,913 SF

Q4 Under Construction ↓

\$20.64 PSF

Average Asking Rent (per year) ↑

\$23.07 PSF

CLASS A

Average Asking Rent (per year) ↑

\$18.99 PSF

CLASS B

Average Asking Rent (per year) ↑

The vacancy rate fell 140 basis points from Q3 to Q4 of 2021 in the Northeast Office Submarket. The amount of available vacant space is decreasing in the submarket and in turn increasing the asking rental rates for the area. Although there was less absorption and under construction in the submarket for Q4 comparative to Q3, both market measurements were still positive and point to a recovering submarket following the pandemic.

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3740 DAVINCI COURT



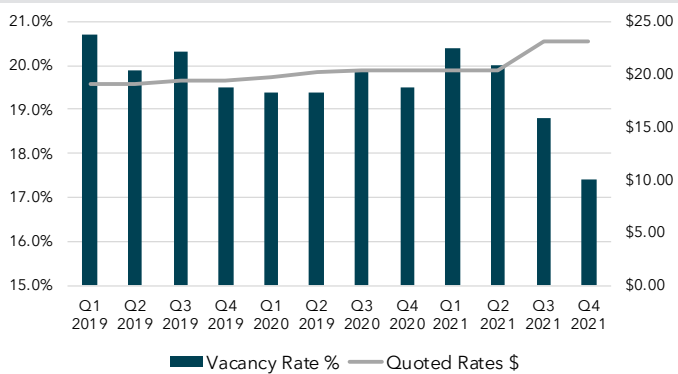
NOTABLE SALES

- 6625 The Corners Pky. (part of 3-property sale)
111,730 SF | \$7,000,000 | \$62.65 PSF
Buyer: The Dilweg Companies
- *3740 Davinci Ct. (part of a 2-property sale)
100,811 SF | \$18,310,000 | \$181.72 PSF
Buyer: Holder Properties
- 5707 Peachtree Pky. (part of 3-property sale)
99,142 SF | \$18,300,000 | \$184.58 PSF
Buyer: The Dilweg Companies

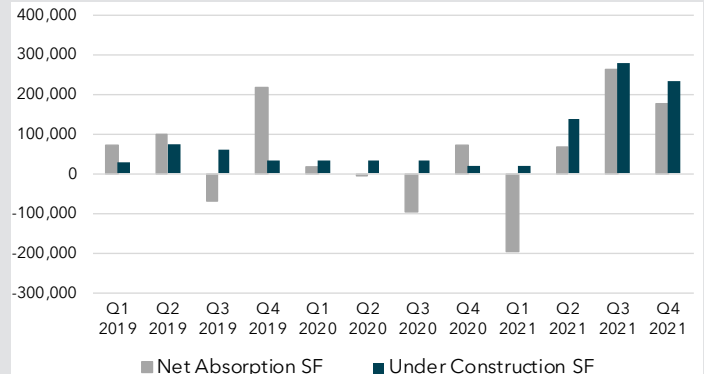
NOTABLE LEASES

- 3567 Parkway Ln.
32,262 SF
Tenant: Undisclosed
- 3080 Premiere Pky.
30,098 SF
Tenant: Change Church
- 200 Barrett St.
15,000 SF
Tenant: Undisclosed

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 Northeast Atlanta 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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