

11.6%

Q4 Vacancy ↓

15,656 SF

Q4 Net Absorption ↑

117,000 SF

Q4 Under Construction ↑

\$21.33 PSF

Average Asking Rent (per year) ↔

\$25.26 PSF

CLASS A

Average Asking Rent (per year) ↑

\$20.76 PSF

CLASS B

Average Asking Rent (per year) ↑



The South Atlanta Submarket had the lowest vacancy rate (11.6%) for Q4 out of all of the Atlanta office submarkets. Net absorption increased 46,962 SF from Q3 to Q4 of 2021 and construction doubled during that time as well. Rental rates have increased in Class A and Class B in South Atlanta and they are expected to increase if the market continues to get tighter due to heavy demand.

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1903 PHOENIX BOULEVARD



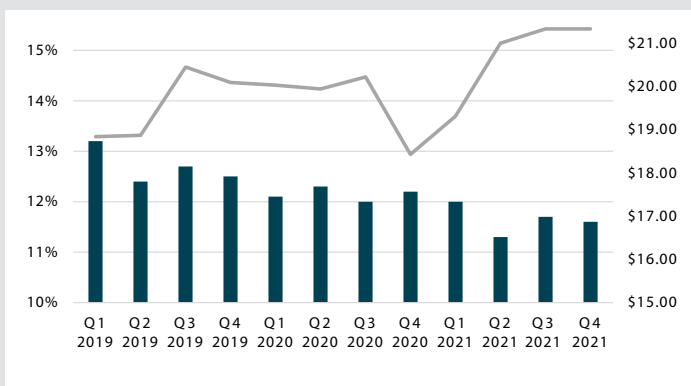
NOTABLE SALES

- 3480 Greenbriar Parkway SW (Part of 4-property sale)
70,000 SF | \$808,312 | \$11.55 PSF
Buyer: Tira Tally
- 2945 Stone Hogan Road (Part of 4-property sale)
35,590 SF | \$677,094 | \$19.02 PSF
Buyer: Tira Tally
- 827 Fairways Court
20,667 SF | \$2,300,000 | \$111.29 PSF
Buyer: Jehovah-Jireh Foundation Inc.

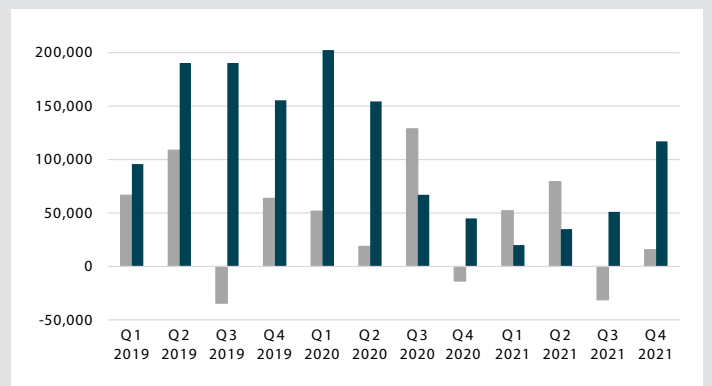
NOTABLE LEASES

- 795 Poplar Road
22,500 SF
Tenant: Eye Consultants of Atlanta
- * 1903 Phoenix Boulevard
7,752 SF
Tenant: Surgery Partners
- 210 J. Arthur Rank Ave.
6,123 SF
Tenant: Undisclosed

VACANCY & RENTAL RATE Q1 2019 - Q4 2021



ABSORPTION & UNDER CONSTRUCTION Q1 2019 - Q4 2021



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