


21.7%

Q2 Vacancy
Q1 2022: 21.0%


(196,238) SF

Q2 Net Absorption
Q1 2022: (48,016) SF


650,814 SF

Q2 Under Construction
Q1 2022: 686,063 SF


\$36.00 PSF

Q2 Avg. Asking Rent / Yr.
Q1 2022: \$36.40 PSF

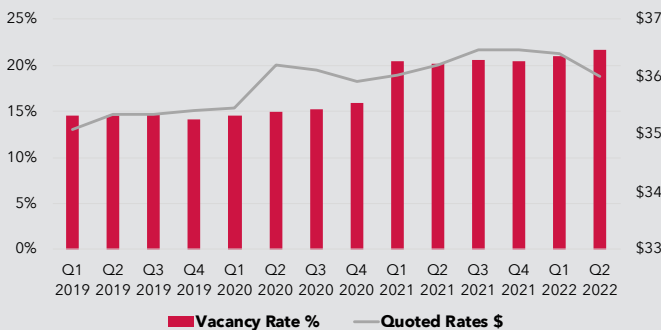
SUBMARKET SUMMARY

Buckhead ended the quarter with a total net absorption of (196,238 SF) a decrease from Q1 2022. Under construction saw a slight decrease from last quarter, with the total area under construction now at approx 650,000 SF.

Buckhead's vacancy rate saw an increase of 70 basis points due to a few large-scale moveouts coupled with sluggish leasing activity, even with the increased push from companies to get back to the office. Rent growth has also decreased this quarter, with the average asking rent now hovering around \$36.00.

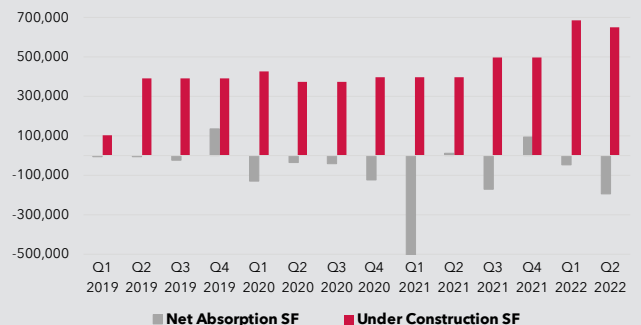
VACANCY & RENTAL RATE

Q1 2019 - Q2 2022



ABSORPTION & U.C.

Q1 2019 - Q2 2022





NOTABLE SALES



3455 PEACHTREE ROAD NE
Atlanta, GA 30326

Size: 430,124 SF
Pricing: \$215,000,000 | \$499.86 PSF
Buyer: OSTRS Real Estate
Seller: The Brookdale Group



1025 LENOX PARK BOULEVARD
Atlanta, GA 30319

Size: 331,013 SF
Pricing: \$148,500,000 | \$448.62 PSF
Buyer: The Simpson Organization
Seller: Bridge Investment Group

NOTABLE LEASES



1 PHIPPS PLAZA
Atlanta, GA 30326

Size: 29,581 SF
Tenant: Goldman Sachs
Landlord: Simon Property Group



945 E PACES FERRY ROAD NE
Atlanta, GA 30326

Size: 24,193 SF
Tenant: RSUI Group, Inc.
Landlord: Zeller



3500 LENOX ROAD NE
Atlanta, GA 30326

Size: 10,299 SF
Tenant: Peachtree Hotel Group
Landlord: Highwoods Properties

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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 Buckhead 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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