



**21.4%**  
Q2 Vacancy  
Q1 2022: 22.0%



**210,005 SF**  
Q2 Net Absorption  
Q1 2022: (16,426) SF



**124,007 SF**  
Q2 Under Construction  
Q1 2022: 59,697 SF



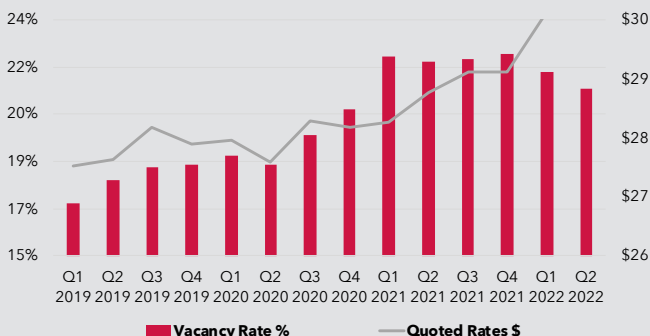
**\$30.50 PSF**  
Q2 Avg. Asking Rent / Yr.  
Q1 2022: \$30.05 PSF

## SUBMARKET SUMMARY

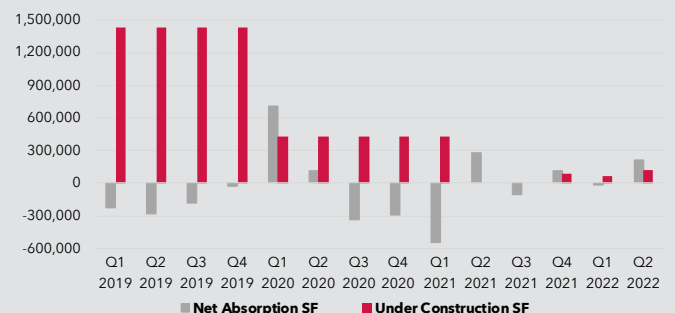
Central Perimeter office market fundamentals improved in Q2, with net absorption surpassing 210,000 SF and bringing the submarket into positive territory year-to-date. Asking rents increase \$0.45 PSF in Q2, a slight rise of 1.5%. The positive move-in activity led to decreasing vacancy, which fell 60 basis points to end the quarter at 22.0%.

Despite headwinds from still sluggish return to work patterns, Central Perimeter will reap dividends from the flight to quality by office occupiers due to its access to transit, concentration of Class A office space and its access to some of Atlanta's top talent. Construction activity consists of two properties under development at High Street scheduled to deliver in the spring of 2023.

**VACANCY & RENTAL RATE**  
Q1 2019 - Q2 2022



**ABSORPTION & U.C.**  
Q1 2019 - Q2 2022







## NOTABLE SALES *\*portfolio sale*



**5180 ROSWELL ROAD - SOUTH BLD.\***  
*Atlanta, GA 30342*

**Size:** 27,000 SF  
**Pricing:** \$1,669,682 | \$61.84 PSF  
**Buyer:** CMCH Elementary, Inc.  
**Seller:** Diamond Nation Realty



**7000 PEACHTREE DUNWOODY RD.**  
*Atlanta, GA 30328*

**Size:** 12,182 SF  
**Pricing:** \$1,400,000 | \$114.92 PSF  
**Buyer:** Ponton Law  
**Seller:** Ross Lane & Co.



**2398 MT. VERNON HIGHWAY**  
*Dunwoody, GA 30338*

**Size:** 7,480 SF  
**Pricing:** \$940,000 | \$125.67 PSF  
**Buyer:** Undisclosed  
**Seller:** Perimeter Four, LLC

## NOTABLE LEASES



**244 PERIMETER CENTER PARKWAY**  
*Atlanta, GA 30346*

**Size:** 174,400 SF  
**Tenant:** Transportation Insight, LLC  
**Landlord:** RocaPoint Partners



**244 PERIMETER CENTER PARKWAY**  
*Atlanta, GA 30346*

**Size:** 133,700 SF  
**Tenant:** Insight Global  
**Landlord:** RocaPoint Partners



**303 PERIMETER CENTER N**  
*Atlanta, GA 30346*

**Size:** 25,768 SF  
**Tenant:** NexTraq  
**Landlord:** The Simpson Organization

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