



19.4%

Q2 Vacancy
Q1 2022: 22.2%



608,359 SF

Q2 Net Absorption
Q1 2022: (193,028) SF



1,845,089 SF

Q2 Under Construction
Q1 2022: 1,795,272 SF



\$40.35 PSF

Q2 Avg. Asking Rent / Yr.
Q1 2022: \$41.06 PSF

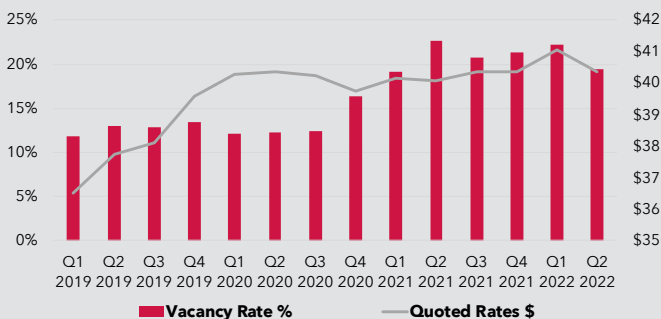
SUBMARKET SUMMARY

Vacancy in Midtown dropped by 280 basis points to 19.4%, the largest individual submarket drop in vacancy in Q2. After a slow start to 2022, move-in activity increased in the second quarter as Google occupied approximately 400,000 sf at 1105 W. Peachtree and Outreach Corporation moved into 33,000 SF at Midtown's Star Metals building.

Asking rents in Midtown fell slightly in Q2, by 1.7%, and stand at \$40.35 PSF. Speculative construction activity remains strong, especially in the Midtown submarket, where 27% of the space currently underway is preleased.

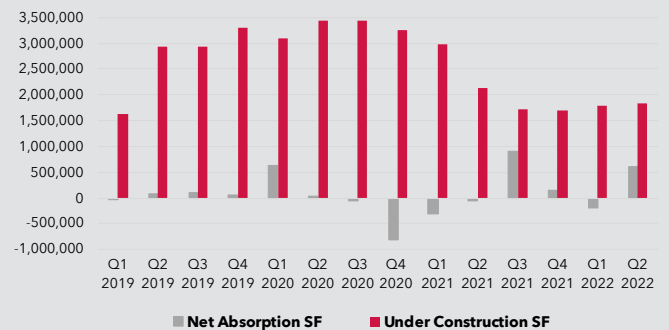
VACANCY & RENTAL RATE

Q1 2019 - Q2 2022



ABSORPTION & U.C.

Q1 2019 - Q2 2022





NOTABLE SALES **portfolio sale*



609 COOLEAGE AVENUE*
Atlanta, GA 30306

Size: 12,212 SF
Pricing: \$3,911,505 | \$320.30 PSF
Buyer: Atlanta Botanical Garden
Seller: Malon D. Mimms Company



814 BELLEMEADE AVENUE NW
Atlanta, GA 30318

Size: 6,600 SF
Pricing: \$2,700,000 | \$409.09 PSF
Buyer: Jones Golden
Seller: Undisclosed



634 ANTONE STREET
Atlanta, GA 30318

Size: 6,116 SF
Pricing: \$1,800,000 | \$294.31 PSF
Buyer: Undisclosed
Seller: Opus South

NOTABLE LEASES



756 W PEACHTREE STREET
Atlanta, GA 30308

Size: 38,000 SF
Tenant: Georgia Tech
Landlord: Harrison Street Capital



1200 PEACHTREE STREET NE
Atlanta, GA 30309

Size: 37,580 SF
Tenant: TVS Design
Landlord: Cousins Properties



1055 HOWELL MILL ROAD
Atlanta, GA 30318

Size: 25,543 SF
Tenant: Sovos
Landlord: The Allen Morris Company

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