


21.3%

 Q2 Vacancy
 Q1 2022: 20.6%

(81,544) SF

 Q2 Net Absorption
 Q1 2022: (99,900) SF

199,062 SF

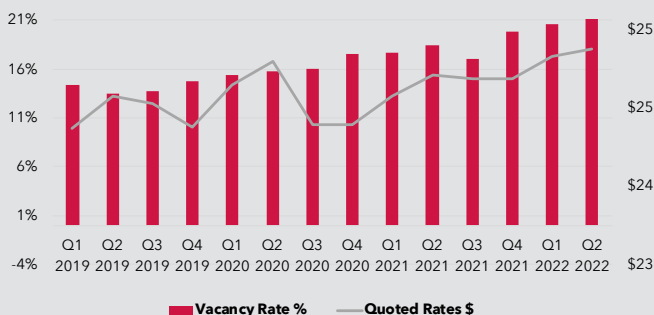
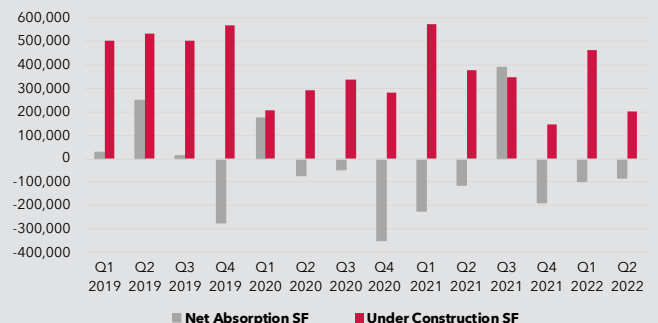
 Q2 Under Construction
 Q1 2022: 460,791 SF

\$25.21 PSF

 Q2 Avg. Asking Rent / Yr.
 Q1 2022: \$25.13 PSF

SUBMARKET SUMMARY

The North Fulton Office Submarket is still recovering from the effects of the pandemic as vacancy continues to rise due to net occupancy losses over the last two years. Vacancy has increased by more than five percentage points during this time, with net occupancy losses recorded in eight of the last nine quarters. Despite declines in positive activity overall rental rates continue to hold firm, however, some softening in Class A rents is beginning to materialize. Asking rates for Class A space fell 1.5% in Q2 and the increased availability of space in this sector of the market will likely lead to further rate declines. A number of small buildings are under construction in North Fulton with an average size of roughly 30,000 SF and asking rents in the \$30-\$35 range for Class B space.

VACANCY & RENTAL RATE
 Q1 2019 - Q2 2022

ABSORPTION & U.C.
 Q1 2019 - Q2 2022




NOTABLE SALES



3600 MANSELL ROAD
Alpharetta, GA 30022

Size: 126,140 SF
Pricing: \$19,719,255 | \$156.33 PSF
Buyer: The Simpson Organization
Seller: Ravinia Capital Group



1455 OLD ALABAMA ROAD
Roswell, GA 30076

Size: 77,967 SF
Pricing: \$7,599,900 | \$97.48 PSF
Buyer: Triple Double Real Estate
Seller: SF Partners



1801 OLD ALABAMA ROAD
Roswell, GA 30076

Size: 44,849 SF
Pricing: \$5,650,000 | \$125.98 PSF
Buyer: Graydaze Contracting
Seller: BIAS Corporation

NOTABLE LEASES



4125 WINDWARD PLAZA
Alpharetta, GA 30005

Size: 40,649 SF
Tenant: Undisclosed
Landlord: Grupo Haddad US



100 MANSELL COURT E
Roswell, GA 30076

Size: 28,838 SF
Tenant: Transmontaigne
Landlord: Sun Belt Office I, LLC



11175 CICERO DRIVE
Alpharetta, GA 30022

Size: 15,769 SF
Tenant: Aptos
Landlord: Adventus Realty Services, Inc.

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