



21.7%

Q4 Vacancy
Q3 2022: 22.9%



115,965 SF

Q4 Net Absorption
Q3 2022: (101,663) SF



262,751 SF

Q4 Under Construction
Q3 2022: 262,751 SF



\$35.84 PSF

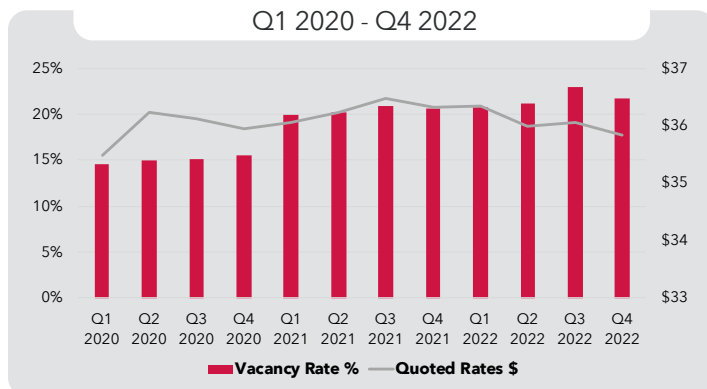
Q4 Avg. Asking Rent / Yr.
Q3 2022: \$36.05 PSF

SUBMARKET SUMMARY

After 3 consecutive quarters of negative net absorption in 2022, Buckhead has recovered with positive net absorption for Q4. Leasing activity was up with Ampersand renewing 19,826 SF and James Bates Brannan Groover signing 16,700 SF of new office space. Development activity has been steady but not as active in previous quarters earlier in the year. The Buckhead submarket vacancy rate declined by 20 basis points for the first time after a 2-year slow. Even with a decreasing vacancy rate, the average asking rental rate dropped to \$35.84 PSF.

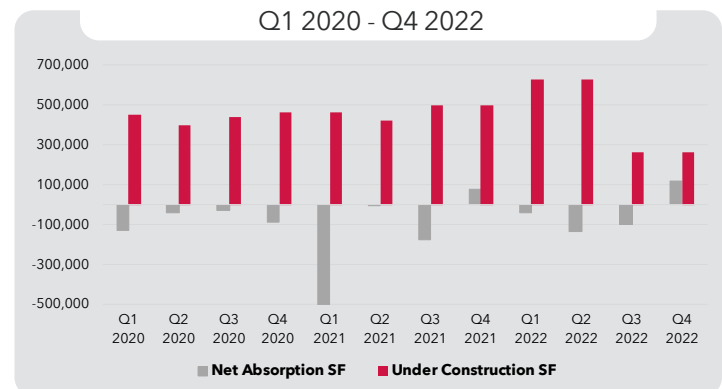
VACANCY & RENTAL RATE

Q1 2020 - Q4 2022



ABSORPTION & U.C.

Q1 2020 - Q4 2022





NOTABLE SALES * redevelopment



*** 107 W PACES FERRY ROAD NE**
Atlanta, GA 30305

Size: 15,612 SF
Pricing: \$11,536,090 | \$738.92 PSF
Buyer: Buckhead Life Restaurant Group
Seller: James Realty LLC



2921 PIEDMONT ROAD NE
Atlanta, GA 30305

Size: 8,024 SF
Pricing: Undisclosed
Buyer: 2921 Piedmont Road
Seller: Private Owner



4406 PEACHTREE ROAD NE
Atlanta, GA 30319

Size: 4,480 SF
Pricing: Undisclosed
Buyer: 4400 Peachtree LLC
Seller: Delta Life Insurance Co

NOTABLE LEASES



3535 PIEDMONT ROAD NE
Piedmont 14

Size: 19,826 SF
Tenant: Ampersand
Landlord: The Ardent Companies
Lease Type: Renewal



2827 PEACHTREE ROAD
Garden Hills Office Building

Size: 16,700 SF
Tenant: James Bates Brannan Groover
Landlord: Brand Properties Real Estate
Lease Type: New



255 E PACES FERRY ROAD
The Capital Building

Size: 16,304 SF
Tenant: Sharecare, Inc
Landlord: Royal Capital Development LLC
Lease Type: Renewal

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