



20.80%
Q4 Vacancy
Q3 2022: 20.60%



-37,478 SF
Q4 Net Absorption
Q3 2022: 57,444 SF



115,905 SF
Q4 Under Construction
Q3 2022: 115,905 SF

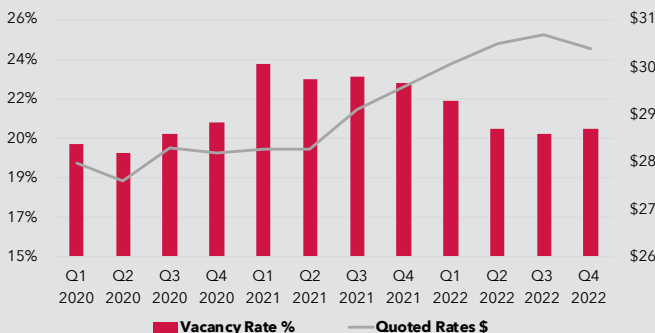


\$30.38 PSF
Q4 Avg. Asking Rent / Yr.
Q3 2022: \$30.67 PSF

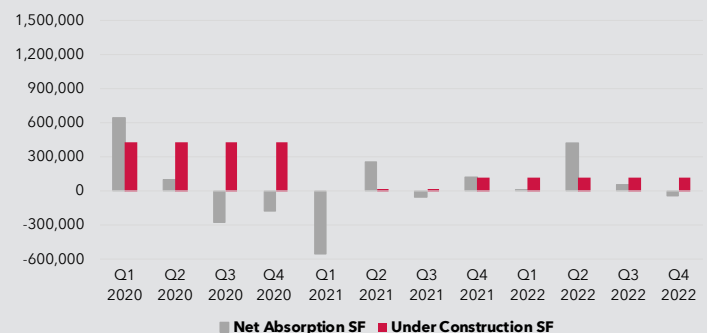
SUBMARKET SUMMARY

After six consecutive quarters of a declining vacancy rate in Central Perimeter, vacancy ended Q4 with a 20 basis point jump to 20.8%. While leasing activity slowed in Q4 as it did in Q3, existing tenants are continuing to renew. One spotlight for Q4 was RTG Furniture Corp renewing 74,316 SF. Average asking rents decreased for the first time since Q4 of 2020. There has been no new development announced in Central Perimeter since Q4 2021.

VACANCY & RENTAL RATE
Q1 2020 - Q4 2022

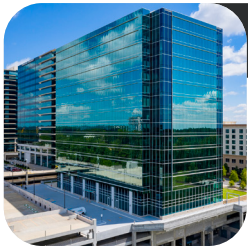


ABSORPTION & U.C.
Q1 2020 - Q4 2022





NOTABLE SALES **portfolio sale*



*** 1001 SUMMIT BOULEVARD**
Perimeter Summit

Size: 586,108 SF
Pricing: \$106,400,611 | \$181.54 PSF
Buyer: Spear Street Capital
Seller: GE Pension Trust



*** 2002 SUMMIT BOULEVARD**
Perimeter Summit

Size: 411,604 SF
Pricing: \$74,721,582 | \$181.54 PSF
Buyer: Spear Street Capital
Seller: GE Retirees



*** 4004 SUMMIT BOULEVARD**
Perimeter Summit

Size: 359,578 SF
Pricing: \$65,276,909 | \$101.85 PSF
Buyer: Spear Street Capital
Seller: GE Retirees

NOTABLE LEASES



4004 SUMMIT BOULEVARD
Perimeter Summit

Size: 74,316 SF
Tenant: RTG Furniture Corp of GA
Landlord: Spear Street Capital
Lease Type: Renewal | Expansion



1100 LAKE HEARN DRIVE
The Commons at Lake Hearn

Size: 33,134 SF
Tenant: Kaiser Foundation Health Plan
Landlord: Pavillion Partners
Lease Type: Renewal



8601 DUNWOODY PLACE
Northridge Commons - Bldg. 200

Size: 23,442 SF
Tenant: Project Verte
Landlord: Dilweg
Lease Type: New

The information and details contained herein have been obtained from third-party sources believed to be reliable; however, Lee & Associates Atlanta has not independently verified its accuracy. Lee & Associates Atlanta makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information. The information provided herein, including any sale or lease terms, is being provided subject to errors,

omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., Real Capital Analytics, and Georgia State Economic Forecasting Center. The Lee & Associates Atlanta Industrial Market Report compiles market data by using a third-party database for the proprietary analysis of building sizes of 15,000 SF and larger in the Atlanta Metropolitan Area. © Copyright 2023 Lee & Associates Atlanta. All rights reserved. Report analysis by: Daniel Wagner, Chief Data Officer | Kate Hunt, Senior Research Analyst Report created by: Bentley Rysedorf, Sr. Designer | Hannah Johnson, Sr. Marketing Coordinator