



**15.36%**  
Q4 Vacancy  
Q3 2022: 15.40%



**24,343 SF**  
Q4 Net Absorption  
Q3 2022: 100,116 SF



**225,580 SF**  
Q4 Under Construction  
Q3 2022: 364,936 SF



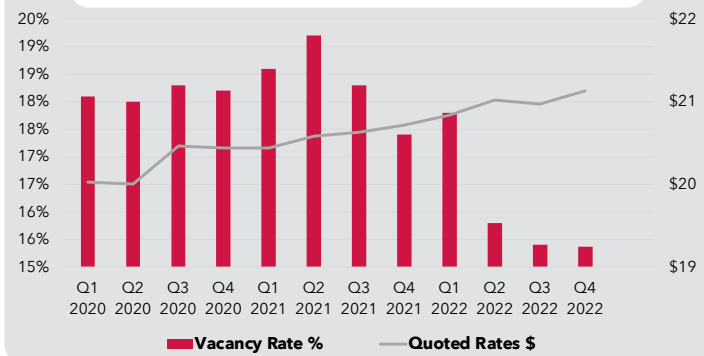
**\$21.13 PSF**  
Q4 Avg. Asking Rent / Yr.  
Q3 2022: \$20.81 PSF

## SUBMARKET SUMMARY

In the Northeast Atlanta office submarket, vacancy saw a slight decrease in the fourth quarter to 15.36%, and the average asking rent increased by \$0.16 PSF. After showing steady growth in development from Q1-Q3, new development activity slowed in Q4 as the total amount of SF under construction decreased by 140K SF. Leasing activity was at a 14 quarter high in Q4, with Sterling Seacrest Pritchard's renewal and expansion of 63,600 SF and Paradise Shops renewing 43,883 SF.

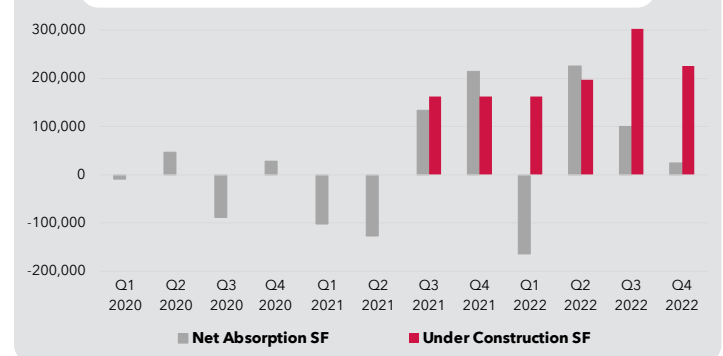
### VACANCY & RENTAL RATE

Q1 2020 - Q4 2022



### ABSORPTION & U.C.

Q1 2020 - Q4 2022







## NOTABLE SALES



**6801 GOVERNORS LAKE PARKWAY**  
*Norcross, GA 30071*

**Size:** 101,105 SF  
**Pricing:** \$7,485,150 | \$74.00 PSF  
**Buyer:** Great Atlanta Realty  
**Seller:** Ryan Cone



**5515 SPALDING DRIVE**  
*Norcross, GA 30096*

**Size:** 50,000 SF  
**Pricing:** \$6,250,000 | \$125 PSF  
**Buyer:** 27th Ventures  
**Seller:** Hapag-Lloyd (America) LLC



**800 SPRING STREET SE**  
*Gainesville, GA 30501*

**Size:** 1,917 SF  
**Pricing:** \$1,000,000 | \$521.65 PSF  
**Buyer:** W. L. Norton Agency, Inc.  
**Seller:** Jerome Parker

## NOTABLE LEASES



**3715 DAVINICI COURT**  
*Norcross, GA 30092*

**Size:** 51,051 SF  
**Tenant:** Credigy Solutions Inc.  
**Landlord:** Waitt Company  
**Lease Type:** Renewal



**1845 SATELLITE BOULEVARD**  
*Duluth, GA 30097*

**Size:** 10,402 SF  
**Tenant:** The Emory Clinic, Inc  
**Landlord:** Beacon Real Estate Group, LLC  
**Lease Type:** Renewal

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