



21.3%

Q4 Vacancy
Q3 2022: 21.10%



84,503 SF

Q4 Net Absorption
Q3 2022: 14,424 SF



400,302 SF

Q4 Under Construction
Q3 2022: 217,136 SF



\$25.57 PSF

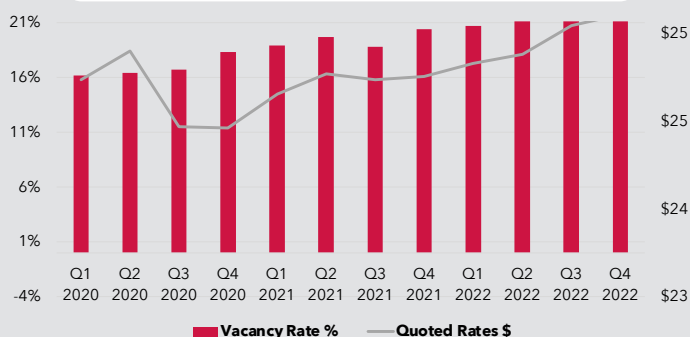
Q4 Avg. Asking Rent / Yr.
Q3 2022: \$25.47 PSF

SUBMARKET SUMMARY

North Fulton's office vacancy rate and the average asking rental rates have grown expendability for 3 years. Development activity doubled from last quarter, ending Q4 at 400,302 SF under construction, keeping up with the demand of suburban office space of the north suburbs of Atlanta. Net absorption for Q4 ended with positive 84,503 SF, the highest it has been since Q3 2021. Leasing activity in the market remained optimistic with SK Battery sublease of 52,006 SF and Kaleris new lease of 26,285 SF.

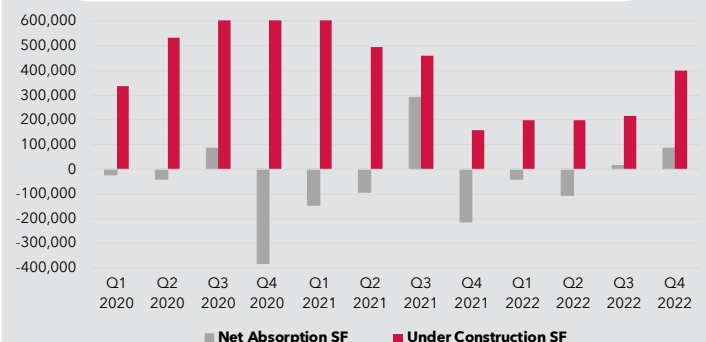
VACANCY & RENTAL RATE

Q1 2020 - Q4 2022



ABSORPTION & U.C.

Q1 2020 - Q4 2022





NOTABLE SALES



6435 SHILOH ROAD
Alpharetta, GA 30005

Size: 54,491 SF
Pricing: \$9,550,000 | \$175.26 PSF
Buyer: Atlantic Companies
Seller: Onward Investors



3100 ROYAL BOULEVARD SOUTH
Alpharetta, GA 30022

Size: 20,580 SF
Pricing: \$7,160,000 | \$347.91 PSF
Buyer: Rock Companies
Seller: Bridger Properties



1000 MANSELL EXCHANGE W
Alpharetta, GA 30022

Size: 36,787 SF
Pricing: \$5,521,500 | \$150.09 PSF
Buyer: Mesa Grande Properties LLC
Seller: TriStar Real Estate Investment

NOTABLE LEASES



1110 SANCTUARY PARKWAY
Stonebridge I

Size: 52,006 SF
Tenant: SK Battery
Landlord: Starwood Real Estate
Lease Type: Sublease



3460 PRESTON RIDGE ROAD
Preston Ridge III

Size: 26,285 SF
Tenant: Kaleris
Landlord: Hobbs Brook Real Estate
Lease Type: New



10400 OLD ALABAMA CONNECTOR
Woodside Center 100

Size: 21,293 SF
Tenant: Local Works
Landlord: American Realty Investors
Lease Type: New

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