



WHAT'S HAPPENING CENTRAL PERIMETER

Central Perimeter has attracted a number of large-scale corporate tenants in recent years, but the submarket's vacancy rate is still well above its pre-pandemic average heading into the second half of 2023.

- Net absorption is the highest it has been since before the pandemic at a current -556,931 SF.
- Average asking rents increased by \$0.10 PSF from previous quarter to \$29.90 PSF, making Central Perimeter the third most expensive submarket in Metro Atlanta.
- Similar to the Buckhead submarket, Central Perimeter has made a lateral movement in development activity, with no new groundbreakings in Q2.
- Transaction activity has remained largely muted in the submarket as economic uncertainty and interest rates have risen.



-556,931 SF

Q2 NET ABSORPTION

Q1: -33,723 SF



22.20%

Q2 VACANCY RATE

Q1: 20.50%



100,905 SF

Q2 UNDER CONSTRUCTION

Q1: 100,905 SF



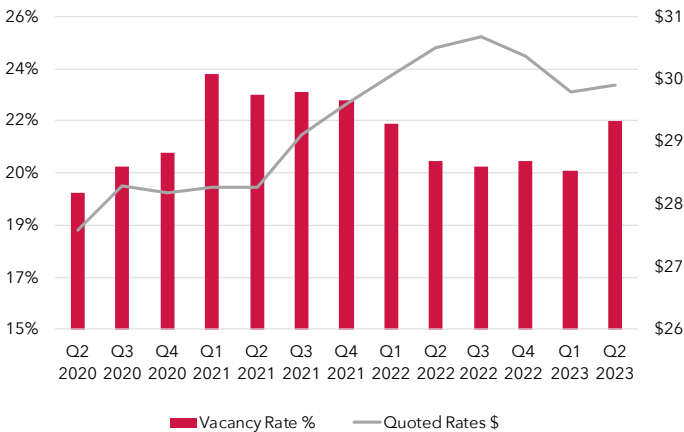
\$29.90 PSF

Q2 AVG. ASKING RENT | YEAR

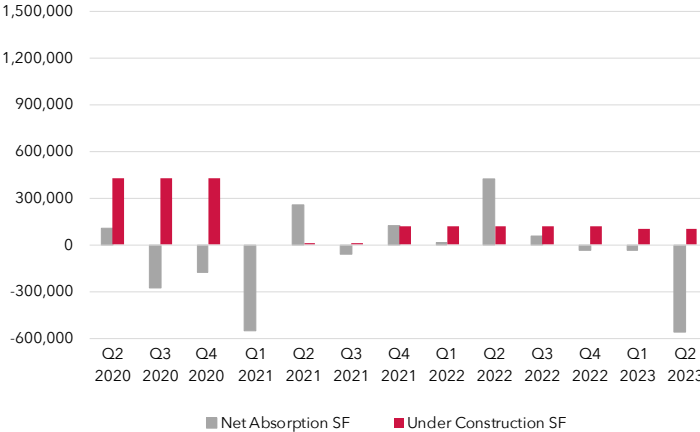
Q1: \$29.80 PSF



Q2 2023 | VACANCY & RENTAL RATE



Q2 2023 | NET ABSORPTION & U.C.



NOTABLE SALES



4555 NORTH SHALLOWFORD RD
ATLANTA, GA 30338

BUYER: Physicians Realty Trust
SELLER: Summit Healthcare Group
SIZE (SF): 22,376
SALE PRICE: \$5,250,000 (\$234.63 PSF)



7000 PEACHTREE DUNWOODY RD NE
ATLANTA, GA 30328

BUYER: Law Holdings LLC
SELLER: Cincinnati Capital Partners 83 LLC
SIZE (SF): 12,182
SALE PRICE: \$1,600,000 (\$131.34 PSF)

NOTABLE LEASES



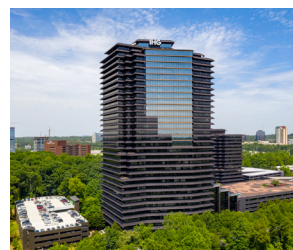
ASHFORD GREEN
ATLANTA, GA 30319

SIZE (SF): 60,322
TENANT: Insight Global
LANDLORD: Mufasa, LLC
LEASE TYPE: Renewal



ONE GLENLAKE
ATLANTA, GA 30328

SIZE (SF): 51,696
TENANT: Reibus International Inc
LANDLORD: Starwood Capital Group
LEASE TYPE: New



THREE RAVINIA
ATLANTA, GA 30346

SIZE (SF): 24,596
TENANT: Burns & McDonnell Inc
LANDLORD: Blackstone Real Estate Trust
LEASE TYPE: Sublease

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