



WHAT'S HAPPENING NORTH FULTON

The North Fulton submarket makes up 11% of Metro Atlanta's office inventory. With an above Metro Atlanta average vacancy rate, North Fulton ended Q2 at a near two decade high at 22% vacant.

- Leasing activity, while not as robust as quarters past, ended Q2 at 269,281 SF.
- Net absorption ended Q2 at -208,340 SF, bringing year-to-date net absorption to -90,274 SF.
- Development activity in North Fulton picked up in Q2, ending with 315,279 SF under construction. The average building size under construction in North Fulton is 25,000 SF and Class B.
- Nolan Transportation Group inked the fourth largest lease of the quarter at 1735 Founders Pkwy in the North Fulton submarket.



-208,340 SF

Q2 NET ABSORPTION

Q1: 118,066 SF



22.00%

Q2 VACANCY RATE

Q1: 21.30%



315,279 SF

Q2 UNDER CONSTRUCTION

Q1: 301,267 SF



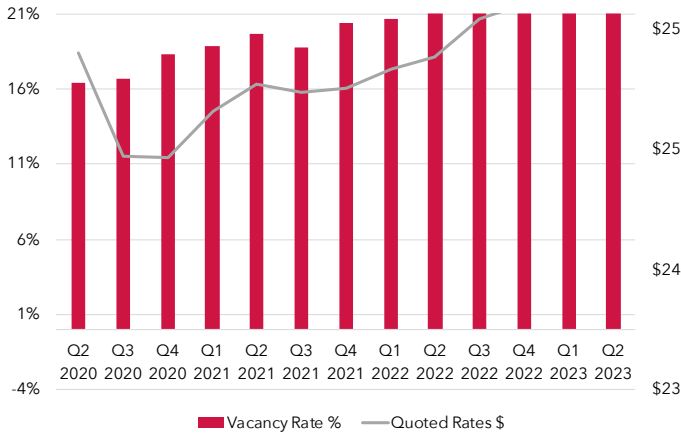
\$25.68 PSF

Q2 AVG. ASKING RENT | YEAR

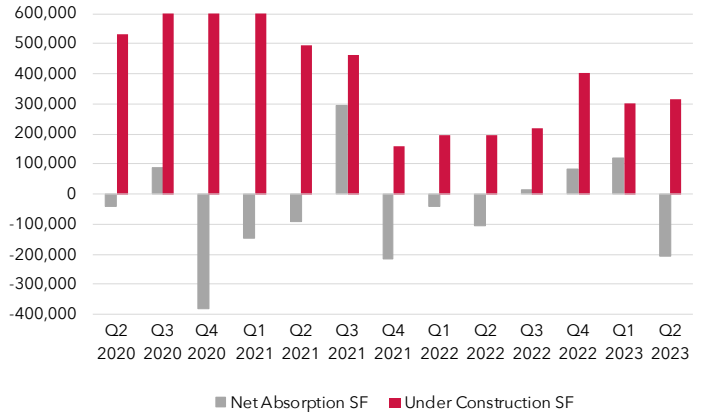
Q1: \$26.09 PSF



Q2 2023 | VACANCY & RENTAL RATE



Q2 2023 | NET ABSORPTION & U.C.



NOTABLE SALES



309 N MAIN STREET
ADAIRSVILLE, GA 30103

BUYER	Cal Estate Holdings
SELLER	Goodwin Wright Inc
SIZE (SF)	3,108
SALE PRICE	\$1,159,600.00 (\$373.10 PSF)



5985 PARKWAY N. BLVD - BLDG 500
CUMMING, GA 30040

BUYER	Prava LLC
SELLER	Certipay Property Holdings
SIZE (SF)	5,000
SALE PRICE	\$740,000.00 (\$148.00 PSF)



6728 JAMESTOWN DR - BLDG 200
ALPHARETTA, GA 30005

BUYER	Sassano Capital LLC
SELLER	Westward & Associates LLC
SIZE (SF)	5,965
SALE PRICE	\$625,000.00 (\$104.78 PSF)

NOTABLE LEASES



FOUNDERS PARK I
ALPHARETTA, GA 30009

SIZE (SF)	62,156
TENANT	Nolan Transportation Group
LANDLORD	East Madeira Corporation
LEASE TYPE	Renewal



LAKE VIEW I
ALPHARETTA, GA 30009

SIZE (SF)	44,710
TENANT	Ernst & Young
LANDLORD	Rubenstein Partners
LEASE TYPE	Renewal



HOLCOMB WOODS | BLDG. 300
ATLANTA, GA 30076

SIZE (SF)	27,194
TENANT	P. Marshall & Associates, LLC
LANDLORD	Dilweg
LEASE TYPE	Renewal

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