



WHAT'S HAPPENING NORTHEAST

The Northeast Atlanta submarket makes up 10% of all of Metro Atlanta's office inventory. With below average rental rates, the Northeast attracts a variety of office tenants looking to be on the outskirts on Atlanta's core markets. Office investors have shown a significant interest for office assets in the Northeast, making it one of the most heavily traded office submarkets in the region over the past several years.

- At 15.4% in the end of Q2, vacancy rates have continued to decline since the beginning of Covid-19.
- Northeast Atlanta's positive absorption was due to tenant move-ins 15,000 SF or below occupying space in Q2.
- Primerica Life Insurance Company renewed their 344,476 SF space in Duluth, GA in Q2, making it the largest leasing transaction in all of metro Atlanta.
- Northeast had two of the top three largest transaction volume office sales in all of metro Atlanta in Q2.



29,361 SF
Q2 NET ABSORPTION
Q1: -157,004 SF



15.40%
Q2 VACANCY RATE
Q1: 15.90%



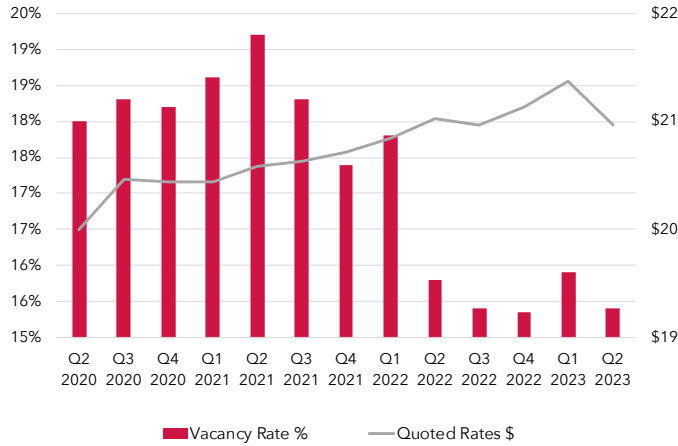
130,580 SF
Q2 UNDER CONSTRUCTION
Q1: 275,580 SF



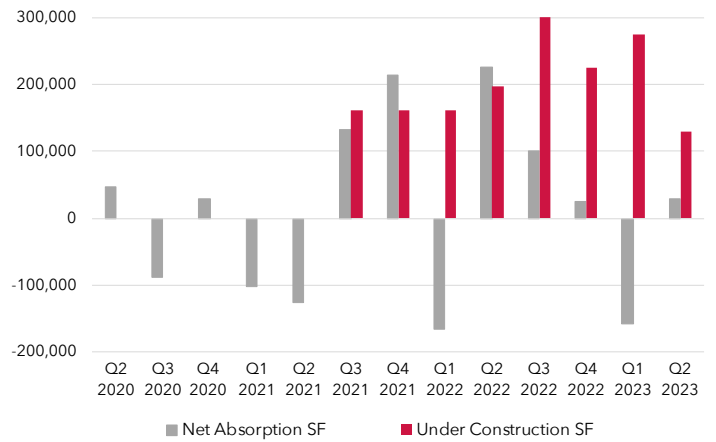
\$20.96 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: \$21.37 PSF



Q2 2023 | VACANCY & RENTAL RATE



Q2 2023 | NET ABSORPTION & U.C.



NOTABLE SALES



3005 BUSINESS PARK DRIVE
NORCROSS, GA 30103

BUYER	DLS Properties
SELLER	Peach State Material Handling Equipment
SIZE (SF)	20,622
SALE PRICE	\$4,865,000.00 (\$235.91 PSF)



130 TECHNOLOGY PARKWAY
NORCROSS, GA 30092

BUYER	Corners D003 LLC
SELLER	ChannelWorks
SIZE (SF)	29,734
SALE PRICE	\$3,800,000.00 (\$127.80 PSF)

NOTABLE LEASES



PRIMERICA BUILDING
DULUTH, GA 30099

SIZE (SF)	344,476
TENANT	Primerica Life Insurance Company
LANDLORD	Undisclosed
LEASE TYPE	Renewal



TECHNOLOGY PARK
NORCROSS, GA 30092

SIZE (SF)	30,962
TENANT	Herschend Family Entertainment
LANDLORD	SF Partners
LEASE TYPE	Renewal



SATELLITE PLACE OFFICE PARK
DULUTH, GA 30096

SIZE (SF)	23,783
TENANT	Ricoh USA Inc
LANDLORD	Banyan Street Capital
LEASE TYPE	New

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