



WHAT'S HAPPENING BUCKHEAD

Once a thriving hub in Atlanta's upscale office sector, Buckhead continues to experience soaring vacancy rates and intense competition from neighboring submarkets. The current vacancy rate surged to 27.1% in Q4 2023, underscoring the substantial challenges faced by the Buckhead submarket.

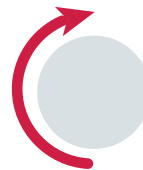
- During Q4 2023, vacancy rates witnessed a significant uptick of 240 basis points.
- Net absorption was negative in the fourth quarter, ending at -185,725 SF.
- The Buckhead area continued to experience subdued development activity, with nothing under construction or breaking ground in the second half of 2023.
- Despite growing availability in Buckhead, leasing activity remained stable during Q4.



-185,725 SF

Q4 NET ABSORPTION

Q3: 112,825 SF



27.1%

Q4 VACANCY RATE

Q3: 24.7%



0 SF

Q4 UNDER CONSTRUCTION

Q3: 0 SF



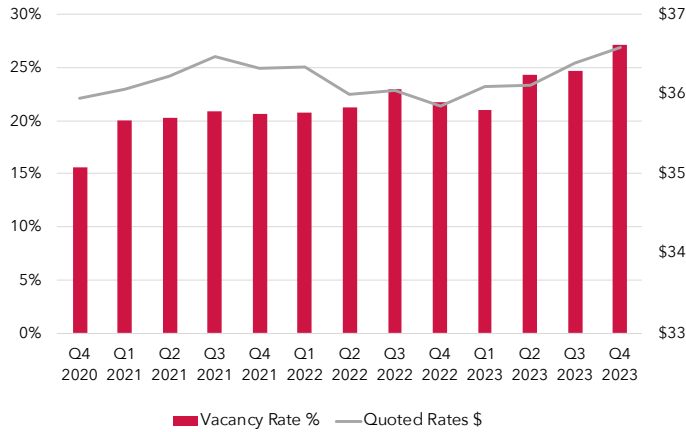
\$36.59 PSF

Q4 AVG. ASKING RENT | YEAR

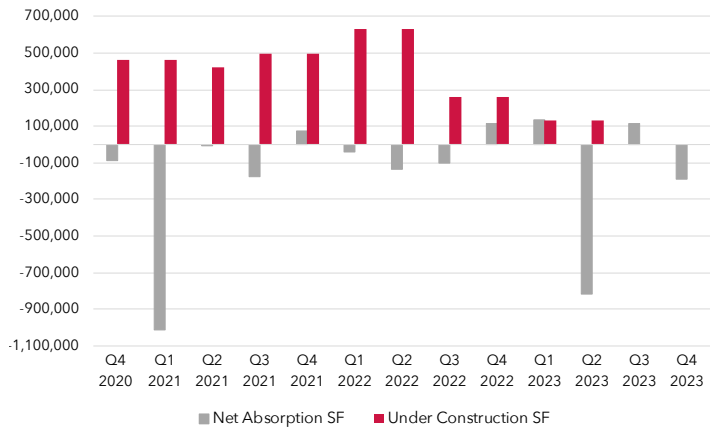
Q3: \$36.38 PSF



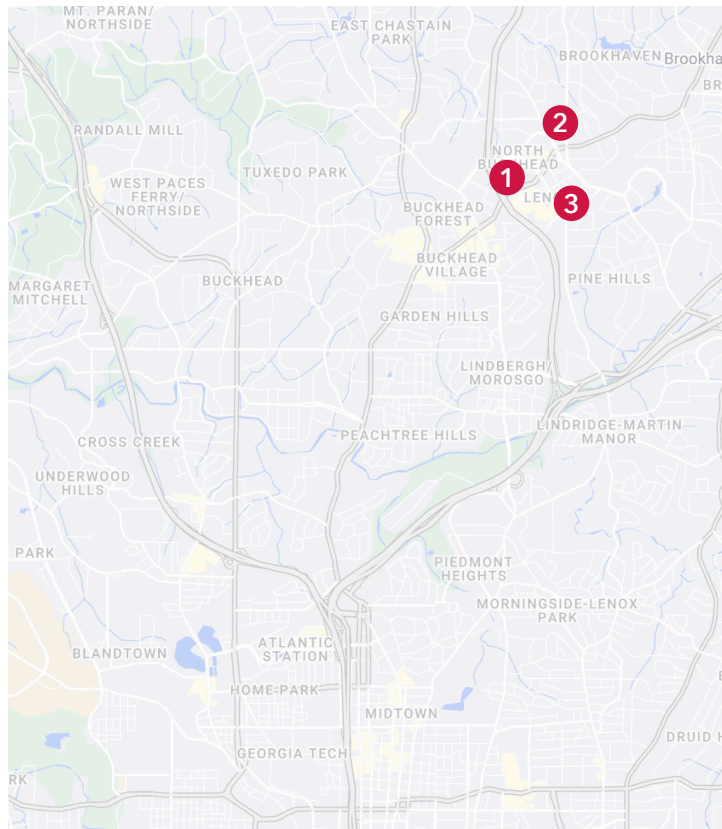
Q4 2023 | VACANCY & RENTAL RATE



Q4 2023 | NET ABSORPTION & U.C.



NOTABLE LEASES



TWO ALLIANCE CENTER
ATLANTA, GA 30326

SIZE (SF)	50,110
TENANT	Trimont, LLC
LANDLORD	Highwoods Properties, Inc.
LEASE TYPE	New Lease



3630 PEACHTREE
ATLANTA, GA 30326

SIZE (SF)	28,649
TENANT	AmWINS Group, Inc.
LANDLORD	Granite Properties, Inc.
LEASE TYPE	New Lease



SALESFORCE TOWER
ATLANTA, GA 30326

SIZE (SF)	18,134
TENANT	Xplor
LANDLORD	KKR
LEASE TYPE	New Lease

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