



## WHAT'S HAPPENING DOWNTOWN

Downtown Atlanta stands out as a strategically located area with efficient transit amenities for the metro area and close proximity to the Atlanta airport, making it an attractive choice for businesses.

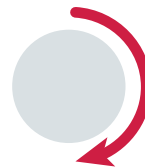
- In Q4, Downtown witnessed its second consecutive quarter of negative net absorption, bringing year end absorption to -247,281 SF.
- Downtown maintained its status as the second-largest submarket for development activity metro-wide, with 487,258 SF under construction.
- Average asking rents in Downtown experienced a modest increase, rising by \$0.58 PSF from the previous quarter and reaching \$31.32 PSF.
- OneTrust, LLC secured 73,533 SF of new office space in Downtown Atlanta during Q4, making it the third-largest lease metro-wide.



**-97,081 SF**  
Q4 NET ABSORPTION  
Q3: -225,958 SF



**23.9%**  
Q4 VACANCY RATE  
Q3: 23.8%



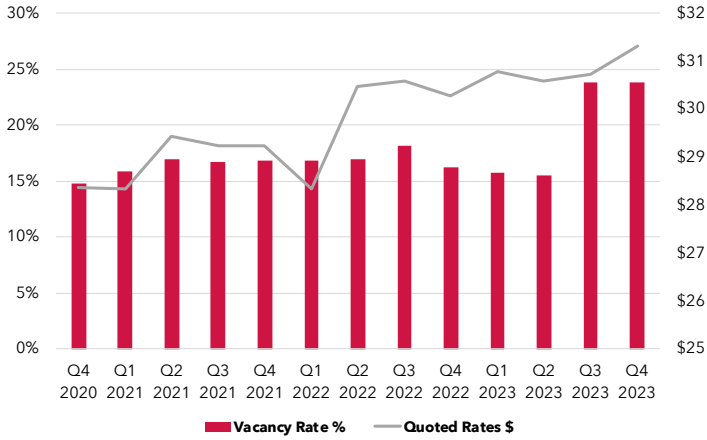
**487,258 SF**  
Q4 UNDER CONSTRUCTION  
Q3: 499,935 SF



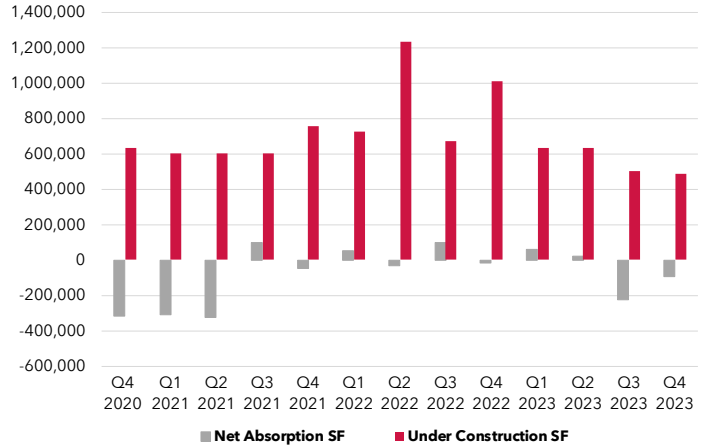
**\$31.32 PSF**  
Q4 AVG. ASKING RENT | YEAR  
Q3: \$30.74 PSF



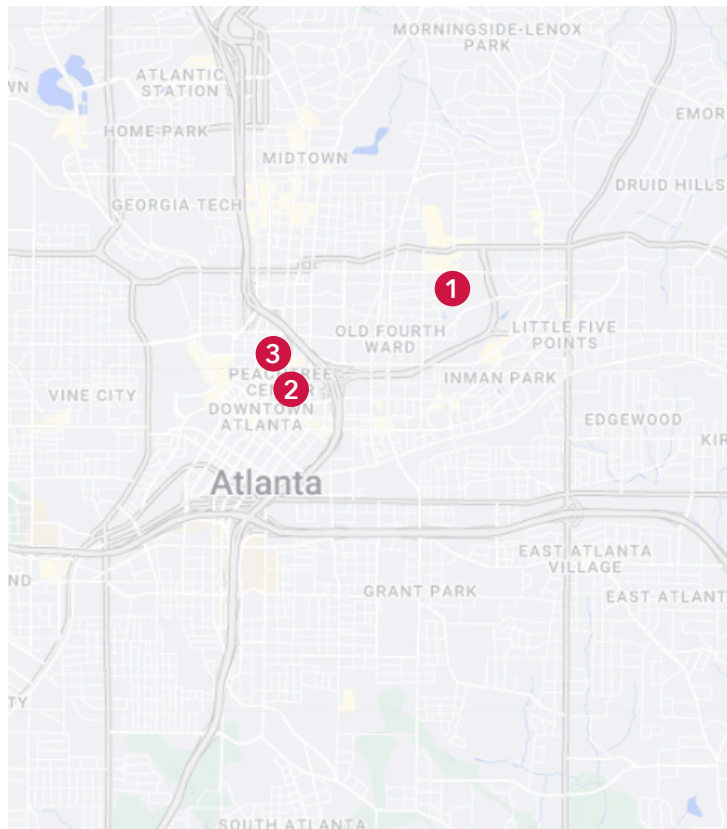
**Q4 2023 | VACANCY & RENTAL RATE**



**Q4 2023 | NET ABSORPTION & U.C.**



**NOTABLE LEASES**



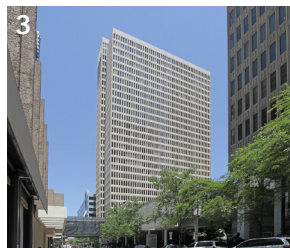
**FOURTH WARD**  
ATLANTA, GA 30308

SIZE (SF)	73,533
TENANT	OneTrust LLC
LANDLORD	New City Properties
LEASE TYPE	New Lease



**PEACHTREE CENTER**  
ATLANTA, GA 30303

SIZE (SF)	37,842
TENANT	Fulton County Board of Assessors
LANDLORD	Situs AMC
LEASE TYPE	Renewal



**MARQUIS ONE**  
ATLANTA, GA 30303

SIZE (SF)	31,775
TENANT	Social Security Administration
LANDLORD	Situs AMC
LEASE TYPE	Renewal

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