



WHAT'S HAPPENING NORTHEAST

The Northeast Atlanta submarket has been an attractive destination for diverse tenants, owing to its below-average rental rates and proximity to Atlanta's core markets.

- As of the end of Q4, vacancy rates in Northeast Atlanta stood at 14.8%, a 120-basis point decline from Q3.
- Northeast Atlanta had positive absorption in Q4, signifying an increase in occupied office space and a positive trajectory for the submarket.
- Rental rates in Northeast Atlanta continued to rise, reaching \$22.19 PSF at the end of Q4. The rental rate remained below the metro average, contributing to the submarket's attractiveness for tenants seeking cost-effective office spaces.



158,104 SF

Q4 NET ABSORPTION

Q3: -30,583 SF



14.8%

Q4 VACANCY RATE

Q3: 16.0%



159,580 SF

Q4 UNDER CONSTRUCTION

Q3: 135,580 SF



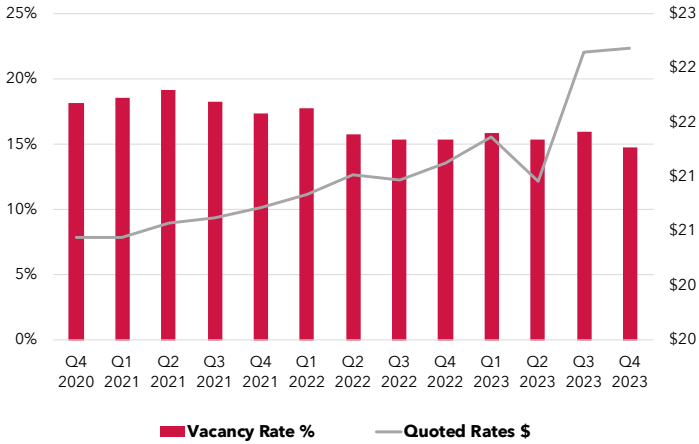
\$22.19 PSF

Q4 AVG. ASKING RENT | YEAR

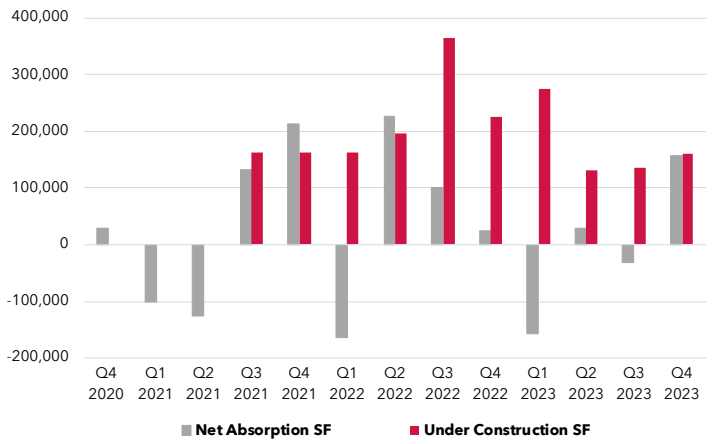
Q3: \$22.15 PSF



Q4 2023 | VACANCY & RENTAL RATE



Q4 2023 | NET ABSORPTION & U.C.



NOTABLE SALES



2763 MEADOW CHURCH RD DULUTH, GA 30097

BUYER	Undisclosed
SELLER	SONRISE PROPERTIES MEADOW CHURCH LLC
SIZE (SF)	55,156
SALE PRICE	\$5,400,000 (\$97.90 PSF)



TECHNOLOGY PARK/ATLANTA PEACHTREE CORNERS, GA 30092

BUYER	WePartner Commercial
SELLER	McClure & Kornheiser LLC
SIZE (SF)	39,827
SALE PRICE	\$5,145,000 (\$129.18 PSF)



HOLCOMB PLACE NORCROSS, GA 30092

BUYER	Proficient Engineering Inc.
SELLER	Legendary Investments LLC
SIZE (SF)	72,911
SALE PRICE	\$4,725,000 (\$64.81 PSF)

*Part of a Portfolio Sale

NOTABLE LEASES



SATELLITE PLACE DULUTH, GA 30096

SIZE (SF)	23,746
TENANT	Undisclosed
LANDLORD	Franklin Street Properties Corporation
LEASE TYPE	New Lease



SATELLITE PLACE | BLDG. 400 DULUTH, GA 30096

SIZE (SF)	17,808
TENANT	Hyundai Glovis America
LANDLORD	Banyan Street Capital
LEASE TYPE	New Lease



3700 CRESTWOOD PARKWAY DULUTH, GA 30096

SIZE (SF)	12,664
TENANT	CHA Consulting Inc.
LANDLORD	YMP Real Estate Mgmt. LLC
LEASE TYPE	New Lease

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