



WHAT'S HAPPENING SOUTH ATLANTA

The South Atlanta submarket comprises 7% of Metro Atlanta's total office inventory, attracting diverse tenants due to its below-average rental rates and proximity to Atlanta's core markets.

- The submarket has garnered substantial attention from office investors, resulting in it being one of the most actively traded office submarkets in the region in recent years.
- As of the end of Q4, the vacancy rates stand at 11.2%, a 100 basis point increase from Q3.
- South Atlanta experienced negative net absorption in Q4 at -22,981 SF, indicating a decrease in occupied office space.
- Rental rates in South Atlanta have risen, reaching \$23.17 PSF, reflecting an increase of over a dollar compared to early 2023.



-22,981 SF

Q4 NET ABSORPTION

Q3: 149,899 SF



11.2%

Q4 VACANCY RATE

Q3: 10.2%



30,149 SF

Q4 UNDER CONSTRUCTION

Q3: 30,149 SF



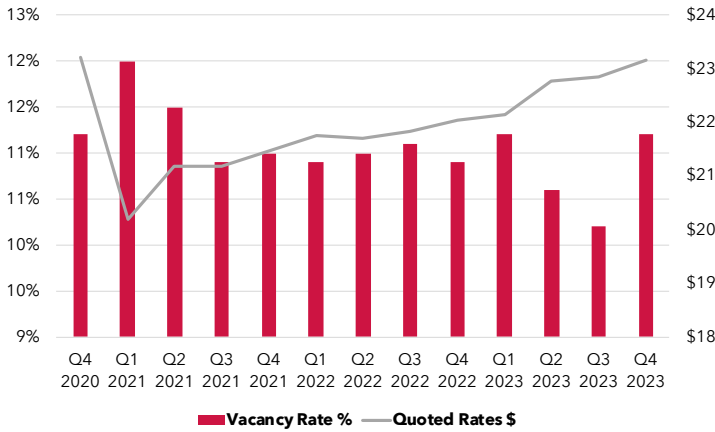
\$23.17 PSF

Q4 AVG. ASKING RENT | YEAR

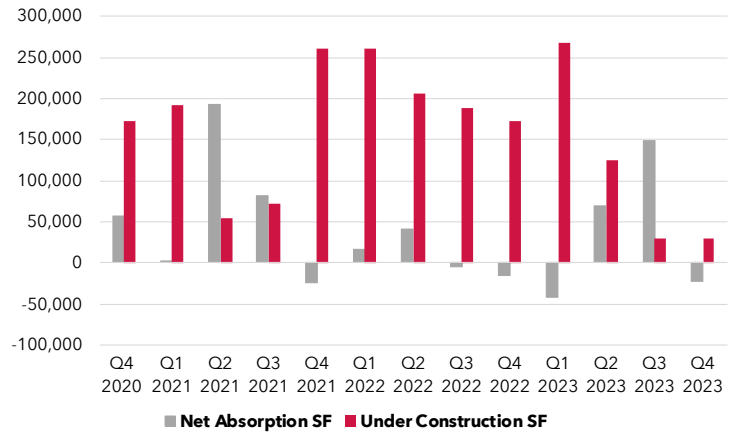
Q3: \$22.85 PSF



Q4 2023 | VACANCY & RENTAL RATE



Q4 2023 | NET ABSORPTION & U.C.



NOTABLE SALES



CAMP CREEK 1500
ATLANTA, GA 30344

BUYER Easterly Government Properties
SELLER Hight Knox Properties, LLC
SIZE (SF) 97,969
SALE PRICE \$15,959,776 (\$162.91 PSF)



AIRPORT CENTER
ATLANTA, GA 30337

BUYER Benjamin Piper
SELLER Myrtle Enterprises Inc
SIZE (SF) 31,944
SALE PRICE \$4,500,000 (\$140.87 PSF)



1175 SENOIA ROAD
TYRONE, GA 30290

BUYER Legacy Dance
SELLER Private Seller
SIZE (SF) 17,790
SALE PRICE \$2,400,000 (\$134.91 PSF)

NOTABLE LEASES



259 JONESBORO ROAD
MCDONOUGH, GA 30253

SIZE (SF) 12,500
TENANT Alan Noon
LANDLORD GA Emory, LLC
LEASE TYPE New Lease



BROOKSIDE
PEACHTREE CITY, GA 30269

SIZE (SF) 5,939
TENANT Undisclosed
LANDLORD STG Brookside, LLC
LEASE TYPE New Lease



WHITE OAK PROFESSIONAL CTR
NEWNAN, GA 30265

SIZE (SF) 5,000
TENANT Success Newnan, LLC
LANDLORD White Oak Holdings, LLC
LEASE TYPE New Lease

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