



WHAT'S HAPPENING NORTHWEST

The Northwest Atlanta submarket hosts numerous major corporate offices and boasts the largest inventory in all of Metro Atlanta.

- Despite still being below the metro average, the vacancy rate in Northwest reached its highest point in over a decade at 19.8% by the end of Q1.
- Notably, the Northwest Atlanta submarket saw the largest lease signed in Q1, with Manhattan Associates renewing their lease for 210,000 square feet.
- Net absorption has continued to be robust in the submarket, marking the second consecutive quarter of positive net absorption of 111,643 SF.



111,643 SF

Q1 NET ABSORPTION

Q4: 246,148 SF



19.8%

Q1 VACANCY RATE

Q4: 17.3%



250,000 SF

Q1 UNDER CONSTRUCTION

Q4: 60,000 SF



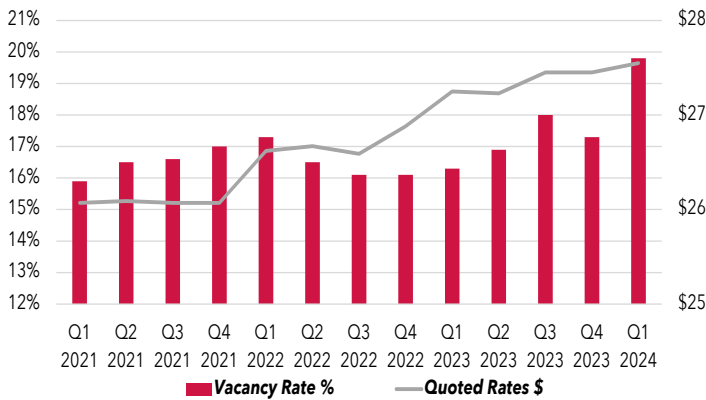
\$27.55 PSF

Q1 AVG. ASKING RENT | YEAR

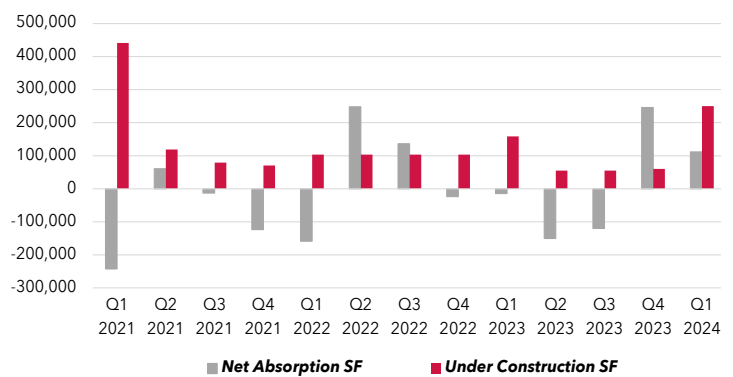
Q4: \$27.45 PSF



Q1 2024 | VACANCY & RENTAL RATE



Q1 2024 | NET ABSORPTION & U.C.



NOTABLE SALES



1990 VAUGHN RD
KENNESAW, GA 30144

BUYER	Ser Familia
SELLER	Lincoln Property Company
SIZE (SF)	80,250
SALE PRICE	\$10,000,000 (\$124.61 PSF)



***2120 POWERS FERRY RD SE**
ATLANTA, GA 30339

BUYER	Woodside Capital Partners
SELLER	Atlanta Property Group
SIZE (SF)	21,597
SALE PRICE	\$6,674,000 (\$309.02 PSF)

*Part of a Portfolio Sale



***2100 POWERS FERRY RD SE**
ATLANTA, GA 30339

BUYER	Woodside Capital Partners
SELLER	Atlanta Property Group
SIZE (SF)	84,000
SALE PRICE	\$6,419,867 (\$76.43 PSF)

*Part of a Portfolio Sale

NOTABLE LEASES



2300 WINDY RIDGE PKWY SE
ATLANTA, GA 30339

SIZE (SF)	209,767
TENANT	Manhattan Associates
LANDLORD	Vision Properties, LLC
LEASE TYPE	Renewal



1775 W OAK COMMONS CT
MARIETTA, GA 30062

SIZE (SF)	79,854
TENANT	MiMedx
LANDLORD	Fields Realty
LEASE TYPE	Renewal



300 GALLERIA PKWY SE
ATLANTA, GA 30339

SIZE (SF)	65,857
TENANT	OneDigital
LANDLORD	Piedmont Office Realty Trust
LEASE TYPE	New Lease

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