

Atlanta Office Availability Tracks Closer to Job Growth

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Atlanta’s office availability rate has now declined for four straight quarters, dropping from about 27.9% in early 2024 to 25.5% today. It’s a small but steady improvement that suggests the market may finally be stabilizing. With new construction slowing and sublease space leveling off, this isn’t about a sudden rebound, it’s about the market finding balance again. Landlords and tenants are adjusting to how space is really being used, not how it used to be.

Employment in Atlanta’s office-using sectors, mostly Professional & Business Services, has held between 570,000 and 580,000 jobs since 2023. That consistency matters. It shows the local economy is still supporting office demand even as other cities see job cuts. The availability data reflects that. It is less about big leasing wins and more about steady absorption and fewer givebacks.

For the first time in years, job growth and office space trends are starting to move together. The two lines, employment and availability, are getting close to crossing, a sign that the fundamentals and the market are finally back in sync. It’s not a boom story, but it’s a better one: steady demand, tighter new supply, and a market that’s working its way back to normal.

