



Q4 2025

ATLANTA MEDICAL OFFICE MARKET REPORT

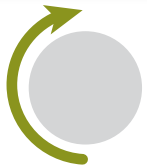
Atlanta's medical office
market remains strong and
resilient

WHAT'S HAPPENING?

Q4 2025

Atlanta's medical office market continues to post steady performance, supported by the region's robust healthcare infrastructure, population growth, and concentration of major hospital systems and specialty providers. Demand remains healthy as tenants prioritize proximity to hospitals and established, affluent submarkets. Leasing activity improved this quarter, driving modest vacancy declines, while new construction remains disciplined and focused

on well-located, purpose-built projects. Rental rates have inched higher, reflecting landlord leverage for quality assets, and although investment sales volume slowed, pricing strengthened as investors remained selective and focused on institutional-quality medical office properties. A straightforward 20,000-square-foot medical office investment opportunity is still harder to find than one suited for an owner-user.



185,025 SF

Q4 NET ABSORPTION

Q3: -11,057 SF



7.4%

Q4 VACANCY RATE

Q3: 7.8%



366,218 SF

Q4 UNDER CONSTRUCTION

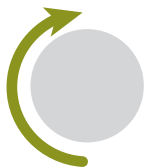
Q3: 366,218 SF



24,300 SF

Q4 NEW SUPPLY DELIVERED

Q3: 29,248 SF



\$28.94 PSF

Q4 AVG. ASKING RENT | YEAR

Q3: \$28.50 PSF



\$437 PSF

Q4 AVG. SALES PRICE

Q3: \$302 PSF

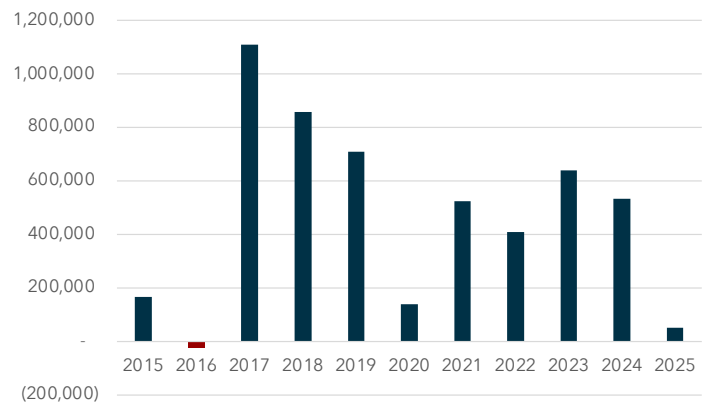


\$58.8 Million

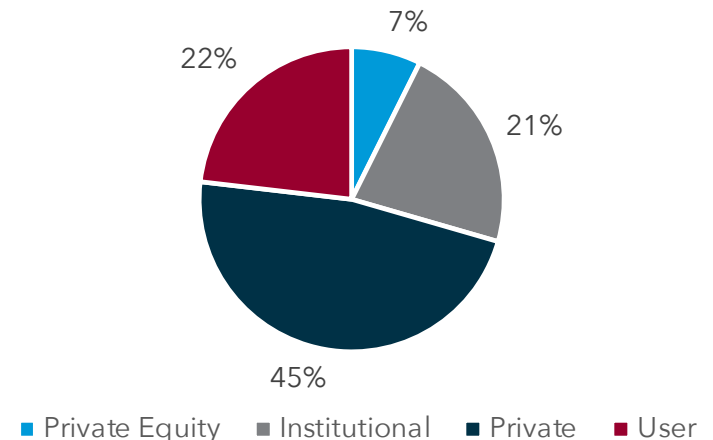
Q4 SALES VOLUME

Q3: \$97.7 Million

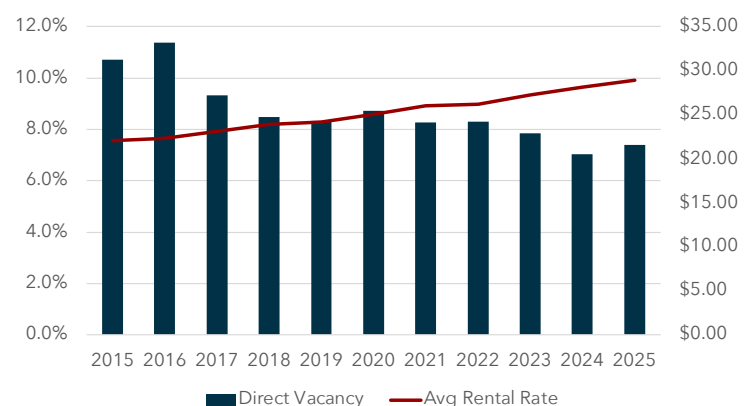
ANNUAL | ABSORPTION (MSF)



Q4 2025 | BUYER COMPOSITION



ANNUAL | VACANCY & RENTAL RATES



MARKET ACTIVITY

Q4 2025

Q4 2025 | TOP SALES



225 W WIEUCA RD, NE

ATLANTA, GA 30342

SUBMARKET	Buckhead
BUYER	MSC Investment Buckhead, LLC
SELLER	The Women's Center
SIZE (SF)	10,500
SALE PRICE	\$1,800,000 (\$171.43 PSF)



1022 MAPLE ST

CARROLLTON, GA 30117

SUBMARKET	West Atlanta
BUYER	Erynn 73rd Apartments Co. LLC
SELLER	PP Carrollton GA Owner LLC
SIZE (SF)	7,613
SALE PRICE	\$5,510,000 (\$723.76 PSF)



20 FRANCIS WAY

SHARPSBURG, GA 30277

SUBMARKET	South Atlanta
BUYER	Anchor Sharpsburg MOB LLC
SELLER	Anchor Health Properties
SIZE (SF)	27,000
SALE PRICE	\$10,000,000 (\$370.37 PSF)

Q4 2025 | TOP LEASES



300 PARKBROOK PL

WOODSTOCK, GA 30189

SUBMARKET	Northwest Atlanta
TENANT	ABA Centers of Woodstock
SIZE (SF)	9,242
LEASE TYPE	New Lease



1465 SATELLITE BLVD NW

SUWANEE, GA 30024

SUBMARKET	Northeast Atlanta
TENANT	Thomas Eye Group
SIZE (SF)	24,500
LEASE TYPE	New Lease



2959 SHARPSBURG MCCULLUM RD

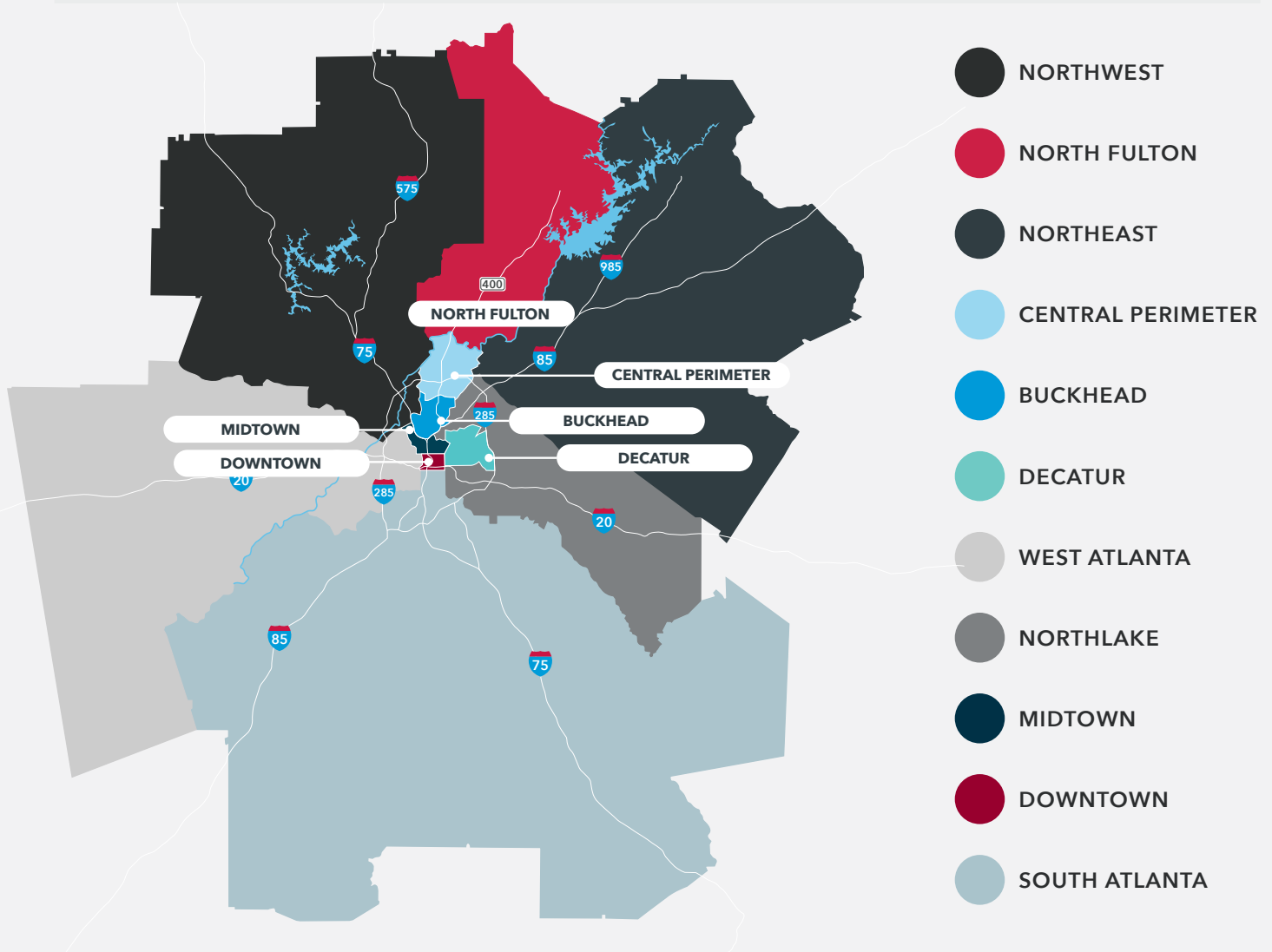
NEWNAN, GA 30265

SUBMARKET	South Atlanta
TENANT	Growing Grins Pediatric Dentistry
SIZE (SF)	11,200
LEASE TYPE	New Lease

Q4 2025 | TOP CONSTRUCTION BY DELIVERY DATE

PROJECT NAME	LOCATION	BUILDING SIZE (SF)	SUBMARKET	DELIVERY
Ankle & Foot Centers	65 Cloverleaf Dr	60,000	Northwest Atlanta	Q2 - 2026
Woodstock MOB	7355 Main St	36,218	Northwest Atlanta	Q3 - 2026
Northside Hospital	2500 Northside Forsyth Dr	120,000	North Fulton	Q4 - 2026
Northside Hospital - Canton	430 Norside Cherokee Blvd	150,000	Northwest Atlanta	Q4 - 2027

METRO SUBMARKETS	NUMBER OF BUILDINGS	RBA (SF)	DIRECT VACANT (SF)	VACANCY RATE	OCCUPANCY RATE	2025 NET ABSORP. (SF)	AVG. ASKING RENT / YEAR (PSF)
Buckhead	18	1,347,198	140,456	10.43%	89.57%	23,038	\$28.43
Central Perimeter	48	3,636,203	402,197	11.06%	88.94%	43,637	\$32.78
Downtown Atlanta	6	604,413	3,519	0.58%	99.42%	4,010	\$38.30
Gainesville	58	1,418,850	42,292	2.98%	97.02%	14,232	\$30.84
Midtown Atlanta	4	476,270	17,531	3.68%	96.32%	-15,505	-
North Fulton	151	4,223,820	382,670	9.06%	90.94%	-22,123	\$30.42
Northeast Atlanta	166	3,476,028	210,894	6.07%	93.93%	35,765	\$24.77
Northlake	164	3,748,441	317,143	8.46%	91.54%	-24,898	\$25.08
Northwest Atlanta	244	5,600,947	250,600	4.47%	95.53%	-70	\$29.19
South Atlanta	235	4,801,319	456,555	9.51%	90.49%	-20,220	\$27.02
West Atlanta	54	1,230,634	42,159	3.43%	96.57%	12,635	\$22.15
TOTAL/AVG	1,148	30,564,123	2,266,016	7.4%	92.6%	50,501	\$28.94



The information and details contained herein have been obtained from third-party sources believed to be reliable; however, Lee & Associates Atlanta has not independently verified its accuracy. Lee & Associates Atlanta makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to the implied warranty of suitability and fitness for a particular purpose.

Interested parties should perform their own due diligence regarding the accuracy of the information. The information provided herein, including any sale or lease terms, is being provided subject to errors, omissions, changes of price or conditions, prior sale or lease, and withdrawal without notice. Third-party data sources: CoStar Group, Inc., Real Capital Analytics, and Georgia State Economic Forecasting Center. The Lee & Associates Atlanta Industrial Market Report compiles market data by using a third-party database for the proprietary analysis of building sizes of 15,000 SF and larger in the Atlanta Metropolitan Area. © Copyright 2026 Lee & Associates Atlanta. All rights reserved.

Report analysis by: Daniel Wagner, Chief Data Officer | Kate Hunt, Director of Research | Emma Cowart, Research Analyst
Report created by: Julia Whitlark, Marketing Director | Madison Dickinson, Marketing Specialist



LEE & ASSOCIATES - ATLANTA

3500 Lenox Road, Suite 300 | Atlanta, GA 30326
404.442.2810 | lee-associates.com/atlanta