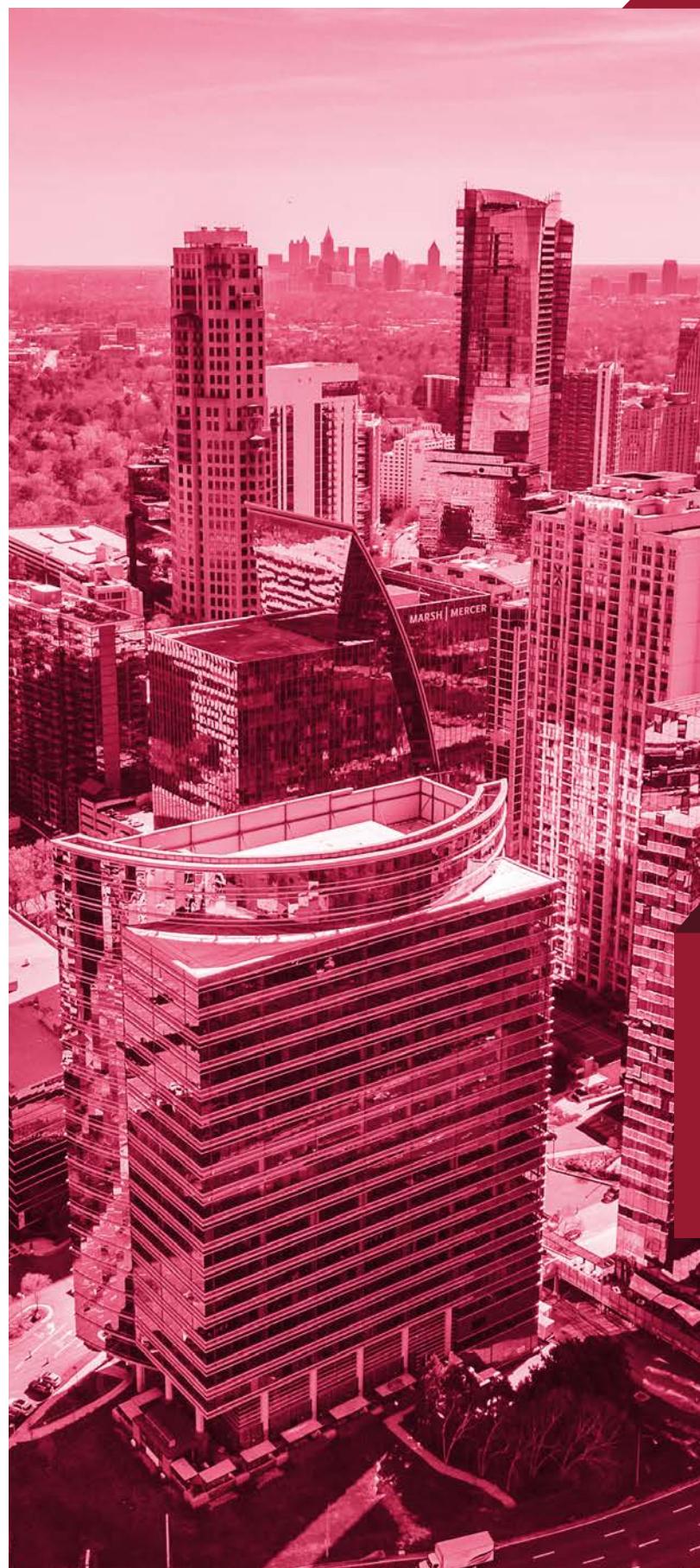




Q4 2025

ATLANTA OFFICE
MARKET REPORT

Renewal-Driven Leasing
Defines Market Conditions



WHAT'S HAPPENING?

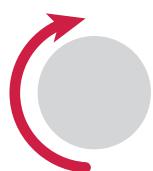
Q4 2025

Atlanta's office market in Q4 2025 was shaped by limited tenant movement and a leasing environment focused more on retention than relocation. Renewals accounted for roughly 70% of major transactions, keeping tenants in place and helping support modest positive absorption during the quarter. Even with that improvement, vacancy remained at 25%, underscoring the volume of space still

competing for tenant demand. Leasing activity continued to favor a narrow segment of higher-quality, well-located buildings, while older Class B and suburban assets experienced slower deal flow and ongoing value pressure. With little new office development underway, future improvement will depend on sustained net new demand rather than tenant retention alone heading into 2026.



97,347 SF
Q4 NET ABSORPTION
Q3: (196,344) SF



25.0%
Q4 VACANCY RATE
Q3: 24.6%



450,562 SF
Q4 UNDER CONSTRUCTION
Q3: 541,389 SF



82,110 SF
Q4 NEW SUPPLY DELIVERED
Q3: 250,000 SF



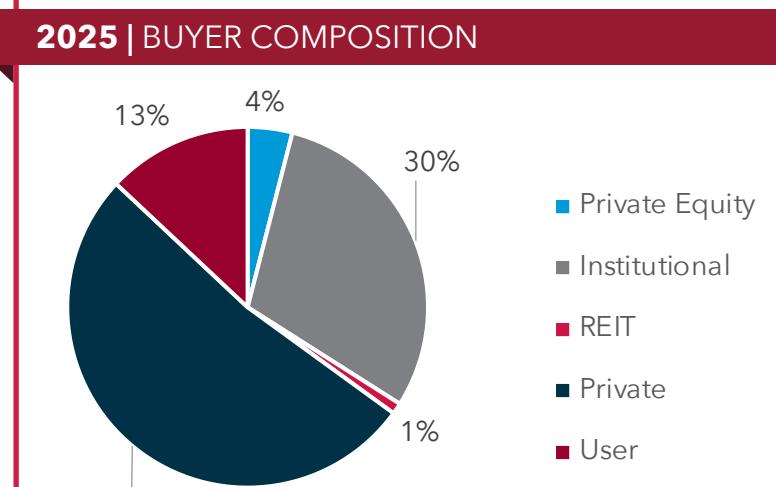
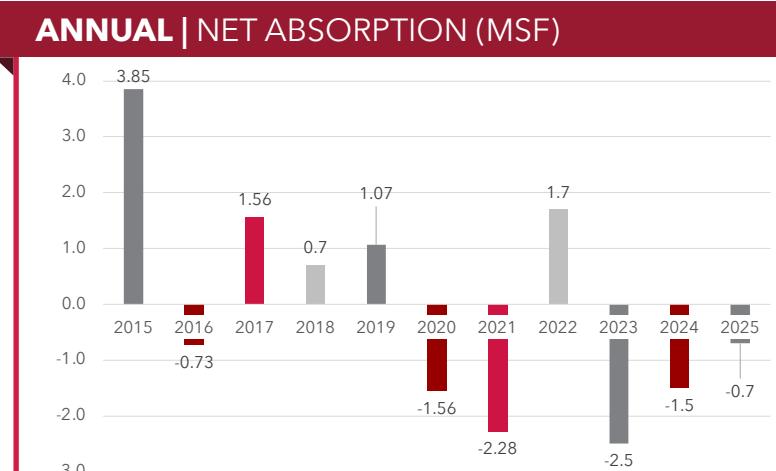
\$30.66 PSF
Q4 AVG. ASKING RENT | YEAR
Q3: \$30.33 PSF



\$202 PSF
Q4 AVG. SALES PRICE
Q3: \$199 PSF



\$1.4 Billion
ROLLING 12-MO SALES VOLUME
Q3: \$1.7 Billion



MARKET ACTIVITY

Q4 2025

Q4 2025 | TOP SALES



55 MARIETTA ST NW*

ATLANTA, GA 30303

SUBMARKET	Downtown
BUYER	RadiusDC
SELLER	40 Forsyth LLC
SIZE (SF)	403,000
SALE PRICE	\$49,995,000 (\$124.06 PSF)

* PART OF A PROPERTY PORTFOLIO SALE



1050 CROWN POINTE PKY*

ATLANTA, GA 30338

SUBMARKET	Central Perimeter
BUYER	Alkamy Capital
SELLER	KBS Strategic Opportunity REIT
SIZE (SF)	273,561
SALE PRICE	\$21,333,009 (\$77.98 PSF)

* PART OF A PROPERTY PORTFOLIO SALE



3343 PEACHTREE RD NE*

ATLANTA, GA 30326

SUBMARKET	Buckhead
BUYER	Alkamy Capital
SELLER	KBS Strategic Opportunity REIT, Inc.
SIZE (SF)	226,407
SALE PRICE	\$16,666,991 (\$73.62 PSF)

* PART OF A PROPERTY PORTFOLIO SALE

Q4 2025 | TOP LEASES



6000 FELDWOOD RD

COLLEGE PARK, GA 30349

SUBMARKET	South Atlanta
TENANT	Bank of America
SIZE (SF)	230,241
LEASE TYPE	Renewal



1100 PEACHTREE ST NE

ATLANTA, GA 30309

SUBMARKET	Midtown
TENANT	Kilpatrick Townsend
SIZE (SF)	148,112
LEASE TYPE	Renewal



4205 RIVER GREEN PKY

DULUTH, GA 30096

SUBMARKET	Northeast
TENANT	AGCO Corporation
SIZE (SF)	125,800
LEASE TYPE	Renewal

Q4 2025 | TOP CONSTRUCTION



1072 W PEACHTREE STREET NW

ATLANTA, GA 30309

SUBMARKET	Midtown	DELIVERY
SIZE (SF)	224,000	DEVELOPER



3100 NORTHWINDS PKY

ALPHARETTA, GA 30009

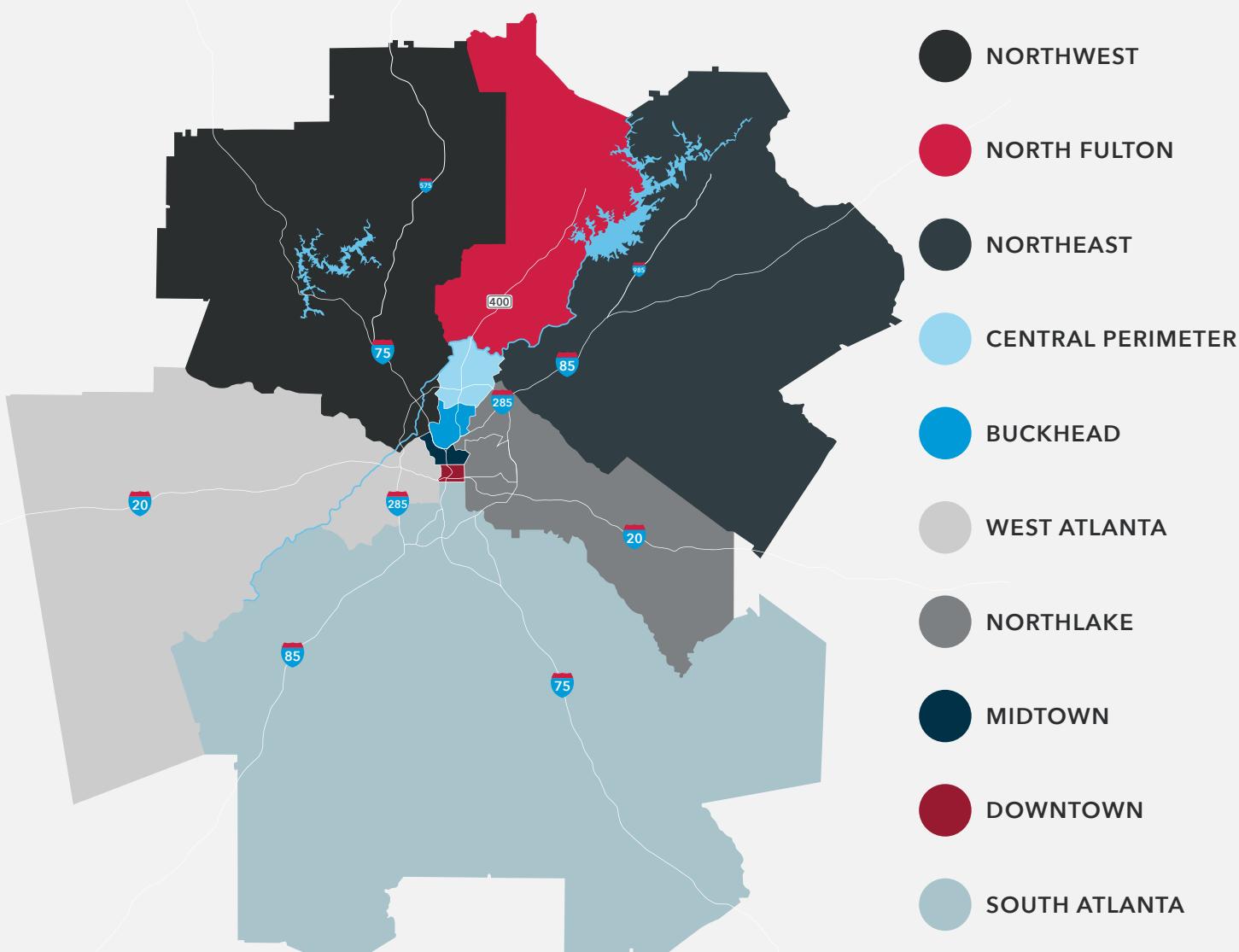
North Fulton	DELIVERY
60,000	DEVELOPER

2026 - Q3
Evans General Contractors

2026 - Q2
Rockefeller Group

SUBMARKET
SIZE (SF)

OFFICE SUBMARKETS	TOTAL INVENTORY (SF)	TOTAL VACANT (SF)	Q4 VACANCY RATE	2025 NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	2025 DELIVERIES (SF)	Avg. Asking Rent / Year (PSF)
Buckhead	20,501,498	5,659,625	27.6%	(274,954)	-	-	\$39.35
Central Perimeter	26,440,757	7,654,697	29.0%	(189,691)	-	-	\$31.64
Downtown	22,128,304	6,211,128	28.1%	214,220	16,195	-	\$32.45
Midtown	29,332,845	9,141,412	31.2%	135,810	224,000	-	\$43.46
North Fulton	23,019,887	6,166,044	26.8%	44,951	108,000	-	\$27.58
Northeast	17,433,752	3,074,870	17.6%	(213,614)	-	38,743	\$22.78
Northlake	14,869,091	2,993,192	20.1%	(238,358)	-	-	\$26.03
Northwest	28,144,123	5,572,744	19.8%	(110,657)	102,367	293,367	\$28.39
South Atlanta	9,556,122	1,366,545	14.3%	(88,545)	-	-	\$22.46
West Atlanta	3,017,715	764,134	25.3%	(12,370)	-	-	\$28.28
TOTAL	194,444,094	48,604,391	25.0%	(733,208)	450,562	332,110	\$30.66



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