



Q4 2025

ATLANTA OFFICE MARKET REPORT

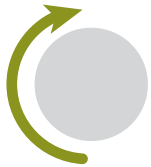
Renewal-Driven Leasing
Defines Market Conditions

WHAT'S HAPPENING?

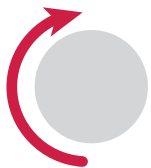
Q4 2025

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



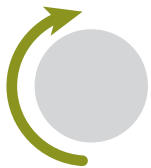
25.0%
Q4 VACANCY RATE
Q3: 24.6%



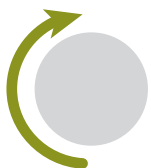
450,562 SF
Q4 UNDER CONSTRUCTION
Q3: 541,389 SF



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



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

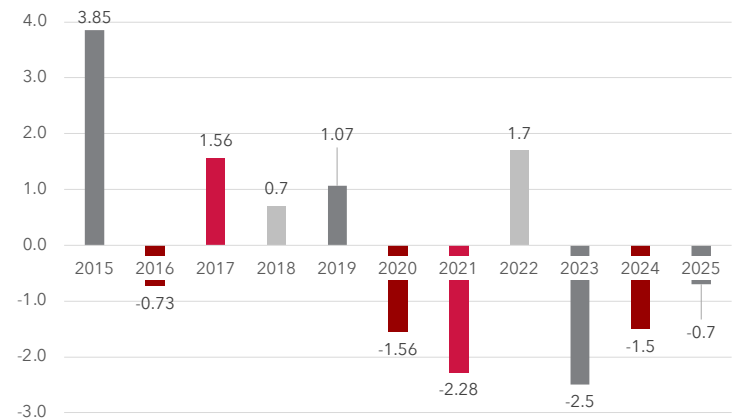


\$202 PSF
Q4 AVG. SALES PRICE
Q3: \$199 PSF

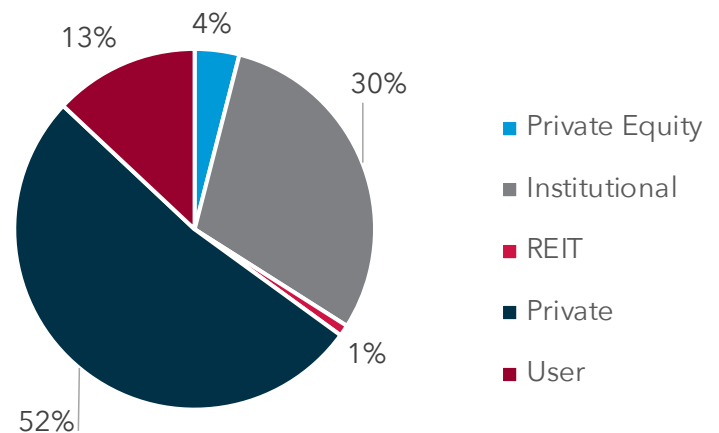


\$1.4 Billion
ROLLING 12-MO SALES VOLUME
Q3: \$1.7 Billion

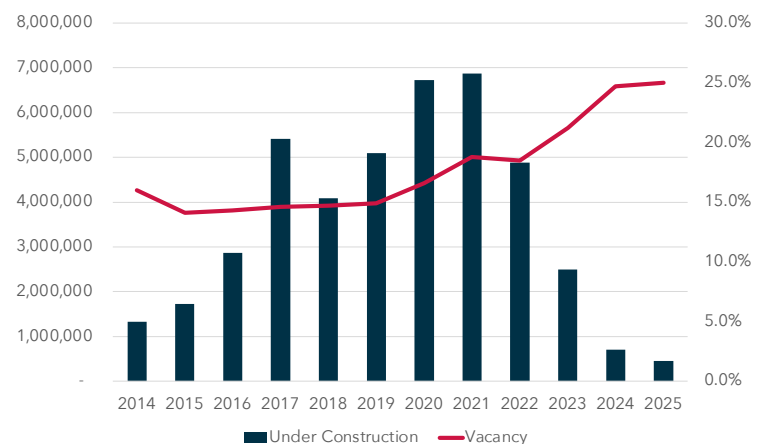
ANNUAL | NET ABSORPTION (MSF)



2025 | BUYER COMPOSITION



ANNUAL | VACANCY & UNDER CONSTRUCTION



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

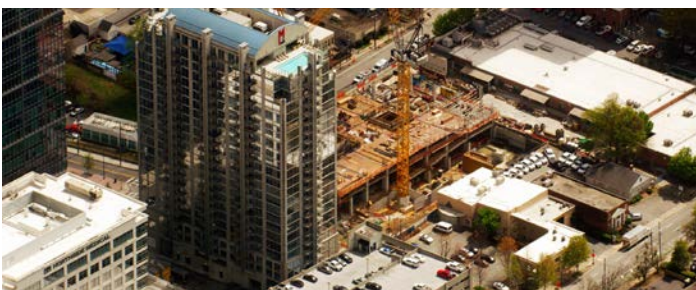
SUBMARKET Midtown
TENANT Kilpatrick Townsend
SIZE (SF) 148,112
LEASE TYPE Renewal



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

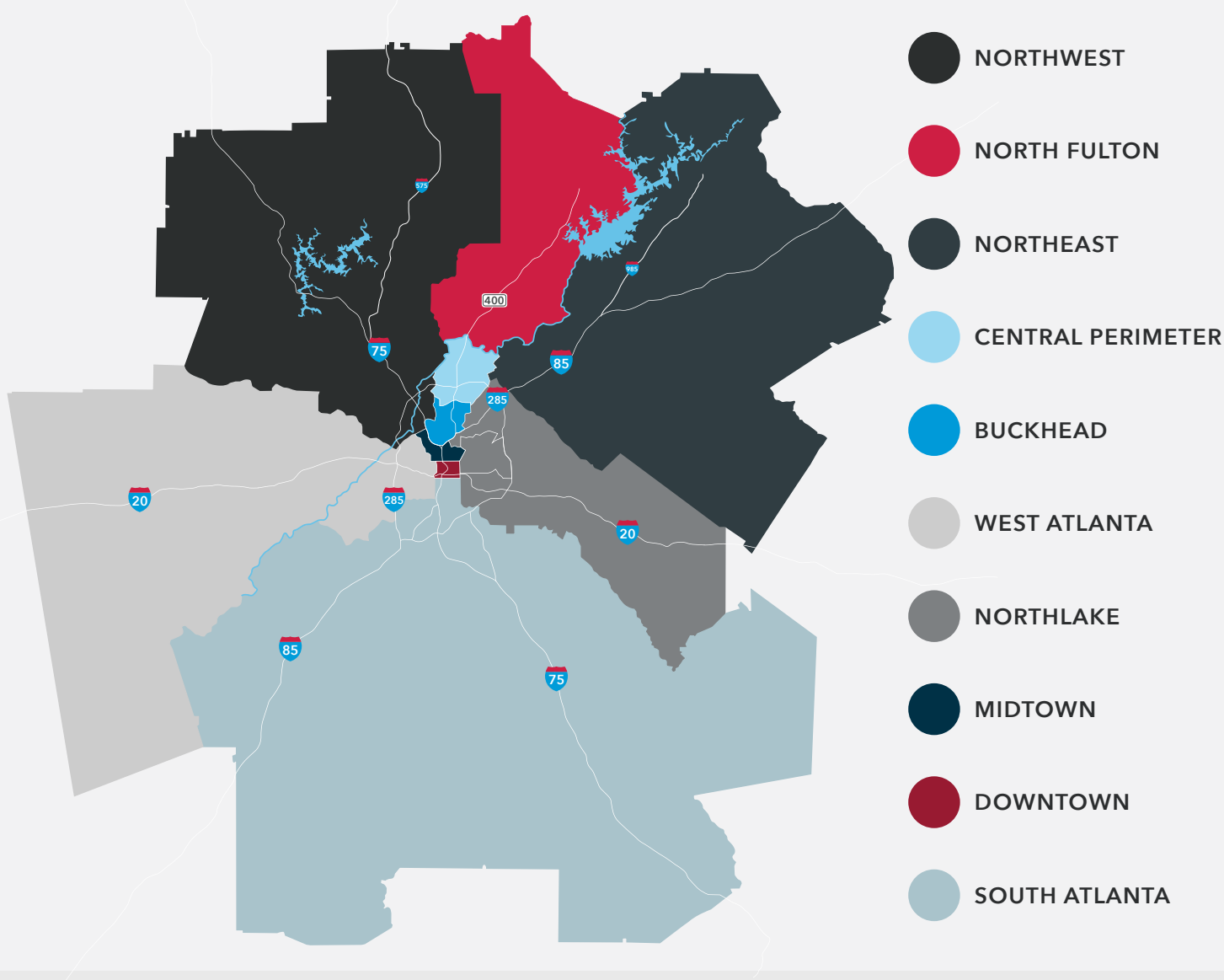
SUBMARKET Midtown **DELIVERY** 2026 - Q2
SIZE (SF) 224,000 **DEVELOPER** Rockefeller Group



3100 NORTHWINDS PKY
ALPHARETTA, GA 30009

SUBMARKET North Fulton **DELIVERY** 2026 - Q3
SIZE (SF) 60,000 **DEVELOPER** Evans General Contractors

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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