



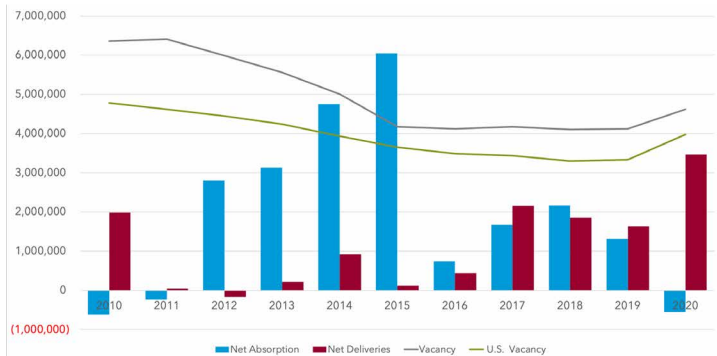
**OFFICE MARKET OVERVIEW**

WILLIE CANDLER, *Research Associate*

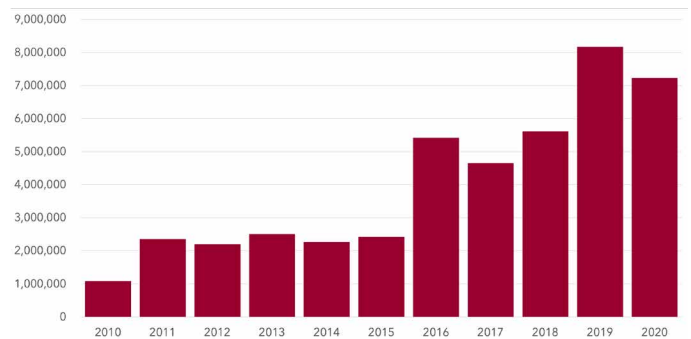
Atlanta had some ups and downs for Q4 2020. A couple of major tenant move-outs, AT&T vacated 933,251 SF and consolidated operations to Texas, while American Cancer Society pulled out of 543,491 SF due to poor fund raising and COVID troubles. On the positive side, the move-in of State Farm, to 670,000 SF and Anthem Blue Cross taking 352,000 SF failed to offset the move-outs. Causing the office market to have its worst year in absorption since 2011, with a negative net absorption of -340,000 SF, while the vacancy rate rose to 16.2%, the highest since 2014. Construction and new development did grow as 760 Ralph McGill (475,000 SF) got underway for the Mailchimp leased signed earlier in 2020.

MARKET INDICATORS	Q4 2020	Q3 2020	Q2 2020	Q1 2020	Q4 2019
▼ Net Absorption	(553,603) SF	2,000,773 SF	2,462,318 SF	2,689,293 SF	1,314,754 SF
▲ Vacancy Rate	12.60%	12.00%	11.80%	11.60%	11.50%
▲ Avg NNN Asking Rate	\$26.42 PSF	\$26.40 PSF	\$26.51 PSF	\$26.57 PSF	\$26.21 PSF
▲ Under Construction	7,231,868 SF	6,278,436 SF	6,392,684 SF	6,325,609 SF	8,167,136 SF
▲ Inventory	322,223,353 SF	321,839,812 SF	321,465,182 SF	320,953,688 SF	318,757,652 SF

**NET ABSORPTION, NET DELIVERIES, & VACANCY**



**UNDER CONSTRUCTION**



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
30 Ivan Allen Blvd NE Atlanta, GA	280,670 SF	\$89,940,000.00 \$320.45 PSF	Menlo Equities Forward One Corp.	Class A
300 Interstate N Pky SE Atlanta, GA	181,269 SF	\$28,000,000.00 \$154.47 PSF	Entertainment Studios, Inc Rubenstein Partners	Class B
387 Technology Circle Atlanta, GA	126,760 SF	\$60,000,000.00 \$473.34 PSF	TPG Global LLC The University Financing Foundation	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
5893-5989 Stewart Pky Douglasville, GA	117,789 SF	Block and Kahan Properties, LLC	BuggBusters	Retailer
1224 Hammon Drive Atlanta, GA	91,647 SF	CBRE	Insight Global	Employment Agency
3 Ballpark Avenue Atlanta, GA	61,187 SF	Atlanta Braves	Papa Johns	Fast Food

*The information and details contained herein have been obtained from third-party sources believed to be reliable, however, Lee & Associates has not independently verified its accuracy. Lee & Associates 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., The Economist, U.S. Bureau of Economic Analysis, U.S. Bureau of Labor Statistics, Congressional Budget Office, European Central Bank, GlobeSt.com, CoStar Property and Lee Proprietary Data. ©*

*© Copyright 2021 Lee & Associates all rights reserved. Third-party Image sources: sorbis/shutterstock.com, shutterstock.com, pixabay.com, istock.com*