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COMMERCIAL REAL ESTATE SERVICES

Q1 2022
ATLANTA, GA

OFFICE MARKET OVERVIEW

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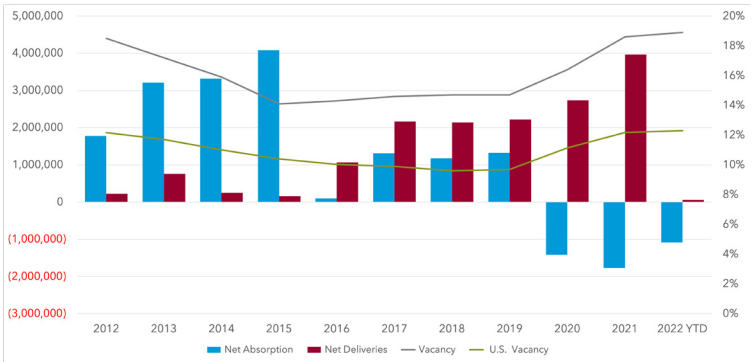
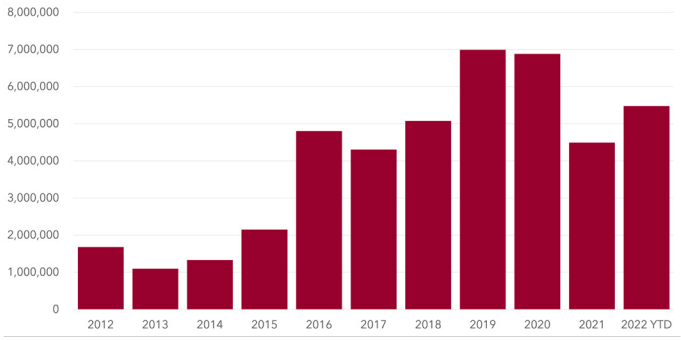
Atlanta's office market continues its sluggish recovery from the effects of the pandemic this quarter, with the trailing 12 months net absorption turning positive for the first time in four quarters due to strong leasing activity from Q4 of last year. Rent growth continues to stagnate this quarter with average rents only going up 1.4% to $29.53, due to the influx of sublease availability from a few large notable move outs. As 4 MSF of speculative space enters the market in 2022, we expect to see some growth for average rents as tenants gravitate to newer buildings with more amenities to lure in workers, and landlords offer higher concessions to get buildings leased up.

MARKET INDICATORS	Q1 2022	Q4 2021	Q3 2021	Q2 2021	Q1 2021
▲ 12 Mo. Net Absorption SF	91,235	(1,771,714)	(3,964,681)	(5,681,930)	(5,517,652)
▲ Vacancy Rate	18.9%	18.6%	18.6%	18.8%	18.2%
▲ Avg NNN Asking Rate PSF	$29.53	$29.33	$29.18	$29.03	$28.68
▲ SF Under Construction	5,478,463	4,494,177	4,494,366	4,598,383	6,092,495
▲ Inventory SF	235,606,838	234,158,052	233,478,361	232,064,224	229,890,494

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
600 Peachtree Street NE Atlanta, GA	1,351,586 SF	$380,000,000 $281.15 PSF	CP Group Shorenstein Properties	Class A
3630 Peachtree Road NE Atlanta, GA	438,910 SF	$202,000,000 $460.23 PSF	Granite Properties Heitman	Class A
900 Ashwood Pky Atlanta, GA	207,291 SF	$34,500,000 $166.00 PSF	Velocis Starwood Property Trust	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
1434 Hills Place Atlanta, GA	150,000 SF	Jamestown L.P	Anduril Industries	Defense
712 W Peachtree Street Atlanta, GA	93,072 SF	Portman Holdings	Micron Technologies	Applied Materials
11675 Great Oaks Way Alpharetta, GA	86,976 SF	The Simpson Organization	American Honda Finance	Financial Services

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