



OFFICE MARKET OVERVIEW

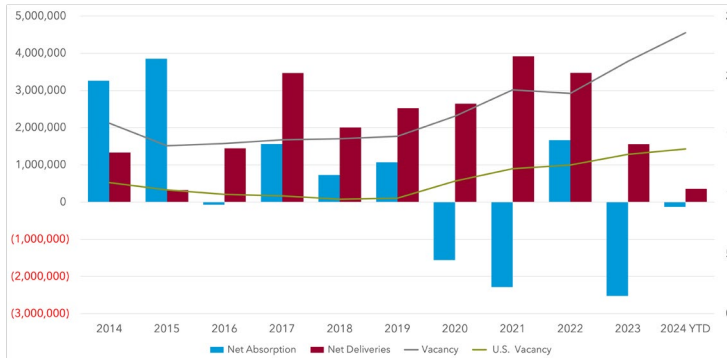
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While office vacancy rates remain on the rise due to tenants reassessing their space needs and shrinking lease sizes, Atlanta’s enduring appeal remains strong. The signing of several high-profile leases in Q1 2024 has infused optimism among market participants. Since 2020, developers have delivered 12 MSF of office space, but the current pipeline has significantly slowed, with only 2 MSF underway, marking the lowest level in a decade. This pause in new construction is welcomed by many property owners. While the amount of available sublet space remains high compared to the area’s 10-year average, there has been a decline for the third consecutive quarter in available sublet space, with 8.2 MSF feet available in Q1.

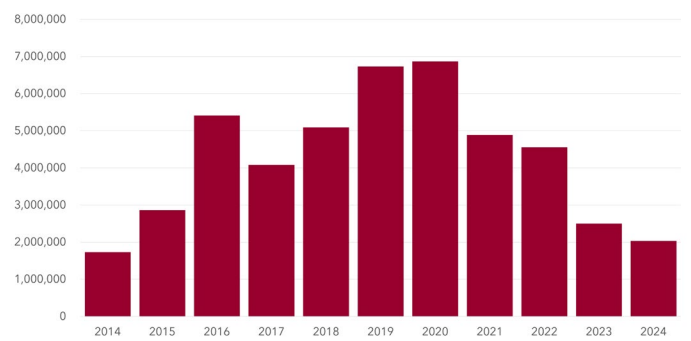
MARKET INDICATORS	Q1 2024	Q4 2023	Q3 2023	Q2 2023	Q1 2023
▼ 12 Mo. Net Absorption SF	(3,029,047)	(2,524,369)	(1,751,575)	(648,383)	2,322,843
▲ Vacancy Rate	23.6%	21.2%	20.8%	19.1%	18.4%
▼ Avg NNN Asking Rate PSF	\$29.90	\$30.92	\$30.54	\$30.34	\$30.11
▼ SF Under Construction	2,034,913	2,501,859	2,633,281	3,135,831	3,337,360
▼ Inventory SF	190,498,864	220,535,837	225,744,093	242,929,491	241,740,668

*Statistics may have changed due to annual audit

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3755 Mansell Road Alpharetta, GA	123,982 SF	\$14,500,000 \$116.95 PSF	Free Chapel Ravi Zacharias International Ministries	Class A
1990 Vaughn Road Kennesaw, GA	80,250 SF	\$10,000,000 \$124.00 PSF	Ser Familia Lincoln Property Company	Class B
2120 Powers Ferry Road SE* Atlanta, GA	84,000 SF	\$6,419,867 \$76.43 PSF	Woodside Capital Partners Atlanta Property Group	Class B

*Part of Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
2300 Windy Ridge Parkway SE Atlanta, GA	210,000 SF	Vision Properties	Manhattan Associates	Information
3350 Peachtree Road Atlanta, GA	112,899 SF	Cousins Properties	Workday, Inc.	Information
2500 Century Parkway Atlanta, GA	110,061 SF	Highwoods Properties	State Properties Commission (GA Department of Revenue)	Administrative & Support Services

