



OFFICE MARKET OVERVIEW

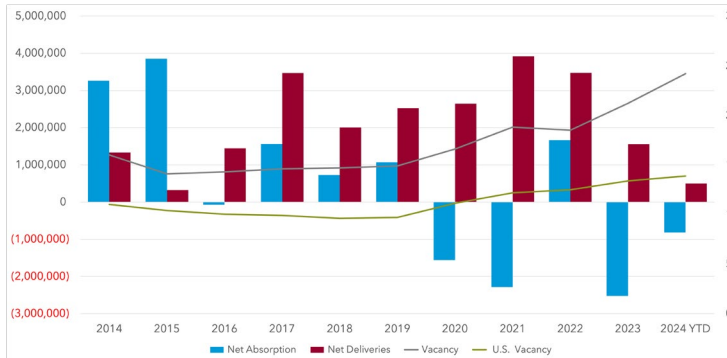
KATE HUNT, Senior Research Analyst

While vacancy has continued its upward trend in recent quarters, positive move-in activity will occur later this year and into 2025. A low level of new office development and anticipated gains in occupancy could lead to gradually improving market fundamentals, though the trend of space rightsizing is expected to continue.

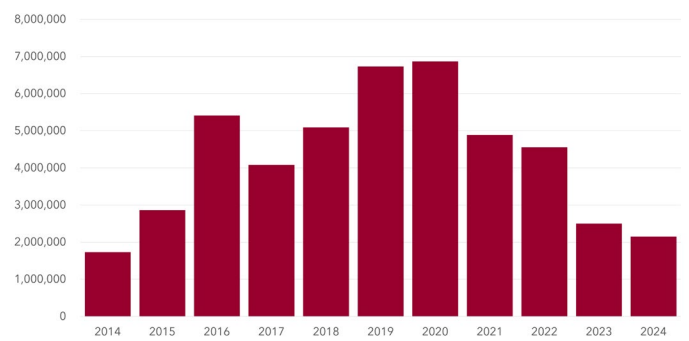
MARKET INDICATORS	Q2 2024	Q1 2024	Q4 2023	Q3 2023	Q2 2023
▲ 12 Mo. Net Absorption SF	(2,067,668)	(3,029,047)	(2,524,369)	(1,751,575)	(648,383)
▲ Vacancy Rate	24.2%	23.6%	21.2%	20.8%	19.1%
▼ Avg NNN Asking Rate PSF	\$29.88	\$29.90	\$30.92	\$30.54	\$30.34
▲ SF Under Construction	2,151,326	2,034,913	2,501,859	2,633,281	3,135,831
▼ Inventory SF	188,062,785	190,498,864	220,535,837	225,744,093	242,929,491

*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
780 Johnson Ferry Road NE Atlanta, GA	186,360 SF	\$23,500,000 \$126.10 PSF	Camco Investment Group Blackmount Real Estate Partners	Class A
15 Peachtree Street Atlanta, GA	85,000 SF	\$18,400,000 \$216.47 PSF	The Atlanta Development Authority Private Individual	Class C
6120 Powers Ferry Road NW Atlanta, GA	138,433 SF	\$12,000,000 \$86.68 PSF	GreenSky LLC Bridge Commercial Real Estate	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
725 W. Peachtree St NE Atlanta, GA	264,300 SF	CBRE Investment Management	AGL Services Company	Professional, Scientific & Technical Services
5 Concourse Parkway Atlanta, GA	180,173 SF	Building & Land Technology	Newell Brands	Manufacturing
271 17th Street NW Atlanta, GA	164,221 SF	Lionstone Investments	Piedmont Healthcare	Health Care & Social Assistance

