



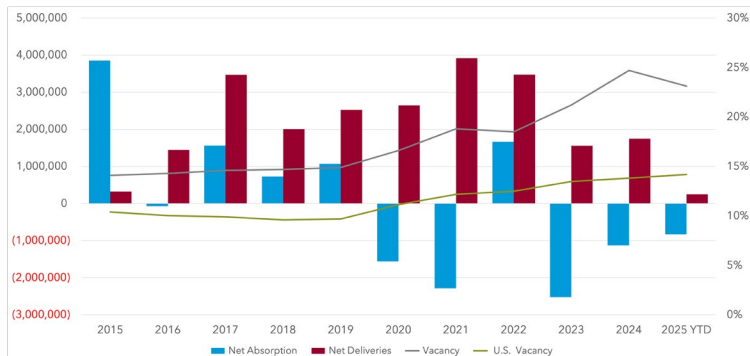
OFFICE MARKET OVERVIEW

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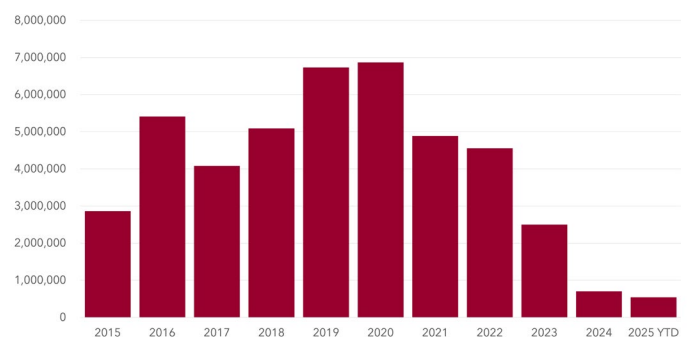
Atlanta's office market strengthened in Q3 2025 as leasing activity increased and several large transactions closed, signaling rising tenant confidence despite ongoing uncertainty. Vacancy edged down to 24.57%, suggesting early signs of tightening, while net absorption remained negative but improved from prior quarters. Asking rents rose to \$30.33 per square foot, driven by competition for high-quality space in top submarkets. Investment activity also picked up, with pricing climbing to \$199 per square foot, reflecting renewed investor optimism. Construction slowed, with just one project over 100,000 square feet underway, easing near-term supply pressure and positioning the market for steady progress into 2026.

MARKET INDICATORS	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
▲ 12 Mo. Net Absorption SF	(650,995)	(1,319,228)	(1,793,147)	(1,124,895)	(2,162,679)
▼ Vacancy Rate	24.57%	24.91%	24.90%	24.70%	24.70%
▲ Avg NNN Asking Rate PSF	\$30.33	\$30.22	\$27.93	\$29.78	\$29.57
▲ Sale Price PSF	\$199.00	\$175.00	\$141.00	\$129.00	\$143.00
▲ Cap Rate	8.80%	8.50%	8.30%	8.50%	8.63%
▼ Under Construction SF	541,389	581,562	658,142	703,251	1,554,905
▼ Inventory SF	192,788,289	194,211,985	196,323,232	191,674,574	187,875,113

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3343 Peachtree Road NE* Atlanta, GA	388,982 SF	\$19,873,191 \$51.09 PSF	Banyan Street Capital Sumitomo Corporation	Class A
12380 Morris Road* Alpharetta, GA	310,000 SF	\$93,196,000 \$300.63 PSF	Fortress Net Lease REIT UPS Supply Chain Solutions	Class A
3330 Cumberland Boulevard Atlanta, GA	249,455 SF	\$50,400,000 \$202.04 PSF	OA Development, Inc. Granite Properties, Inc.	Class A

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
12380 Morris Road Alpharetta, GA	310,000 SF	Fortress Net Lease REIT	UPS Supply Chain Solutions	Transportation and Warehousing
1020 Spring Street Atlanta, GA	102,195 SF	Portman Holdings	Ernst & Young	Accounting & Bookkeeping
3074 Chastain Meadows Parkway NW Kennesaw, GA	79,992 SF	Orion Office REIT	Heidelberg, USA, Inc.	Manufacturing

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