



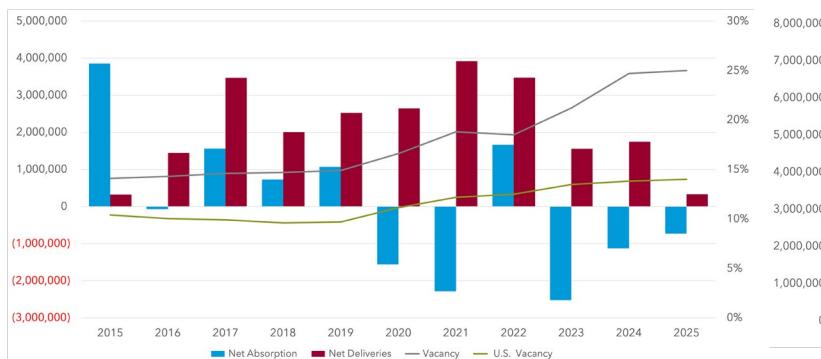
OFFICE MARKET OVERVIEW

KATE HUNT, Research Director

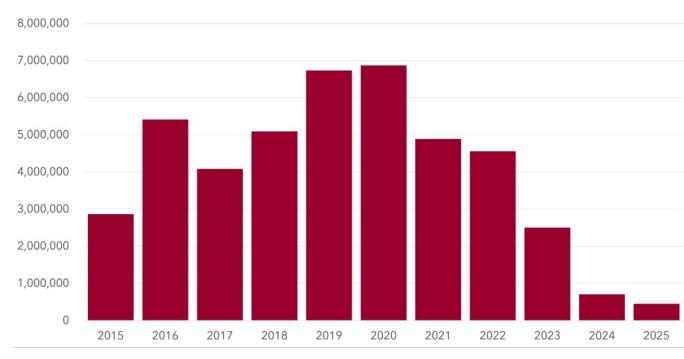
Atlanta's office market in Q4 2025 was defined by limited tenant movement and a leasing environment centered more on retention than relocation. Renewals represented approximately 70% of major transactions, keeping tenants in place and supporting modest positive absorption during the quarter. Despite this improvement, overall vacancy remained elevated at 25%, highlighting the significant amount of space still competing for demand. Leasing activity continued to concentrate in a narrow group of higher-quality, well-located buildings, while older Class B and suburban assets faced slower deal flow and ongoing value pressure. With minimal new office development underway, future improvement will rely on sustained net new demand.

MARKET INDICATORS	Q4 2025	Q3 2025	Q2 2025	Q1 2025	Q4 2024
▼ 12 Mo. Net Absorption SF	(733,208)	(650,995)	(1,319,228)	(1,793,147)	(1,124,895)
▲ Vacancy Rate	25.00%	24.57%	24.91%	24.90%	24.70%
▲ Avg NNN Asking Rate PSF	\$30.66	\$30.33	\$30.22	\$27.93	\$29.78
▲ Sale Price PSF	\$202.00	\$199.00	\$175.00	\$141.00	\$129.00
◀ ▶ Cap Rate	8.80%	8.80%	8.50%	8.30%	8.50%
▼ Under Construction SF	450,562	541,389	581,562	658,142	703,251
▲ Inventory SF	194,444,094	192,788,289	194,211,985	196,323,232	191,674,574

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
55 Marietta Street, NW* Atlanta, GA	403,000 SF	\$49,995,000 \$124.06 PSF	RadiusDC 40 Forsyth LLC	Class C
1050 Crown Pointe Parkway* Atlanta, GA	273,561 SF	\$21,333,009 \$77.98 PSF	Alkamy Capital KBS Strategic Opportunity REIT, Inc.	Class A
1040 Crown Pointe Parkway* Atlanta, GA	226,407 SF	\$16,666,991 \$73.62 PSF	Alkamy Capital KBS Strategic Opportunity REIT, Inc.	Class A

*Part of a Portfolio Sale

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6000 Feldwood Road College Park, GA	230,241 SF	Mainstreet Capital Partners	Bank of America	Financial Institution
1100 Peachtree Street, NE Atlanta, GA	148,112 SF	Spear Street Capital	Kilpatrick Townsend	Law Firm
4205 River Green Parkway Duluth, GA	125,800 SF	Orion Office REIT	AGCO, Corporation	Manufacturing



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