LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

# Q2 2026
# ATLANTA, GA

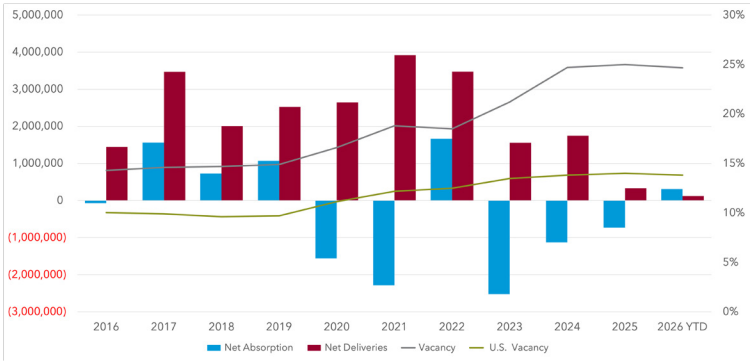
## OFFICE MARKET OVERVIEW

KATE HUNT, *Research Director*

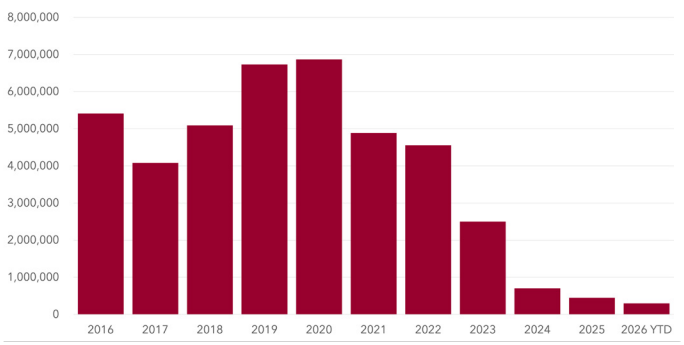
Atlanta's office market continued to make gradual progress during the second quarter, with overall vacancy declining to 24.7% as both direct vacancy and sublease availability edged lower. While leasing activity moderated from an exceptionally active first quarter, tenant demand remained focused on high-quality office space, supporting modest positive net absorption. The development pipeline continued to shrink, with just 300,000 square feet under construction, limiting future competitive supply. Average asking rents rose to $31.00 PSF, reflecting continued pricing resilience. Overall, the market continues to improve gradually as availability trends lower and new construction remains limited.

| MARKET INDICATORS | Q2 2026 | Q1 2026 | Q4 2025 | Q3 2025 | Q2 2025 |
|---|---|---|---|---|---|
| ▲ 12 Mo. Net Absorption SF | 210,111 | (15,073) | (733,208) | (650,995) | (1,319,228) |
| ▼ Vacancy Rate | 24.7% | 25.1% | 25.0% | 24.6% | 24.9% |
| ▲ Avg NNN Asking Rate PSF | $31.00 | $30.89 | $30.66 | $30.33 | $30.22 |
| ▲ Sale Price PSF | $209.00 | $202.00 | $202.00 | $199.00 | $175.00 |
| ▼ Cap Rate | 8.62% | 8.80% | 8.80% | 8.80% | 8.50% |
| ▼ Under Construction SF | 300,000 | 391,000 | 450,562 | 541,389 | 581,562 |
| ▼ Inventory SF | 185,462,854 | 187,523,147 | 194,444,094 | 192,788,289 | 194,211,985 |

### NET ABSORPTION, NET DELIVERIES, & VACANCY




### UNDER CONSTRUCTION




| TOP SALE TRANSACTIONS BY SF | SIZE | SALE PRICE | BUYER / SELLER | BUILDING CLASS |
|---|---|---|---|---|
| 101 Marietta Street, NW<br>Atlanta, GA | 673,819 SF | $49,500,000<br>$73.46 PSF | Real Capital Solutions, Inc.<br>Dilweg | Class A |
| 1349 W Peachtree Street, NW*<br>Atlanta, GA | 272,764 SF | $33,474,988<br>$122.73 PSF | Zalik Investment Group<br>Teachers' Retirement Syst State of IL | Class A |
| 1360 Peachtree Street, NE*<br>Atlanta, GA | 233,344 SF | $30,025,012<br>$128.67 PSF | Zalik Investment Group<br>Teachers' Retirement Syst State of IL | Class A |

**Part of a Portfolio Sale*

| TOP LEASE TRANSACTIONS BY SF | SIZE | LANDLORD | TENANT | TENANT INDUSTRY |
|---|---|---|---|---|
| 1020 Spring Street<br>Atlanta, GA | 165,000 SF | Portman Holdings | Pinnacle Bank | Financial Services |
| 3344 Peachtree Road NE<br>Atlanta, GA | 75,269 SF | Cousins Properties | Weinberg, Wheeler, Hudgins, Gunn & Dial, LLC | Attorneys |
| 400 Perimeter Center Ter, NE<br>Atlanta, GA | 57,537 SF | Metlife | Choate Construction Company | Construction |

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