

Atlanta's medical office market rebounded strongly in the second half of 2025 after two quarters of negative absorption. Q3 and Q4 combined for 431,825 SF of positive net absorption, pushing vacancy from 12.2% at mid-year to 10.9% by year end—the lowest level since Q3 2019. Rental rates continued rising, up \$2.25 year-over-year, led by CBD growth. Development activity increased to 256,218 SF under construction. Downtown and Northeast Atlanta drove most leasing activity, while sublease space declined to 111 KSF. Sales totaled 542 KSF across 14 transactions, highlighted by a \$23M Northside Medical Cumberland sale.



2.7 MSF
VACANT SF



10.9%
% VACANT



316,456 SF
YTD NET
ABSORPTION



189,500 SF
DELIVERED
YTD



256,218 SF
UNDER
CONS. SF



\$31.99
QUOTED
RATES



\$288 / PSF
SALES
PRICE



TOP LEASE

DOCTOR'S CENTER IV
EMORY HEALTHCARE
CENTRAL PERIMETER - 105,500 SF



TOP DELIVERY

550 MEDICAL CENTER BLVD
DELIVERED DECEMBER
NORTHEAST - 127,500 SF

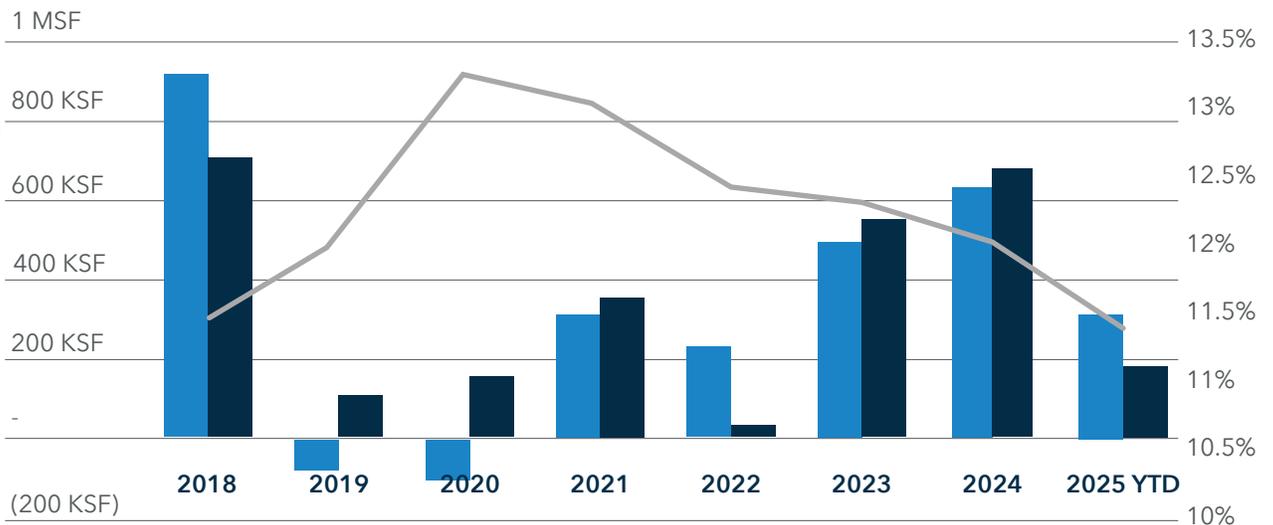


TOP SALE

NORTHSIDE CUMBERLAND
4298 W ATLANTA RD
NORTHWEST - \$23M/\$379 PSF

NET ABSORPTION, DELIVERIES, & VACANCY RATE

■ NET ABSORPTION ■ NET DELIVERIES ■ VACANCY RATES

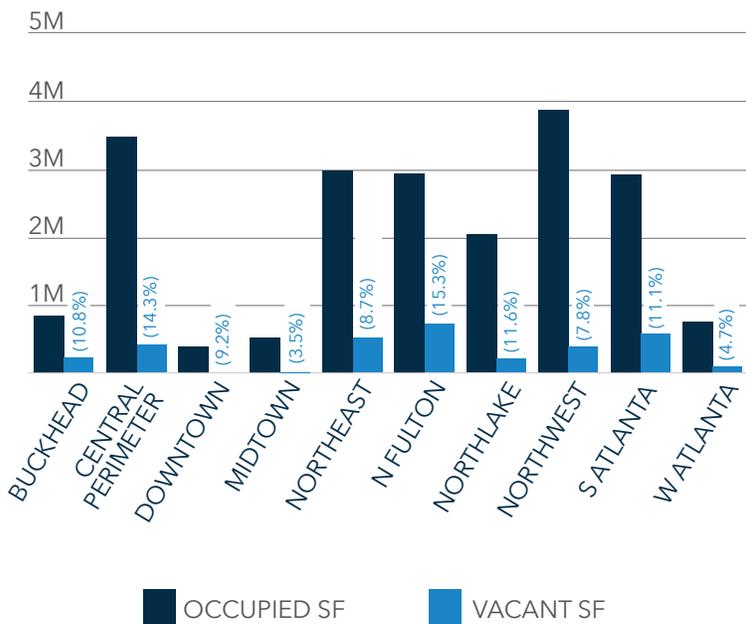


Submarket	Inventory SF	Total Vacant SF	% Vacancy	Qtr Net Abs.	Delivered SF	Under Cons. SF	Quoted Rates
Buckhead	1,780,364	191,487	10.8%	13,994	0	0	\$34.21
Central Perimeter	4,036,594	578,266	14.3%	19,199	0	0	\$32.33
Downtown	1,123,577	103,367	9.2%	165,401	0	0	\$39.60
Midtown	506,591	17,531	3.5%	14,121	0	0	\$34.75
Northeast	3,892,501	338,738	8.7%	129,599	127,500	40,000	\$25.20
North Fulton	3,741,967	571,498	15.3%	23,296	0	120,000	\$31.96
Northlake	2,320,586	269,673	11.6%	(5,466)	0	0	\$24.70
Northwest	4,191,500	327,708	7.8%	(2,504)	0	96,218	\$30.33
South Atlanta	3,530,138	393,362	11.1%	48,452	0	0	\$24.83
West Atlanta	792,536	36,921	4.7%	636	0	0	\$23.76
Totals	25,916,354	2,828,551	10.9%	406,728	127,500	256,218	\$31.99

CBD Totals	Inventory SF	Total Vacant SF	% Vacancy	Qtr Net Abs.	Delivered SF	Under Cons. SF	Quoted Rates
Class A CBD	1,776,563	163,277	9.2%	199,625	0	0	\$38.13
Class B CBD	3,467,620	351,766	10.1%	(8,957)	0	0	\$29.70
Class C CBD	486,935	67,015	13.8%	(2,618)	0	0	\$22.23
CBD Totals	5,731,118	582,058	10.2%	188,050	0	0	\$34.22

Suburban Totals	Inventory SF	Total Vacant SF	% Vacancy	Qtr Net Abs.	Delivered SF	Under Cons. SF	Quoted Rates
Class A Suburban	5,411,674	670,552	12.4%	176,090	127,500	256,218	\$33.35
Class B Suburban	12,874,204	1,384,682	10.8%	25,962	0	0	\$26.94
Class C Suburban	1,899,358	191,259	10.1%	16,626	0	0	\$25.41
Suburban Totals	20,185,236	2,246,493	11.1%	218,678	127,500	256,218	\$29.72

OCCUPIED vs VACANT



ABOUT SKCR

SK Commercial Realty is a full-service real estate brokerage selling, buying, and leasing office, industrial, medical, retail, and land properties. We offer project consulting services, property management, accounting, and investment services. SKCR is committed to our clients, partners and employees, our industry, and the community.

We have been providing effective real estate solutions to clients throughout the southeast since 1985. Each transaction is treated with the same level of care and attention no matter the size or type, and each is managed by an experienced and knowledgeable team of brokers. SKCR has developed and acquired over 5,000,000 square feet of property, and has also grown to accommodate over 25 brokers and a team of nearly 20 staffed accountants, managers, architects, marketing professionals, and leadership roles. SKCR has won the Cobb County Small Business of the Year award several times, making them the leading independent commercial real estate brokerage in the county.

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