

Atlanta's office market moderated in Q4 2025, with overall net absorption at 7,344 SF for the quarter and -124,475 SF YTD, largely due to declines in Class A space. Rental rates continued to rise modestly, up \$0.22 (0.6%) from Q3 across both CBD and suburban markets. Buckhead and the Northwest submarkets led activity, including SouthState Bank's lease at Prominence and several Cumberland-area buildings posting positive absorption. Midtown remains the city's largest and most expensive office submarket but also has the highest vacancy. Sublease space declined YOY, while office sales activity increased slightly.



44.9 MSF

VACANT SF



26.2%

% VACANT



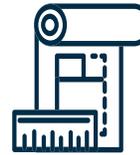
(7.3 KSF)

QRT NET ABSORPTION



38 KSF

DELIVERED SF



375 KSF

UNDER CONS. SF



\$33.24

QUOTED RATES



\$107 / PSF

SALES PRICE



TOP NEW LEASE

NORTHPARK 600

AT&T
CENTRAL PERIMETER - 165,941 SF



TOP DELIVERY

126 BRADFORD ST

DELIVERED NOVEMBER 2025
NORTHEAST - 38,743 SF

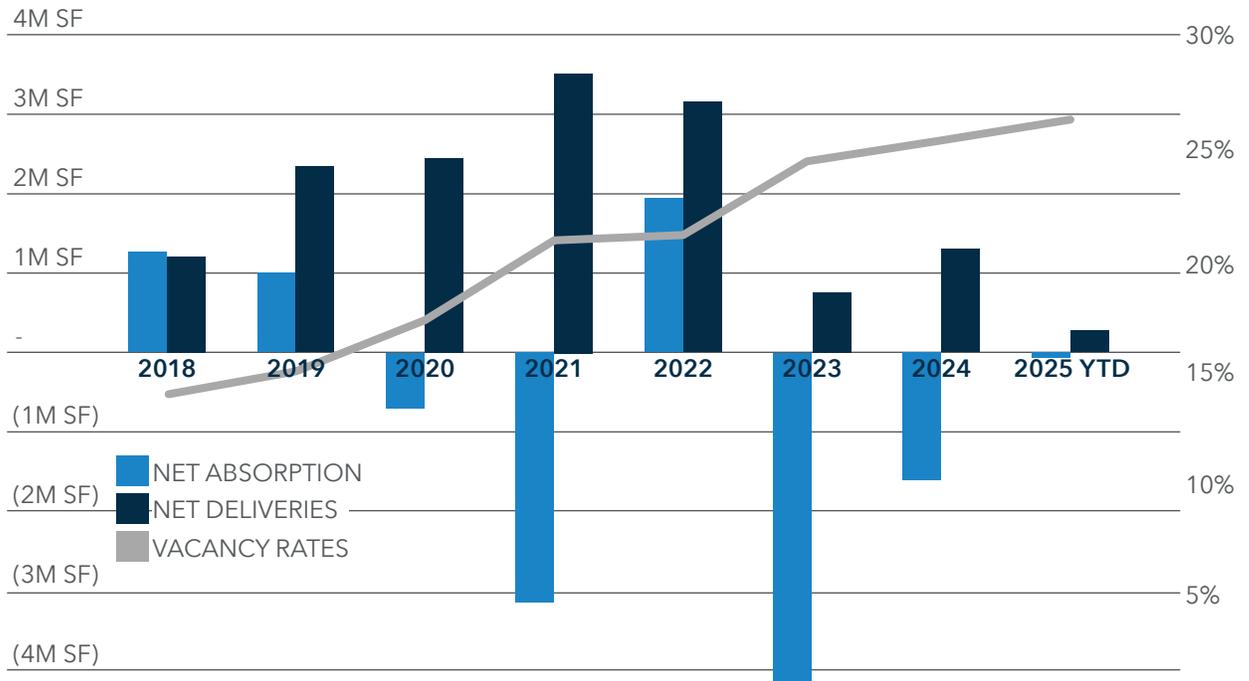


TOP SALE

RESURGENS PLAZA

PACIFIC RETAIL CAP. PARTNERS
BUCKHEAD - \$77.4M/\$192.09 PSF

NET ABSORPTION, DELIVERIES, & VACANCY RATE

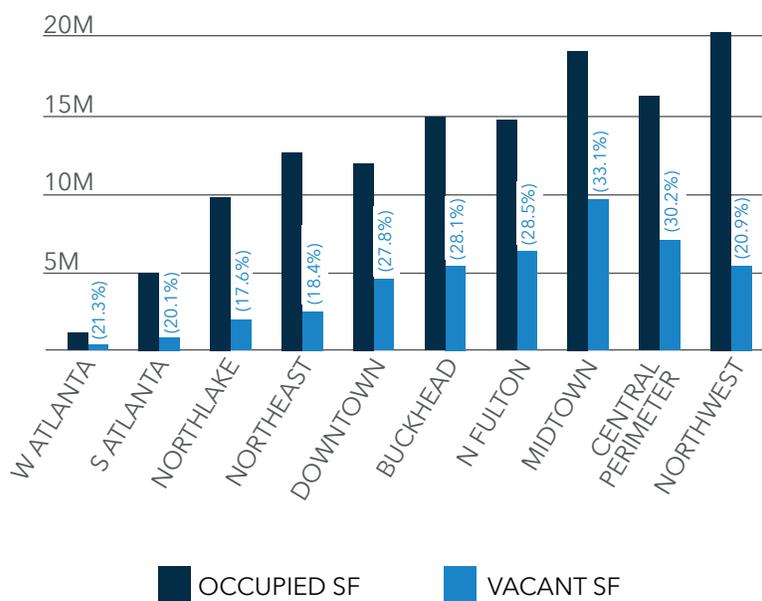


Submarket	Inventory SF	Total Vacant SF	% Vacancy	Qrt Net Abs.	Delivered SF	Under Cons. SF	Quoted Rates
Buckhead	20,734,412	5,821,514	28.1%	135,243	0	0	\$40.06
Central Perimeter	24,235,899	7,313,621	30.2%	(194,604)	0	0	\$31.70
Downtown	16,909,817	4,704,046	27.8%	44,214	0	0	\$32.25
Midtown	27,674,323	9,163,761	33.1%	(48,552)	0	224,000	\$42.40
Northeast	15,238,048	2,802,918	18.4%	(108,984)	38,743	0	\$23.31
North Fulton	21,109,413	6,007,103	28.5%	139,668	0	92,000	\$27.51
Northlake	11,300,469	1,991,919	17.6%	(129,778)	0	0	\$26.30
Northwest	26,306,601	5,492,101	20.9%	159,995	0	59,000	\$29.37
South Atlanta	6,481,469	1,304,612	20.1%	(30,467)	0	0	\$24.62
West Atlanta	1,695,362	360,815	21.3%	40,609	0	0	\$35.87
Totals	171,685,813	44,962,410	26.2%	7,344	38,743	375,000	\$33.24

CBD Totals	Inventory SF	Total Vacant SF	% Vacancy	Qrt Net Abs.	Delivered SF	Under Cons. SF	Quoted Rates
Class A CBD	52,169,037	16,222,976	31.1%	79,460	0	224,000	\$41.68
Class B CBD	10,346,810	2,869,693	27.7%	52,795	0	0	\$32.90
Class C CBD	2,802,705	596,652	21.3%	(1,350)	0	0	\$25.91
CBD Totals	65,318,552	19,689,321	30.1%	130,905	0	224,000	\$39.28

Suburban Totals	Inventory SF	Total Vacant SF	% Vacancy	Qrt Net Abs.	Delivered SF	Under Cons. SF	Quoted Rates
Class A Suburban	56,308,824	15,081,531	26.8%	(122,200)	38,743	151,000	\$30.74
Class B Suburban	43,738,566	9,057,847	20.7%	873	0	0	\$24.84
Class C Suburban	6,319,871	1,133,711	17.9%	(2,234)	0	0	\$20.03
Suburban Totals	106,367,261	25,273,089	23.8%	(123,561)	38,743	151,000	\$28.54

OCCUPIED vs VACANT



ABOUT SKCR

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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 30 staff accountants, managers, architects, marketing professionals, and leadership roles.

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