

Atlanta's office market steadied in the second quarter with flat net absorption after prior swings. Class A space led activity – highlighted by Trinet's 150K SF lease – while B and C space declined, reinforcing the flight-to-quality trend. Midtown remained the city's priciest submarket despite 32% vacancy. Sublease space fell as firms like Home Depot reclaimed offices. Nearly 4M SF traded, showing steady investor interest despite muted demand. With few new deliveries, market fundamentals may stabilize in the second half of the year.



45.3 MSF

VACANT SF



25.9%

% VACANT



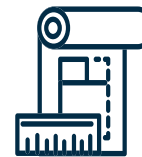
11.3 KSF

QRT NET
ABSORPTION



0 SF

DELIVERED
SF



284,320 SF

UNDER
CONS. SF



\$32.64

QUOTED
RATES



\$144 / PSF

SALES
PRICE



TOP NEW LEASE

HIGH STREET ATLANTA

TRINET HR

CENTRAL PERIMETER - 149,905 SF



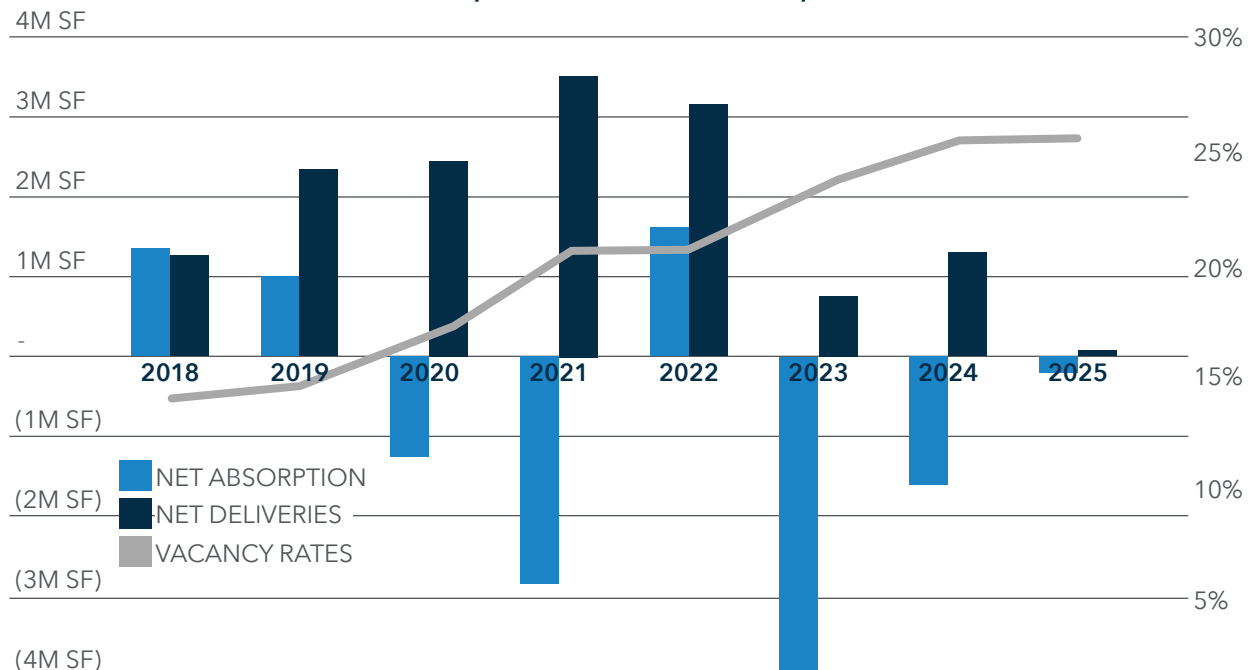
TOP SALE

1100 PEACHTREE

SPEAR STREET CAPITAL

MIDTOWN - \$133.75M/\$229 PSF

NET ABSORPTION, DELIVERIES, & VACANCY RATE

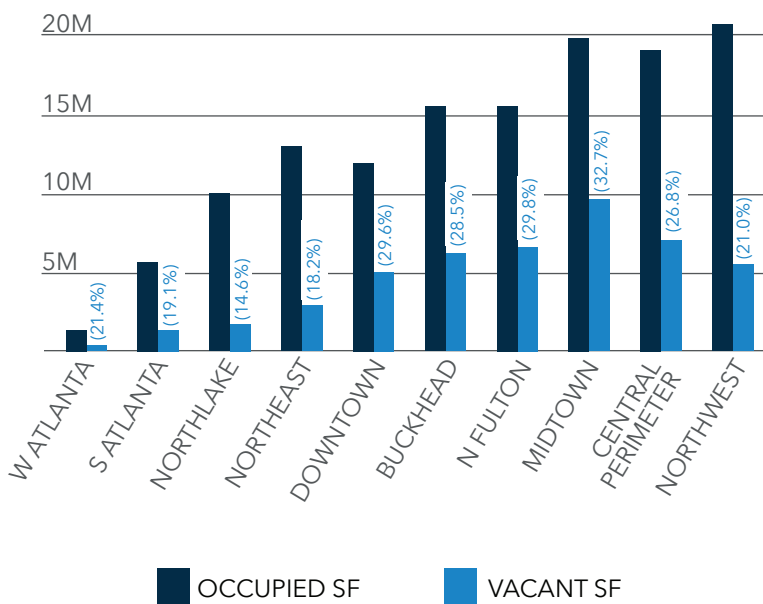


Submarket	Inventory SF	Total Vacant SF	% Vacancy	Qrt Net Abs.	Delivered SF	Under Cons. SF	Quoted Rates
Buckhead	21,294,400	6,068,365	28.5%	(174,061)	0	0	\$38.12
Central Perimeter	25,599,315	6,870,960	26.8%	(81,913)	0	0	\$31.44
Downtown	16,623,162	4,924,885	29.6%	180,229	0	0	\$30.91
Midtown	28,912,664	9,440,856	32.7%	(8,339)	0	224,000	\$41.71
Northeast	15,586,131	2,837,340	18.2%	(41,787)	0	28,320	\$23.00
North Fulton	21,716,437	6,472,356	29.8%	9,021	0	32,000	\$27.00
Northlake	11,505,060	1,684,495	14.6%	(77,640)	0	0	\$25.77
Northwest	25,721,599	5,402,029	21.0%	224,913	0	0	\$29.24
South Atlanta	6,857,485	1,308,954	19.1%	(75,642)	0	0	\$25.64
West Atlanta	1,669,562	357,782	21.4%	33,859	0	0	\$35.56
Totals	175,485,815	45,368,022	25.9%	(11,360)	0	284,320	\$32.64

CBD Totals	Inventory SF	Total Vacant SF	% Vacancy	Qrt Net Abs.	Delivered SF	Under Cons. SF	Quoted Rates
Class A CBD	51,425,979	16,062,755	31.2%	84,643	0	224,000	\$40.19
Class B CBD	12,582,234	3,807,340	30.3%	(18,866)	0	0	\$31.59
Class C CBD	2,822,013	564,011	20.0%	(67,948)	0	0	\$25.91
CBD Totals	66,830,226	20,434,106	30.6%	(2,171)	0	224,000	\$38.04

Suburban Totals	Inventory SF	Total Vacant SF	% Vacancy	Qrt Net Abs.	Delivered SF	Under Cons. SF	Quoted Rates
Class A Suburban	60,512,524	15,899,453	26.3%	159,164	0	60,320	\$30.01
Class B Suburban	42,132,529	8,013,352	19.0%	(127,017)	0	0	\$24.38
Class C Suburban	6,010,536	1,021,111	17.0%	(41,336)	0	0	\$21.27
Suburban Totals	108,655,589	24,933,916	22.9%	(9,189)	0	60,320	\$28.22

OCCUPIED vs VACANT



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