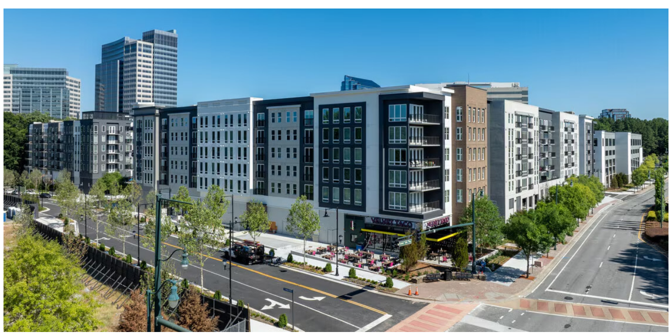
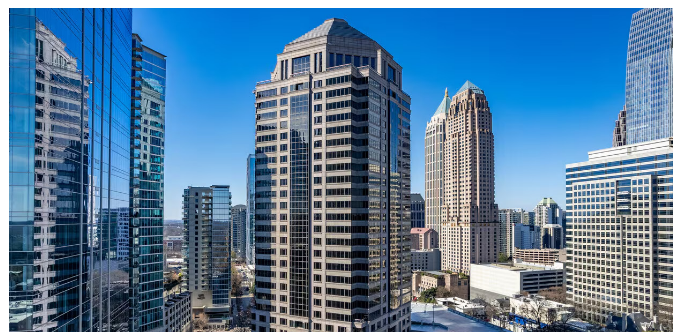
ATLANTA

OFFICE MARKET: Q2 2025

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	25.9%	11.3 KSF	0 SF	284,320 SF	$32.64	$144 / PSF
VACANT SF	% VACANT	QRT NET ABSORPTION	DELIVERED SF	UNDER CONS. SF	QUOTED RATES	SALES PRICE





TOP NEW LEASE

HIGH STREET ATLANTA

TRINET HR

CENTRAL PERIMETER - 149,905 SF

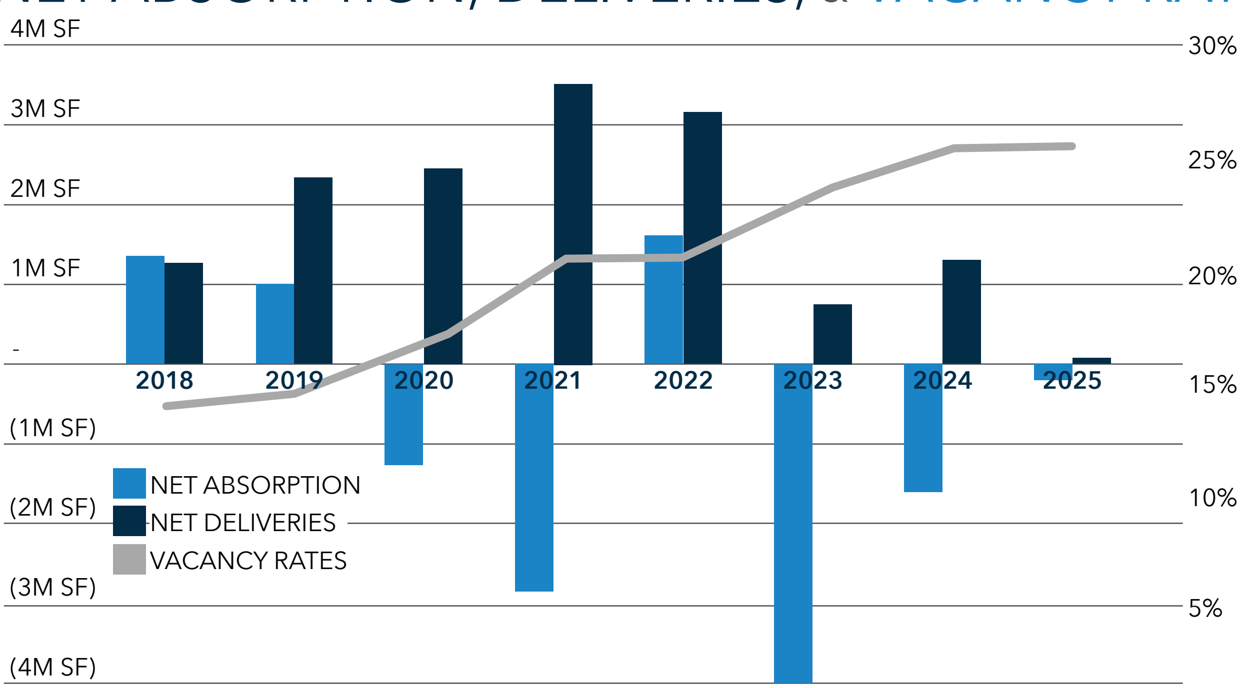
TOP SALE

1100 PEACHTREE

SPEAR STREET CAPITAL

MIDTOWN - $133.75M/$229 PSF

NET ABSORPTION, DELIVERIES, & VACANCY RATE

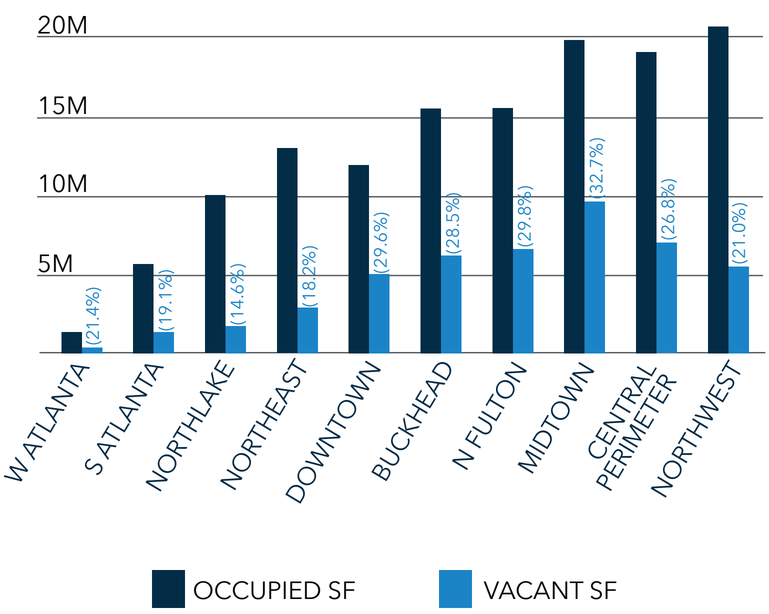


Submarket	Inventory SF	Total Vacant SF	% Vacancy	Qrt Net Abs.	Delivered SF	Under Cons. SF	Quoted Rates
Buckhead	21,294,400	6,068,365	28.5%	(174,061)	0	0	$38.12
Central Perimeter	25,599,315	6,870,960	26.8%	(81,913)	0	0	$31.44
Downtown	16,623,162	4,924,885	29.6%	180,229	0	0	$30.91
Midtown	28,912,664	9,440,856	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



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.

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 accomodate over 25 brokers and a team of nearly 30 staff accountants, managers, architects, marketing professionals, and leadership roles.

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SK COMMERCIAL REALTY

Source: CoStar data comprised of metro Atlanta office market spec. buildings 15,000 RSF and greater. Report by Scott Crooks and Claire Blevins. Copyright 2025.