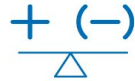




178.2M

Inventory SF



(116.1K)

Net Absorption SF



21.7%

Direct Vacant Available Rate



30.7%

Total Availability



522.0K

Under Construction SF



\$33.16

Asking Rent PSF

Slow Start to 2025 for Atlanta Office Market

Market Observations

- For the second-consecutive quarter the Atlanta office market saw a moderate retraction, with negative absorption of 116,116 SF in Q2 of 2025. Year-over-year absorption totals are still heavily affected by CNN vacating the 750,931 CNN Center in Q3 of 2024.
- Atlanta's direct vacant available rate rose for the 11th quarter in a row, rising 10 basis points to 21.7%.
- Following their first combined positive quarter since 2022 in Q1 of 2025, Atlanta's urban submarkets (Buckhead, Midtown, and Downtown) gave space back, with negative absorption of 156,230 SF.
- Central Perimeter and Downtown suffered the biggest losses in Q2 thanks to multiple large move-outs. OneTrust vacated 118,762 SF at 600 Northpark in Central Perimeter, relocating and downsizing to Fourth Ward. In Downtown, 191 Peachtree Tower saw a series of tenants vacate or downsize, including HNTB and Ogletree Deakins, resulting in 151,430 SF of negative Q2 absorption.
- North Fulton saw its best quarter in over two years, pacing the Atlanta market in Q2 behind two large new leases. Boehringer Ingelheim inked a 73,900 SF deal at 11650 Johns Creek Pky, and Kuros Biosciences signed a lease for 50,003 SF at Founders Park II.

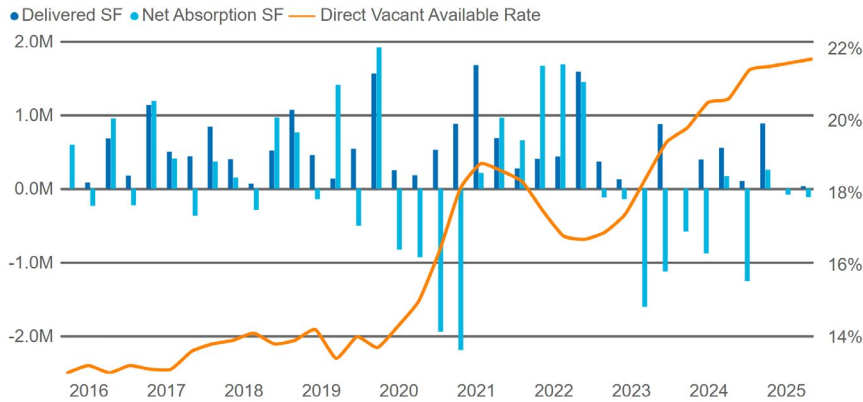




ATLANTA OFFICE MARKET | Q2 2025

- The **direct vacant available rate** in Atlanta rose 10 basis points in Q2 2025 to 21.7%. Total availability, which is all space currently marketed for lease, sits at 30.7%, down 20 basis points from last quarter and 60 basis points year-over-year.
- Net absorption** totaled negative 116,116 SF in Q1 of 2025. Class A properties saw a loss of 170,640 SF, while Class B properties had a gain of 54,524 SF. North Fulton and Cumberland/Galleria were Atlanta's best performing submarkets, with positive absorption of 133,220 SF and 48,227 SF respectively. Over the last four quarters only two submarkets have positive absorption: Northeast and West Atlanta.
- After a decline in **full-service asking rents** across 2024, Atlanta has seen rents grow in 2025. Averaging \$33.16 PSF, asking rents are up 1.1% since Q1 of 2025 and are up 0.4% year-over-year.
- There are currently four buildings totaling 522,000 SF **under construction** in Atlanta, with 5 Ball Park Center set to deliver in Q3 of 2025. The 250,000 SF building is adjacent to the Atlanta Braves' Truist Park and is fully leased to Truist. There was one small Q2 delivery in Northeast Atlanta, with the 35,580 SF Duluth Marketplace finishing construction.

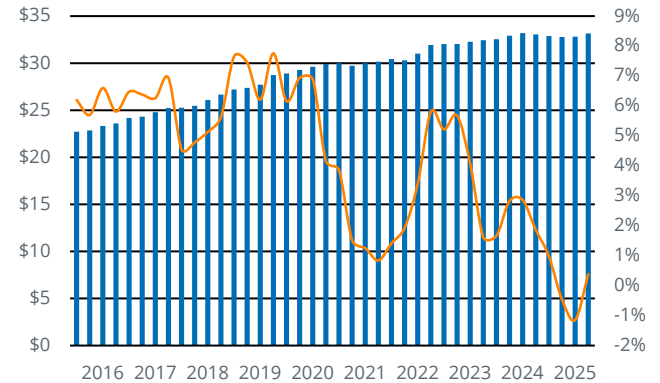
DELIVERY IMPACT ON KEY INDICATORS



Source: CoStar, Transwestern

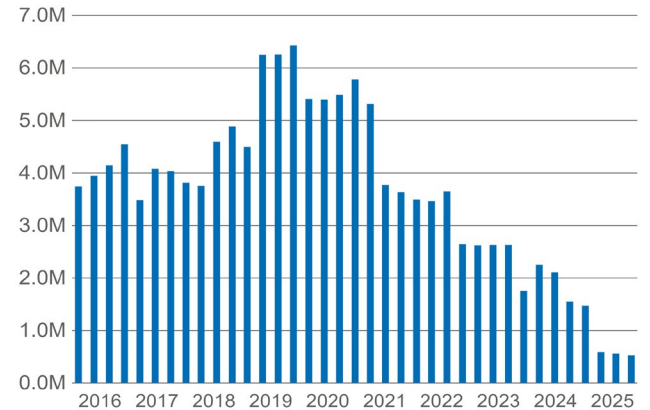
ASKING RENT

● Asking Rent PSF, Full Service — Y-O-Y % Change



Source: CoStar, Transwestern

UNDER CONSTRUCTION



Source: CoStar, Transwestern



ATLANTA OFFICE MARKET | Q2 2025

OFFICE MARKET INDICATORS - ALL SPACE

MARKET	INVENTORY	DIRECT VACANT AVAILABLE SF	DIRECT VACANT AVAILABLE RATE	TOTAL AVAILABILITY RATE	UNDER CONSTRUCTION SF	QUARTERLY NET ABSORPTION SF	Y-O-Y NET ABSORPTION SF	ASKING RENT PSF, FULL SERVICE
Buckhead	21,122,695	5,055,517	23.9%	33.3%	0	(2,878)	(64,490)	\$39.57
Midtown	29,342,106	7,862,757	26.8%	39.6%	224,000	(14,711)	(153,256)	\$43.56
Downtown	20,679,675	5,305,799	25.7%	35.8%	0	(138,641)	(828,655)	\$31.36
Central Perimeter	25,613,276	5,763,988	22.5%	34.0%	0	(171,748)	(165,146)	\$31.37
North Fulton	21,892,036	5,112,609	23.4%	30.9%	48,000	133,220	(25,809)	\$27.48
Cumberland/Galleria	20,689,105	3,660,985	17.7%	26.3%	250,000	48,227	(214,630)	\$29.14
Kennesaw/Town Center	4,165,930	673,088	16.2%	23.0%	0	16,397	(32,462)	\$27.25
Northlake	11,212,923	1,571,045	14.0%	18.3%	0	11,860	(90,908)	\$26.52
Northeast	14,978,320	2,024,275	13.5%	19.8%	0	35,800	428,288	\$23.24
South Atlanta	6,725,969	1,058,857	15.7%	17.8%	0	(49,577)	(73,456)	\$24.09
West Atlanta	1,827,324	554,435	30.3%	30.1%	0	15,935	26,613	\$45.37
Total	178,249,359	38,643,355	21.7%	30.7%	522,000	(116,116)	(1,193,911)	\$33.16

Source: CoStar, Transwestern

To continually improve the content provided to our clients, starting at Q1 2025, Transwestern Research has revised its office methodology which may shift current and historical data in our market reporting. Please reach out to the research contact(s) noted in this report with any questions.



Research Methodology

The information in this report is the result of a compilation of information on key for lease office properties located in the Atlanta metropolitan area. We compile our quarterly statistics based on a defined inventory of Class A and B office buildings of 20,000 SF or more in size and excluding all medical, government, owner-occupied, and office condo buildings.

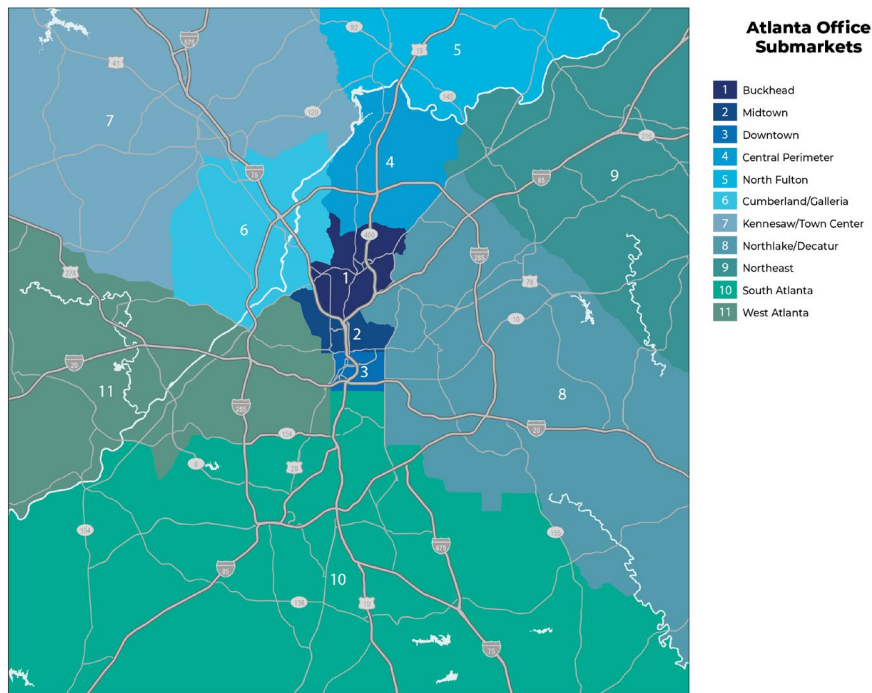
About Transwestern

Four dynamic, integrated companies make up the Transwestern enterprise, giving us the perspective to think broadly, deeply and creatively about commercial real estate. Clients and investors rely on us for expertise that spans institutional and opportunistic investment, development, hospitality, and brokerage and asset services. Our award-winning, collaborative culture empowers team members with resources and independence to work across boundaries in pursuit of innovative solutions, reinforcing a reputation for service excellence that translates to measurable results. Through offices nationwide and alliance partners around the globe, we positively impact the built environment and our communities while fostering a work climate that champions career vitality for all. Learn more at transwestern.com and [@Transwestern](https://twitter.com/Transwestern).

For more information

Spencer Papciak

Director of Research - Southeast
spencer.papciak@transwestern.com
404.842.6585



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