

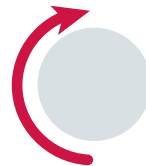
Q3 2026

ATLANTA OFFICE
SUBMARKET REPORT

CENTRAL
PERIMETER

WHAT'S HAPPENING?

Central Perimeter's office market experienced a modest shift in occupancy trends during the third quarter, following improved conditions earlier in the year. Vacancy increased to 26.7% as net absorption turned slightly negative, reflecting continued competition for tenants across the submarket. Despite these occupancy challenges, leasing activity remained steady, with demand continuing to favor well-located, amenity-rich office properties that accommodate evolving workplace needs. Average asking rents climbed to \$31.27 per square foot, demonstrating the submarket's ability to maintain rental growth despite elevated vacancy. Investment activity also continued, reflecting ongoing interest in Central Perimeter's established office inventory. With no new developments under construction, the market faces limited pressure from additional supply, allowing existing buildings to focus on attracting and retaining tenants. While vacancy remains elevated, Central Perimeter's strong corporate presence, transportation connectivity, and established amenity base continue to support its position as one of Atlanta's leading suburban office markets.



26.7%
Q3 VACANCY RATE
Q2: 26.1%



(59,896) SF
Q3 NET ABSORPTION
Q2: 120,951 SF

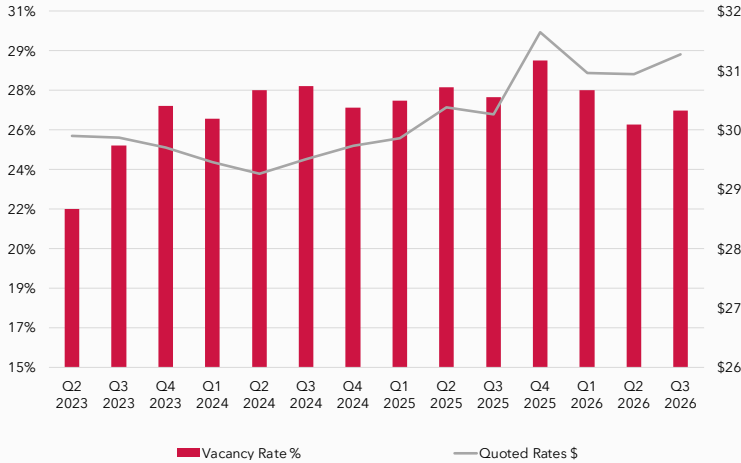


0 SF
Q3 UNDER CONSTRUCTION
Q2: 0 SF

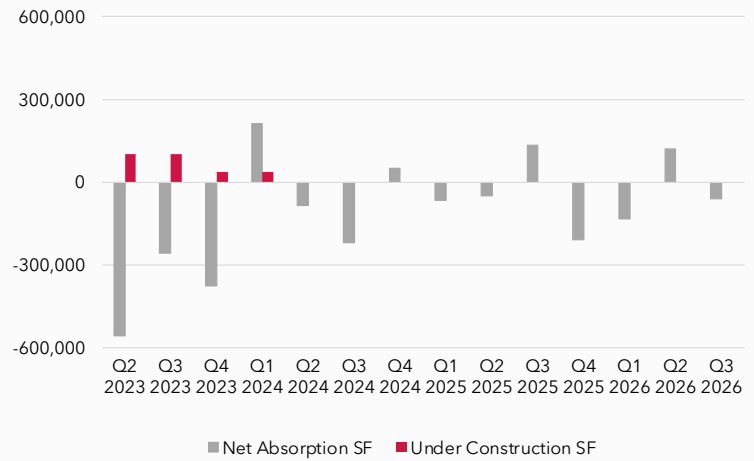


\$31.27 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: \$30.94 PSF

Q3 2026 | VACANCY & RENTAL RATE



Q3 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



1300 ALTMORE AVE* ATLANTA, GA 30342

SIZE (SF)	132,984
PRICE	\$26,640,651 (\$200.33 PSF)
BUYER	Children's Healthcare of Atlanta
SELLER	The Simpson Organization

*Part of Portfolio Sale



1200 ALTMORE AVE* ATLANTA, GA 30342

SIZE (SF)	132,248
PRICE	\$26,575,133 (\$200.95 PSF)
BUYER	Children's Healthcare of Atlanta
SELLER	The Simpson Organization

*Part of Portfolio Sale



6000 LAKE FORREST DR NW* ATLANTA, GA 30328

SIZE (SF)	96,512
PRICE	\$10,675,936 (\$110.62 PSF)
BUYER	OA Development
SELLER	The Ardent Companies

*Part of Portfolio Sale



3 RAVINIA DR ATLANTA, GA 30346

SIZE (SF)	29,783
TENANT	Superior Essex, Inc.
LANDLORD	US Treuhand
LEASE TYPE	New Lease



1050 CROWN POINTE PKWY ATLANTA, GA 30338

SIZE (SF)	17,719
TENANT	Arthur J. Gallagher Risk Management Services, LLC
LANDLORD	Alkam Capital
LEASE TYPE	Renewal



9040 ROSWELL RD ATLANTA, GA 30350

SIZE (SF)	14,429
TENANT	Datavault AI
LANDLORD	Insignia
LEASE TYPE	New Lease

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