

Q3 2026

ATLANTA OFFICE SUBMARKET REPORT

NORTHEAST ATLANTA

WHAT'S HAPPENING?

Northeast Atlanta's office market showed signs of improving stability during the third quarter, with vacancy declining to 17.5% despite continued pressure on overall occupancy. While net absorption remained negative at approximately 42,000 square feet, the reduction in available space suggests a more balanced leasing environment as tenants continue to evaluate their long-term office needs. The submarket's mix of corporate campuses, professional services firms, and established business parks continues to support demand for flexible, well-located office space along the Interstate 85 corridor. Average asking rents increased to \$23.21 per square foot, reflecting continued pricing strength as landlords compete to attract and retain tenants. With no new office developments under construction, Northeast Atlanta's existing inventory remains the primary focus of leasing activity. The combination of declining vacancy, rising rental rates, and limited new supply provides an encouraging outlook for the submarket as it works toward more consistent occupancy growth.



17.5%
Q3 VACANCY RATE
Q2: 18.3%



(42,075) SF
Q3 NET ABSORPTION
Q2: (4,985) SF

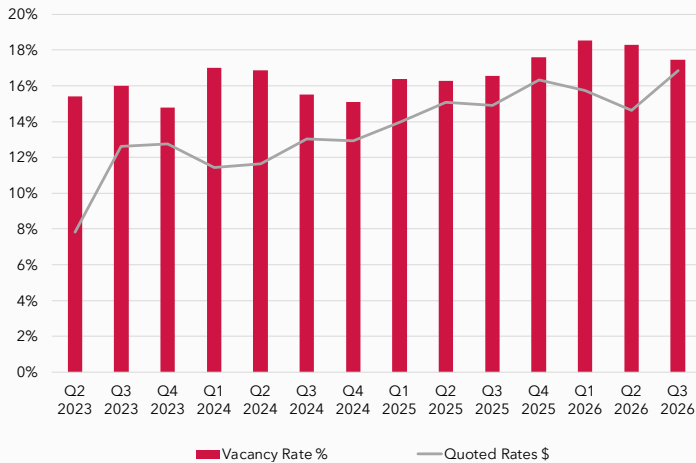


0 SF
Q3 UNDER CONSTRUCTION
Q2: 0 SF

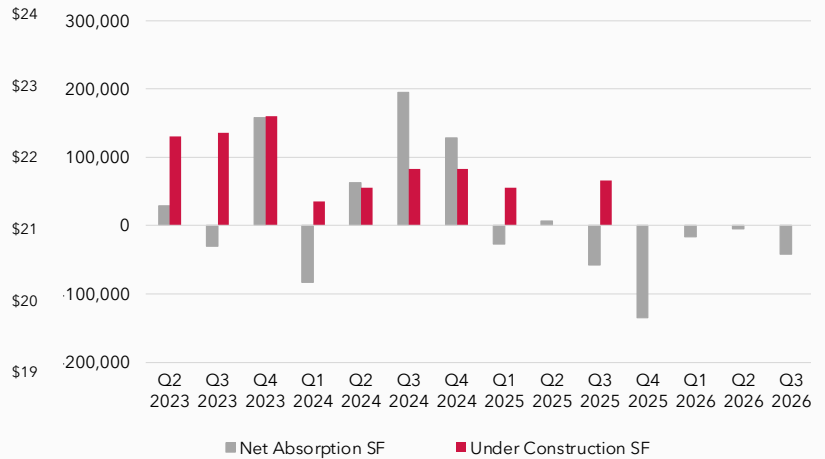


\$23.21 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: \$22.66 PSF

Q3 2026 | VACANCY & RENTAL RATE



Q3 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



3091 GOVERNORS LAKE DR PEACHTREE CORNERS, GA 30071

SIZE (SF)	101,107
PRICE	\$5,750,000 (\$56.87 PSF)
BUYER	NDI Maxim Commercial
SELLER	Infinity Capital Partners



2365 PLEASANTDALE RD DORAVILLE, GA 30340

SIZE (SF)	10,000
PRICE	\$1,215,000 (\$121.50 PSF)
BUYER	Coldwell Banker Commercial Metro Brokers
SELLER	Private Seller



4047 HOLCOMB BRIDGE RD PEACHTREE CORNERS, GA 30092

SIZE (SF)	8,064
PRICE	\$1,200,000 (\$148.81 PSF)
BUYER	Pro Dental Solutions
SELLER	Private Seller



3575 KOGER BOULEVARD DULUTH, GA 30096

SIZE (SF)	28,102
TENANT	Southeast Mortgage
LANDLORD	B Group Capital Management
LEASE TYPE	Restructure



5390 TRIANGLE PKWY PEACHTREE CORNERS, GA 30092

SIZE (SF)	19,279
TENANT	Electromagnetic Sensor Technologies
LANDLORD	Greenleaf Capital
LEASE TYPE	New Lease



4400 RIVER GREEN PKWY DULUTH, GA 30096

SIZE (SF)	15,463
TENANT	Possible Now, Inc.
LANDLORD	Somerset Properties
LEASE TYPE	Renewal

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