

Q2 2026

ATLANTA OFFICE
SUBMARKET REPORT

DOWNTOWN
ATLANTA

WHAT'S HAPPENING?

Downtown Atlanta remains the region's historic business center, supported by a diverse mix of government agencies, legal firms, educational institutions, and corporate office users. Ongoing public and private investment continues to enhance the district's appeal as a live-work destination. Leasing activity showed signs of improvement during the second quarter, while asking rents remained stable as landlords continued to compete for tenants. Demand remains concentrated in renovated and amenity-rich buildings, reflecting the broader preference for high-quality office space. With no office projects currently under construction, new supply remains limited. As redevelopment efforts continue and employers increasingly prioritize well-located, transit-accessible offices, Downtown Atlanta is positioned to benefit from gradual improvements in tenant demand.



29.6%
Q2 VACANCY RATE
Q1: 29.6%



25,129 SF
Q2 NET ABSORPTION
Q1: (114,709) SF

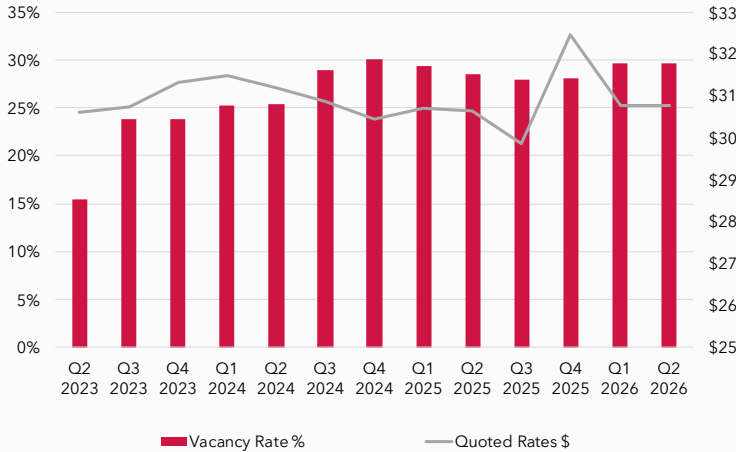


0 SF
Q2 UNDER CONSTRUCTION
Q1: 0 SF

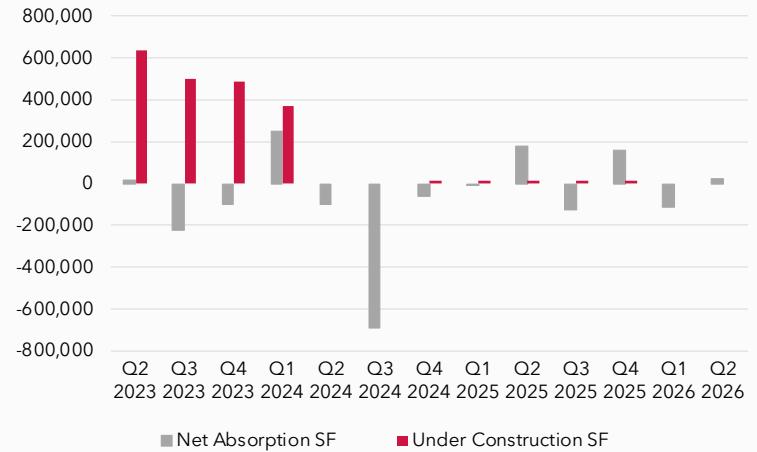


\$30.78 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: \$30.77 PSF

Q2 2026 | VACANCY & RENTAL RATE



Q2 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



101 MARIETTA STREET NW ATLANTA, GA 30303

SIZE (SF)	673,819
PRICE	\$49,500,000 (\$73.46 PSF)
BUYER	Real Capital Solutions, Inc.
SELLER	Dilweg



230 PEACHTREE STREET NW ATLANTA, GA 30303

SIZE (SF)	30,453
TENANT	GSA - Passport Office
LANDLORD	Portman Holdings
LEASE TYPE	New Lease



204 EDGEWOOD AVE SE ATLANTA, GA 30303

SIZE (SF)	4,700
PRICE	\$1,775,000 (\$377.66 PSF)
BUYER	Kai Blu LLC
SELLER	P & T Realty Properties LLC



235 PEACHTREE STREET NE ATLANTA, GA 30303

SIZE (SF)	25,646
TENANT	Habitat for Humanity
LANDLORD	Hanover Street Capital
LEASE TYPE	New Lease



381 VENABLE STREET NW ATLANTA, GA 30313

SIZE (SF)	4,500
PRICE	\$1,225,000 (\$272.22 PSF)
BUYER	K&P Black Holdings
SELLER	Private Seller



101 MARIETTA STREET NW ATLANTA, GA 30303

SIZE (SF)	23,283
TENANT	YKK AP AMERICA INC.
LANDLORD	Real Capital Solutions
LEASE TYPE	Renewal + Expansion

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