LEE & ASSOCIATES

Q2 2026

ATLANTA OFFICE SUBMARKET REPORT

SOUTH ATLANTA

WHAT'S HAPPENING?

South Atlanta offers a value-oriented office market supported by its proximity to Hartsfield-Jackson Atlanta International Airport, major interstate corridors, and a diverse mix of government, logistics, and service-oriented businesses. The submarket continues to attract tenants seeking functional space with convenient regional access. Leasing activity remained steady during the second quarter, while asking rents continued to trend modestly higher. Demand remains concentrated in well-maintained, efficiently located properties that offer affordability relative to many of Atlanta's other office submarkets. With no office projects currently under construction, new supply remains limited. South Atlanta's established inventory, transportation connectivity, and competitive rental rates position the submarket for steady leasing activity as overall office market conditions continue to improve.

14.1%
Q2 VACANCY RATE
Q1: 13.9%

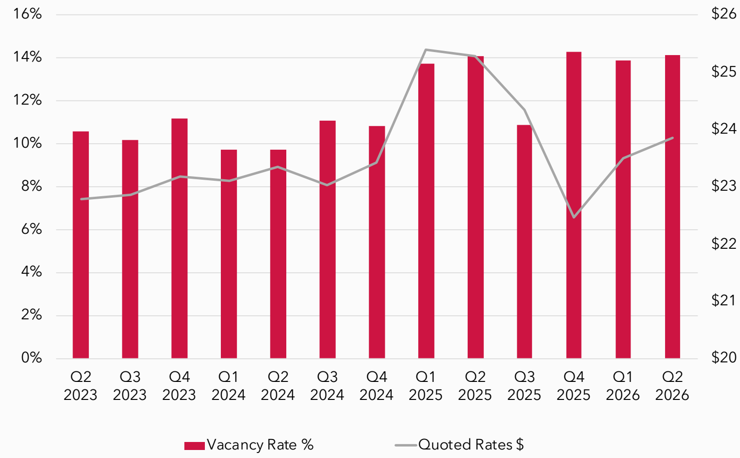
(26,379) SF
Q2 NET ABSORPTION
Q1: (3,212) SF

0 SF
Q2 UNDER CONSTRUCTION
Q1: 0 SF

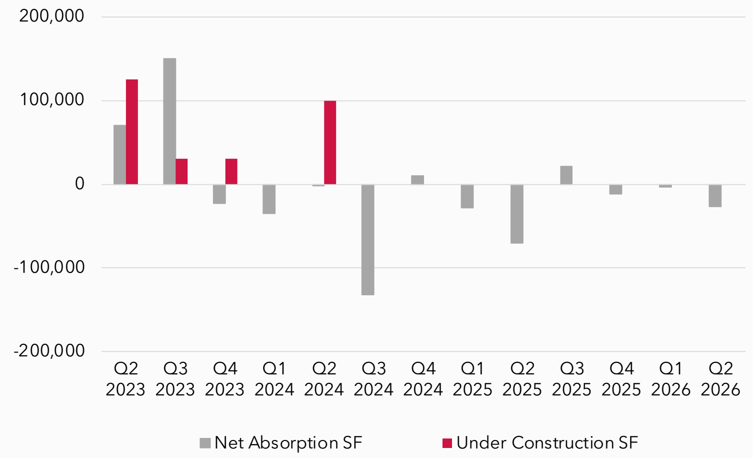
$23.85 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: $23.49 PSF

Q2 2026 | SOUTH ATLANTA SUBMARKET

Q2 2026 | VACANCY & RENTAL RATE



Q2 2026 | NET ABSORPTION & U.C.



NOTABLE SALES

2201 NEWNAN CROSSING BLVD
NEWNAN, GA 30265

SIZE (SF)	42,650
PRICE	*$14,200,000 ($332.94 PSF)*
BUYER	Anchor Health Properties
SELLER	Southtree Commercial Real Estate

2227 GODBY ROAD
ATLANTA, GA 30349

SIZE (SF)	20,000
PRICE	*$8,638,447 ($431.92 PSF)*
BUYER	Private Buyer
SELLER	TD Auto Finance

275 S GLYNN STREET
FAYETTEVILLE, GA 30214

SIZE (SF)	3,600
PRICE	*$570,000 ($158.33 PSF)*
BUYER	Private Buyer
SELLER	L'Amour Chic LLC

NOTABLE LEASES

3800 CAMP CREEK PARKWAY - BLDG 1000
ATLANTA, GA 30344

SIZE (SF)	34,327
TENANT	Jaguar Land Rover
LANDLORD	Savlan Capital
LEASE TYPE	New Lease

3345 EAST HIGHWAY 34
NEWNAN, GA 30265

SIZE (SF)	7,582
TENANT	Emory Specialty Associates, LLC
LANDLORD	East Madeira Corp
LEASE TYPE	New Lease

Market report analysis by: Dan Wagner, Chief Data Officer | Kate Hunt, Research Director | Emma Cowart, Research Analyst | Market report created by: Julia Whitlark, Marketing Director | Madison Dickinson