

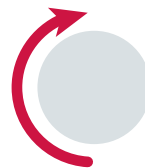
Q3 2026

ATLANTA OFFICE
SUBMARKET REPORT

SOUTH
ATLANTA

WHAT'S HAPPENING?

South Atlanta's office market faced mounting occupancy challenges during the third quarter, as vacancy climbed to 16.0%, up from 14.1% in the previous quarter. Net absorption remained negative, marking another quarter of occupancy losses as tenant demand struggled to keep pace with available inventory. Despite these conditions, average asking rents increased modestly to \$24.13 per square foot, reflecting continued pricing growth within one of Atlanta's more affordable office markets. South Atlanta's proximity to Hartsfield-Jackson Atlanta International Airport and major transportation corridors remains a defining advantage, particularly for government, logistics, and service-oriented businesses seeking accessible office locations. With no new office construction underway, market conditions will depend largely on the ability of existing properties to attract and retain tenants. While rising vacancy presents near-term challenges, the submarket's competitive rental rates and established transportation infrastructure remain important advantages in supporting future leasing demand.



16.0%
Q3 VACANCY RATE
Q2: 14.1%



(57,577) SF
Q3 NET ABSORPTION
Q2: (26,379) SF

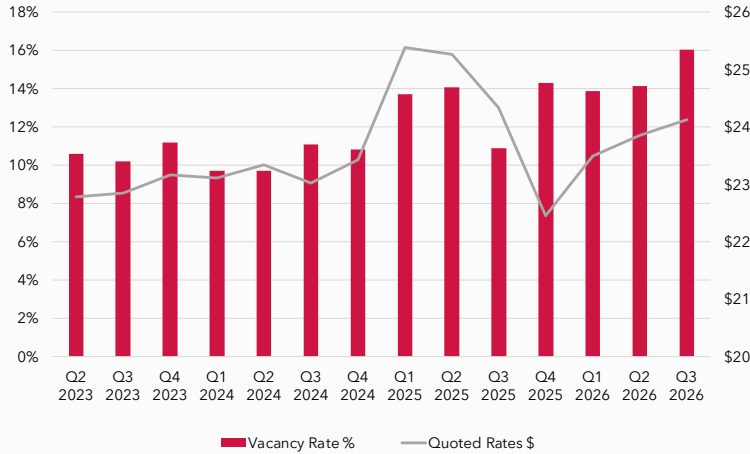


0 SF
Q3 UNDER CONSTRUCTION
Q2: 0 SF

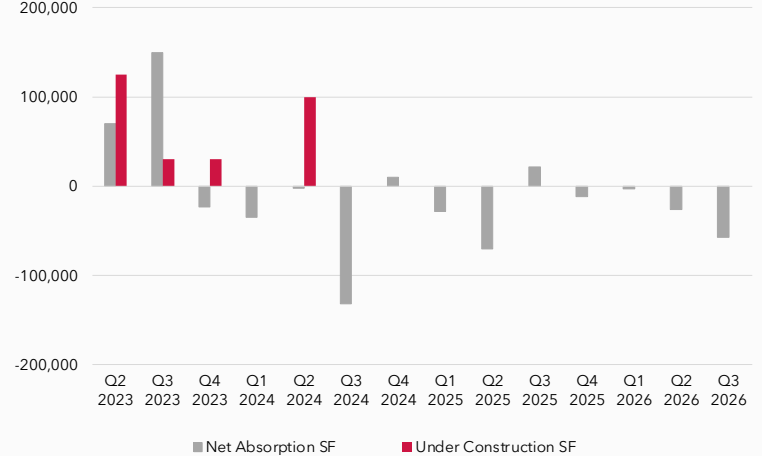


\$24.13 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: \$23.85 PSF

Q3 2026 | VACANCY & RENTAL RATE



Q3 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



700 WESTPARK DR PEACHTREE CITY, GA 30269

SIZE (SF)	92,355
PRICE	\$15,250,000 (\$165.12 PSF)
BUYER	Morning Sky Capital
SELLER	Boyd Watterson Capital



174 ASHLEY PARK BLVD NEWNAN, GA 30263

SIZE (SF)	18,000
PRICE	\$2,100,000 (\$116.67 PSF)
BUYER	Utilities Workers Association, Inc.
SELLER	Private Seller



4231 N HENRY BLVD STOCKBRIDGE, GA 30281

SIZE (SF)	10,000
PRICE	\$2,500,000 (\$250.00 PSF)
BUYER	Vulcan Materials Company
SELLER	Ekstedt Properties

NOTABLE LEASES



1038 WHITE ST SOUTHWEST ATLANTA, GA 30310

SIZE (SF)	2,440
TENANT	Kipp Metro Atlanta Collaborative, Inc.
LANDLORD	Ackerman & Co.
LEASE TYPE	Renewal

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