

Q3 2026

ATLANTA OFFICE
SUBMARKET REPORT

NORTHWEST
ATLANTA

WHAT'S HAPPENING?

Northwest Atlanta's office market experienced a notable shift during the third quarter, as occupancy losses interrupted the relative stability seen earlier in the year. Vacancy climbed to 20.5%, driven by approximately 271,000 square feet of negative net absorption, marking the submarket's largest quarterly occupancy decline since early 2025. Despite this setback, average asking rents increased to \$29.42 per square foot, reflecting continued pricing strength across the market. Northwest Atlanta remains an attractive option for businesses seeking accessible, competitively priced office space, particularly along the Interstate 75 corridor and surrounding suburban business districts. Leasing activity continued as tenants sought functional, well-maintained properties suited to their operational needs. With no new office construction underway, the submarket's existing inventory will play a central role in accommodating future demand. While recent occupancy losses present near-term challenges, Northwest Atlanta's established business communities, transportation connectivity, and diverse tenant base provide a foundation for longer-term stability.



20.5%
Q3 VACANCY RATE
Q2: 19.6%



(270,791) SF
Q3 NET ABSORPTION
Q2: (15,192) SF

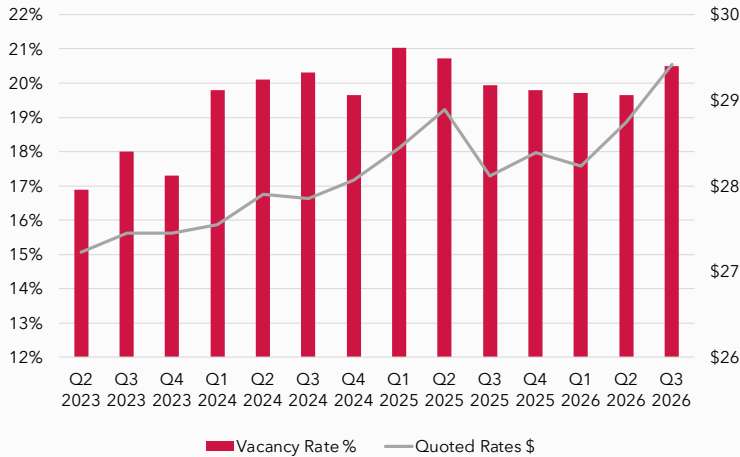


0 SF
Q3 UNDER CONSTRUCTION
Q2: 0 SF

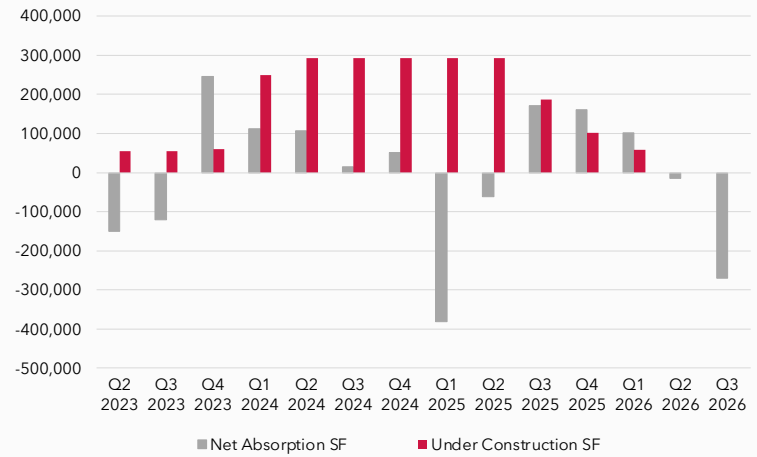


\$29.42 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: \$28.75 PSF

Q3 2026 | VACANCY & RENTAL RATE



Q3 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



3957 S MAIN ST ACWORTH, GA 30101

SIZE (SF)	16,284
PRICE	\$2,550,000 (\$156.60 PSF)
BUYER	Private Buyer
SELLER	Kerley Family Homes



366 POWDER SPRINGS ST MARIETTA, GA 30064

SIZE (SF)	7,982
PRICE	\$3,000,000 (\$375.85 PSF)
BUYER	Quintus Corporation
SELLER	Private Seller



2854 JOHNSON FERRY RD MARIETTA, GA 30062

SIZE (SF)	4,350
PRICE	\$790,000 (\$181.61 PSF)
BUYER	NRS Fortune Property
SELLER	Holmquist Partners, LP



3715 NORTHSIDE PKWY NW ATLANTA, GA 30327

SIZE (SF)	17,003
TENANT	Not Disclosed
LANDLORD	Regent Partners
LEASE TYPE	New Lease



450 FRANKLIN GATEWAY MARIETTA, GA 30067

SIZE (SF)	11,565
TENANT	Power X, LLC
LANDLORD	Westmount Realty Capital
LEASE TYPE	New Lease



100 GALLERIA PARKWAY ATLANTA, GA 30339

SIZE (SF)	10,350
TENANT	Simpson Gumpertz & Heger, Inc.
LANDLORD	Piedmont Realty Trust
LEASE TYPE	Renewal + Expansion

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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