

Q3 2026

ATLANTA OFFICE SUBMARKET REPORT

NORTH FULTON

WHAT'S HAPPENING?

North Fulton's office market experienced mixed conditions during the third quarter, as stable vacancy and rising rental rates contrasted with a slowdown in occupancy growth. Vacancy held relatively steady at 26.6%, while net absorption turned negative at approximately 84,000 square feet following positive gains in the previous quarter. Despite this shift, leasing activity continued across the submarket, with established tenants demonstrating a commitment to maintaining their presence in the area. Average asking rents increased to \$27.28 per square foot, reflecting continued demand for well-located, high-quality office space along the GA-400 corridor. Meanwhile, the construction pipeline fell to zero, eliminating near-term pressure from new office deliveries. North Fulton's concentration of corporate campuses, technology firms, and professional services companies continues to provide a strong foundation for its office market. As companies prioritize workplace quality and flexibility, the submarket's established business environment and extensive amenities remain key advantages in attracting and retaining tenants.



26.6%
Q3 VACANCY RATE
Q2: 26.6%



(84,434) SF
Q3 NET ABSORPTION
Q2: 57,337 SF

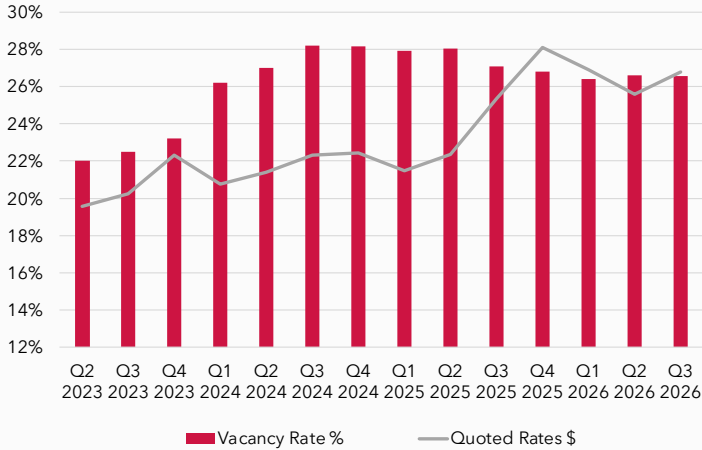


0 SF
Q3 UNDER CONSTRUCTION
Q2: 60,000 SF

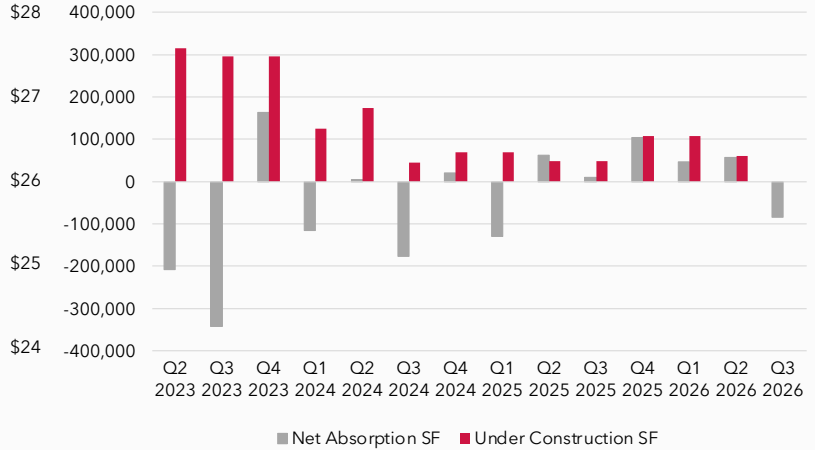


\$27.28 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: \$27.02 PSF

Q3 2026 | VACANCY & RENTAL RATE



Q3 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



6230 SHILOH RD ALPHARETTA, GA 30005

SIZE (SF)	30,739
PRICE	\$1,282,345 (\$41.72 PSF)
BUYER	Private Buyer
SELLER	Private Seller



304 TRIBBLE GAP RD CUMMING, GA 30040

SIZE (SF)	15,163
PRICE	\$3,980,000 (\$262.48 PSF)
BUYER	Private Buyer
SELLER	Cooper & Company General Contractors



2365 OLD MILTON PKWY ALPHARETTA, GA 30009

SIZE (SF)	12,317
PRICE	\$3,500,000 (\$284.16 PSF)
BUYER	Private Buyer
SELLER	RG Real Estate



3820 MANSELL RD ALPHARETTA, GA 30022

SIZE (SF)	27,642
TENANT	Ashton Woods Homes
LANDLORD	MSTSD, Inc.
LEASE TYPE	Renewal



1125 SANCTUARY PKWY ALPHARETTA, GA 30009

SIZE (SF)	16,027
TENANT	Gresham Smith & Partners
LANDLORD	Rubenstein Partners
LEASE TYPE	Renewal



10000 AVALON BLVD ALPHARETTA, GA 30009

SIZE (SF)	15,006
TENANT	Balbec Capital
LANDLORD	Cousins Properties
LEASE TYPE	Renewal

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