

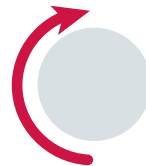
Q3 2026

ATLANTA OFFICE
SUBMARKET REPORT

DOWNTOWN
ATLANTA

WHAT'S HAPPENING?

Downtown Atlanta continues to navigate a period of transition as evolving workplace preferences reshape demand within the city's historic business district. During the third quarter, vacancy reached 30.0%, with approximately 170,000 square feet of negative net absorption reflecting ongoing challenges in retaining and attracting office tenants. Despite these pressures, asking rents remained stable at \$30.75 per square foot, demonstrating relative pricing resilience in an increasingly competitive leasing environment. Downtown's office market is also being influenced by broader redevelopment efforts aimed at transforming the district into a more dynamic, mixed-use destination. With no new office construction underway, attention remains focused on repositioning aging inventory and enhancing the appeal of existing properties. Downtown's concentration of government institutions, major employers, and transit infrastructure provides a foundation for future recovery, while continued investment in surrounding neighborhoods and public spaces offers opportunities to strengthen the district's long-term appeal.



30.0%
Q3 VACANCY RATE
Q2: 29.6%



(169,826) SF
Q3 NET ABSORPTION
Q2: 25,129 SF

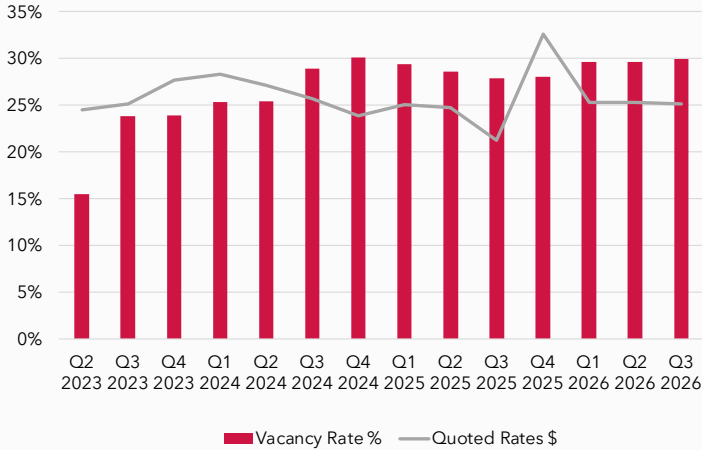


0 SF
Q3 UNDER CONSTRUCTION
Q2: 0 SF

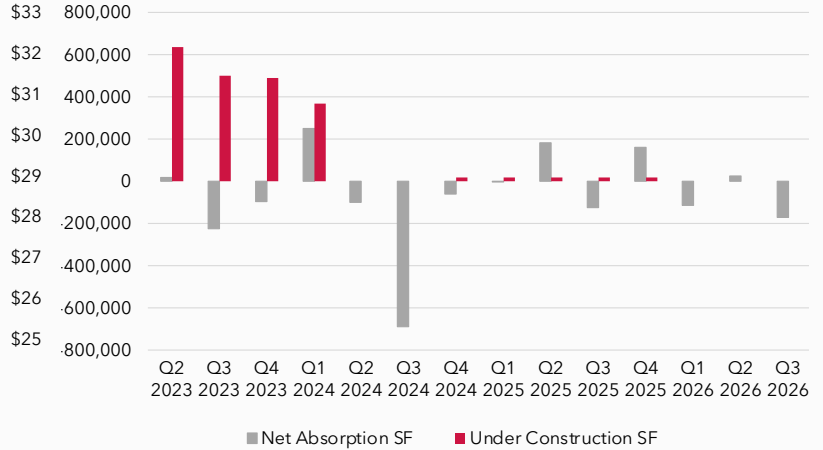


\$30.75 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: \$30.78 PSF

Q3 2026 | VACANCY & RENTAL RATE



Q3 2026 | NET ABSORPTION & U.C.



NOTABLE LEASES



104 MARIETTA ST NW ATLANTA, GA 30303

SIZE (SF)	3,846
TENANT	Not Disclosed
LANDLORD	State Bar of Georgia
LEASE TYPE	New Lease



600 PEACHTREE ST NE ATLANTA, GA 30308

SIZE (SF)	3,739
TENANT	Alfred Benesch & Company
LANDLORD	CP Group
LEASE TYPE	New Lease



104 MARIETTA ST NW ATLANTA, GA 30303

SIZE (SF)	2,354
TENANT	Not Disclosed
LANDLORD	State Bar of Georgia
LEASE TYPE	New Lease

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