

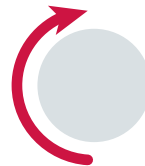
Q3 2026

ATLANTA OFFICE SUBMARKET REPORT

BUCKHEAD

WHAT'S HAPPENING?

Buckhead's office market experienced continued occupancy challenges during the third quarter, reflecting broader trends in tenant demand and workplace preferences across metro Atlanta. Vacancy increased to 29.8% as negative net absorption signaled ongoing pressure on office occupancy. Despite these challenges, leasing activity remained present, with demand continuing to favor well-located, amenity-rich Class A properties as companies prioritize quality over quantity in their office footprints. Average asking rents edged higher to \$38.68 per square foot, highlighting the submarket's ability to maintain premium pricing even amid elevated vacancy. Investment activity also remained active, reflecting continued interest in Buckhead's established office inventory. With no new developments under construction, the submarket faces limited pressure from additional supply, allowing existing properties to compete for tenants. While elevated vacancy continues to shape market conditions, Buckhead's established corporate presence, desirable amenities, and central location remain important drivers of its long-term competitiveness.



29.8%
Q3 VACANCY RATE
Q2: 28.4%



(111,301) SF
Q3 NET ABSORPTION
Q2: 5,460 SF

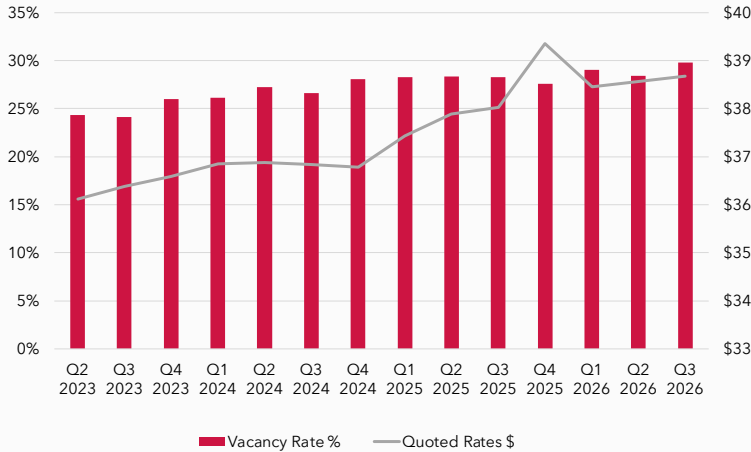


0 SF
Q3 UNDER CONSTRUCTION
Q2: 0 SF

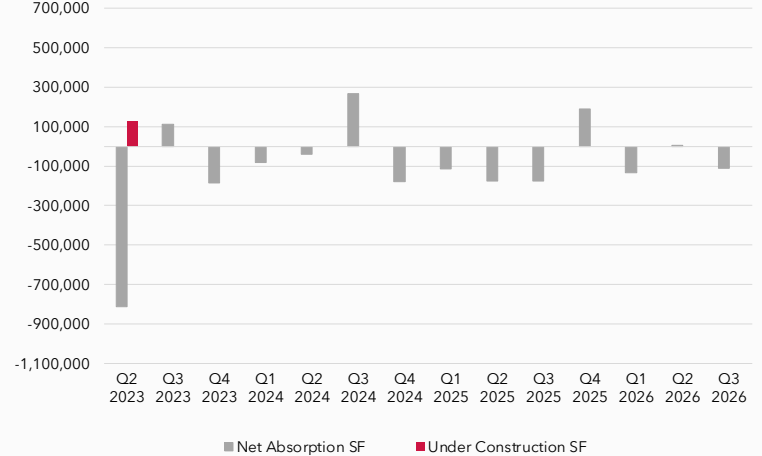


\$38.68 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: \$38.57 PSF

Q3 2026 | VACANCY & RENTAL RATE



Q3 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



3520 PIEDMONT RD NE ATLANTA, GA 30305

SIZE (SF)	148,975
PRICE	\$16,900,000 (\$179.78 PSF)
BUYER	Christ Covenant
SELLER	Hall Capital



267 W WIEUCA RD NE - 2ND FLOOR ATLANTA, GA 30342

SIZE (SF)	2,600
PRICE	\$770,000.00 (\$296.15 PSF)
BUYER	Not Disclosed
SELLER	Fortune Real Properties



3112 E SHADOWLAWN AVE NE ATLANTA, GA 30305

SIZE (SF)	1,750
PRICE	\$960,000.00 (\$548.57 PSF)
BUYER	Private Buyer
SELLER	Waters & Son LLC



3035 PEACHTREE RD ATLANTA, GA 30305

SIZE (SF)	28,879
TENANT	Equinox Gym
LANDLORD	Jamestown
LEASE TYPE	New Lease



3344 PEACHTREE RD NE ATLANTA, GA 30326

SIZE (SF)	16,818
TENANT	T5 Properties, LLC
LANDLORD	Cousins Properties
LEASE TYPE	New Lease



3400 PEACHTREE RD NE ATLANTA, GA 30326

SIZE (SF)	13,507
TENANT	RGN-Group Holdings
LANDLORD	Goddard Investment Group
LEASE TYPE	New Lease

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