LEE & ASSOCIATES

Q2 2026

ATLANTA OFFICE SUBMARKET REPORT

NORTHEAST ATLANTA

WHAT'S HAPPENING?

Northeast Atlanta remains one of metro Atlanta's most established suburban office markets, offering a diverse mix of corporate campuses and professional services space. Its access to Interstate 85, proximity to a skilled workforce, and well-developed amenity base continue to support long-term tenant demand. Leasing activity remained active during the second quarter, with occupiers continuing to prioritize well-located, upgraded office space. Asking rents increased as newer and higher-quality properties continued to command premium pricing within the submarket. With no new office projects currently under construction, the existing inventory will continue to absorb tenant demand without additional supply pressure. Northeast Atlanta's established office base and favorable location position it well as leasing activity continues to improve across the metro.

18.3%
Q2 VACANCY RATE
Q1: 18.5%

(4,985) SF
Q2 NET ABSORPTION
Q1: (16,484) SF

0 SF
Q2 UNDER CONSTRUCTION
Q1: 0 SF

$22.66 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: $22.93 PSF

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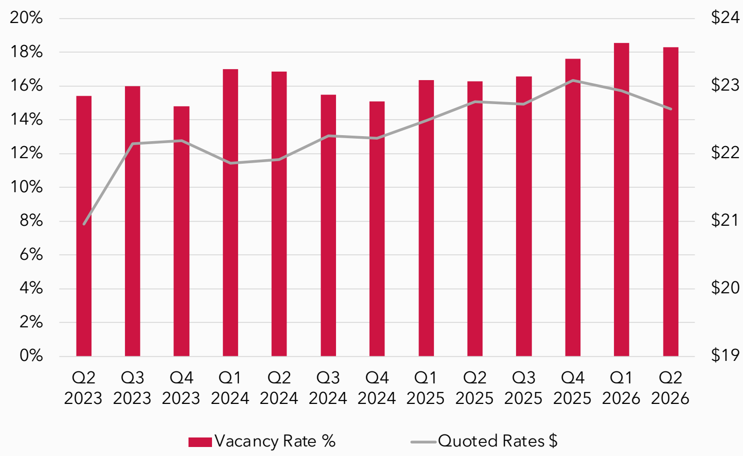
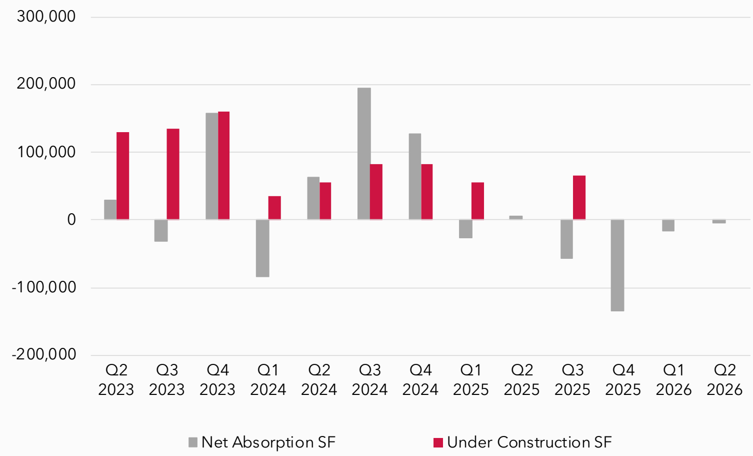
Q2 2026 | NORTHEAST SUBMARKET

Q2 2026 | VACANCY & RENTAL RATE



Q2 2026 | NET ABSORPTION & U.C.



NOTABLE SALES

3239 SATELLITE BLVD
DULUTH, GA 30096

SIZE (SF)	137,915
PRICE	*$12,400,000 ($89.91 PSF)*
BUYER	QTS
SELLER	Boehringer Ingelheim

3885 CRESTWOOD PARKWAY NW
DULUTH, GA 30096

SIZE (SF)	106,468
PRICE	*$9,000,000 ($84.53 PSF)*
BUYER	Pappas Commercial Properties
SELLER	OA Development, Inc.

3039 PREMIERE PARKWAY
DULUTH, GA 30097

SIZE (SF)	57,625
PRICE	*$10,800,000 ($187.42 PSF)*
BUYER	East Madeira Corporation
SELLER	ESJ Capital Partners

NOTABLE LEASES

125 TECHNOLOGY PARKWAY
PEACHTREE CORNERS, GA 30092

SIZE (SF)	60,500
TENANT	Not Disclosed
LANDLORD	Charter Realty Group
LEASE TYPE	Sublease

3550 ENGINEERING DRIVE
PEACHTREE CORNERS, GA 30092

SIZE (SF)	11,860
TENANT	Nichols Cauley Advisory Group, LLC
LANDLORD	Realco
LEASE TYPE	New Lease

3039 PREMIERE PARKWAY
DULUTH, GA 30097

SIZE (SF)	9,436
TENANT	Genesis Technology USA, Inc.
LANDLORD	East Madeira Corporation
LEASE TYPE	New Lease

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