

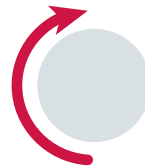
Q2 2026

ATLANTA OFFICE SUBMARKET REPORT

NORTH FULTON

WHAT'S HAPPENING?

North Fulton remains one of metro Atlanta's premier suburban office markets, anchored by a diverse mix of corporate headquarters, technology companies, healthcare providers, and professional services firms. Strong demographics, access to GA-400, and a deep amenity base continue to make the submarket attractive to a wide range of occupiers. Leasing activity remained steady during the second quarter, while asking rents held relatively stable despite ongoing competition among landlords. Tenant demand continues to favor high-quality, well-amenitized buildings, particularly those offering updated space and flexible workplace environments. Development activity remains limited, with only a small amount of new office space under construction. As the development pipeline continues to wind down, North Fulton is positioned to benefit from improving market fundamentals and a gradual recovery in office leasing demand.



26.6%
Q2 VACANCY RATE
Q1: 26.4%



57,337 SF
Q2 NET ABSORPTION
Q1: 46,456 SF

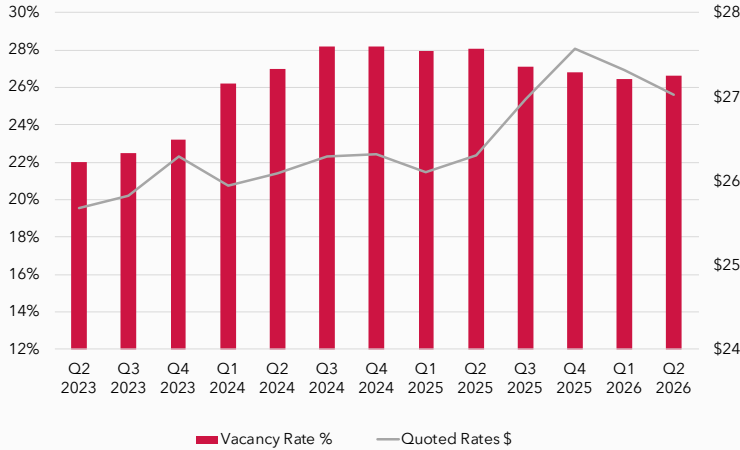


60,000 SF
Q2 UNDER CONSTRUCTION
Q1: 108,000 SF

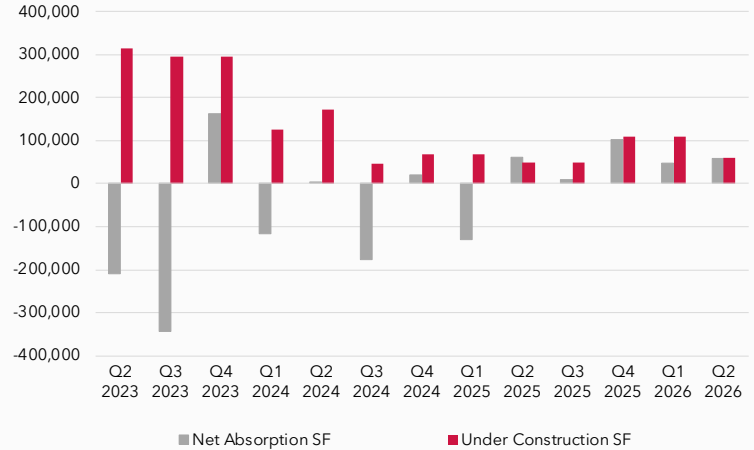


\$27.02 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: \$27.32 PSF

Q2 2026 | VACANCY & RENTAL RATE



Q2 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



11340 LAKEFIELD DRIVE DULUTH, GA 30097

SIZE (SF)	61,594
PRICE	\$8,500,000 (\$138.00 PSF)
BUYER	Peach State Truck Centers
SELLER	Woodside Capital Partners



2300 LAKEVIEW PARKWAY ALPHARETTA, GA 30009

SIZE (SF)	22,328
TENANT	Barracuda Networks
LANDLORD	Third & Urban
LEASE TYPE	New Lease



6455 SHILOH ROAD ALPHARETTA, GA 30005

SIZE (SF)	60,531
PRICE	\$8,250,000 (\$136.29 PSF)
BUYER	BAPS Alpharetta LLC
SELLER	BH Properties, LLC



5555 WINDWARD PARKWAY W ALPHARETTA, GA 30004

SIZE (SF)	17,620
TENANT	GEM Shopping Network, Inc.
LANDLORD	Southwest Value Partners
LEASE TYPE	New Lease



6495 SHILOH ROAD ALPHARETTA, GA 30005

SIZE (SF)	7,283
PRICE	\$1,200,000 (\$164.77 PSF)
BUYER	Private Buyer
SELLER	CityGreen Investment Holdings, LLC



3965 JOHNS CREEK COURT SUWANEE, GA 30024

SIZE (SF)	15,098
TENANT	HBK Engineering
LANDLORD	Embry Office Properties Inc
LEASE TYPE	New Lease

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