

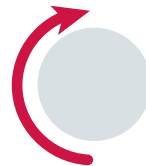
Q3 2026

ATLANTA OFFICE
SUBMARKET REPORT

MIDTOWN
ATLANTA

WHAT'S HAPPENING?

Midtown's office market demonstrated signs of stabilization during the third quarter, as leasing activity and improving absorption offered encouraging signals despite continued occupancy challenges. Net absorption returned to positive territory following a decline in the previous quarter, although vacancy edged higher to 30.5%, highlighting the ongoing competition for tenants. Demand remained concentrated in Midtown's premier Class A buildings, where modern amenities, walkability, and access to transit continue to attract established employers and professional services firms. Average asking rents climbed to \$43.75 per square foot, reinforcing Midtown's position as one of Atlanta's most expensive office markets and reflecting the continued appeal of its high-quality inventory. Meanwhile, the construction pipeline fell to zero, marking a significant shift as the submarket moves away from years of active office development. With limited new supply and continued demand for premium workplaces, Midtown remains a key destination for companies seeking a vibrant urban environment, even as elevated vacancy presents ongoing leasing challenges.



30.5%
Q3 VACANCY RATE
Q2: 29.9%



4,679 SF
Q3 NET ABSORPTION
Q2: (115,025) SF

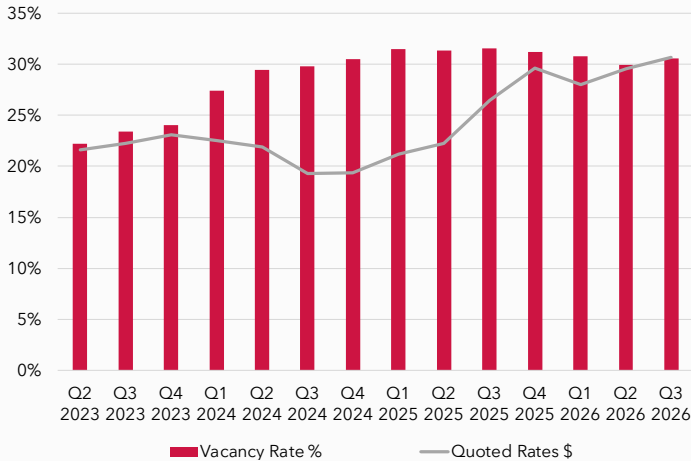


0 SF
Q3 UNDER CONSTRUCTION
Q2: 224,000 SF

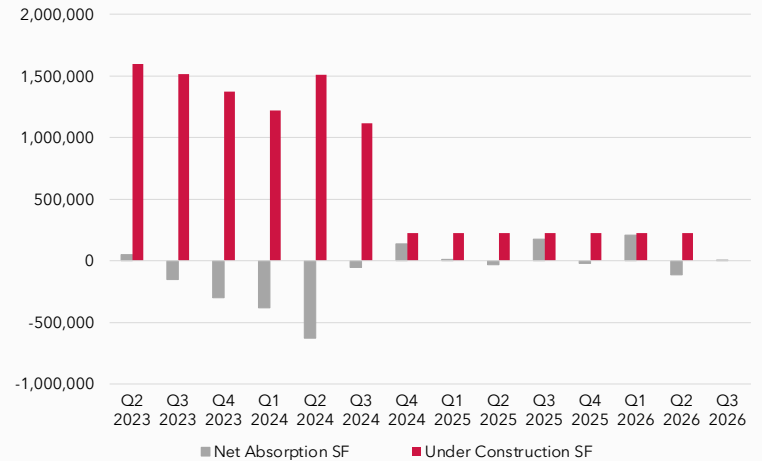


\$43.75 PSF
Q3 AVG. ASKING RENT | YEAR
Q2: \$43.43 PSF

Q3 2026 | VACANCY & RENTAL RATE



Q3 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



1355 PEACHTREE ST NE ATLANTA, GA 30309

SIZE (SF)	316,699
PRICE	\$20,000,000 (\$63.15 PSF)
BUYER	Parkside Partners
SELLER	Banyan Street Capital



333 NORTH AVENUE NW ATLANTA, GA 30308

SIZE (SF)	60,706
PRICE	\$31,300,000 (\$515.60 PSF)
BUYER	Georgia Tech
SELLER	The Coca-Cola Company



1170 PEACHTREE ST ATLANTA, GA 30309

SIZE (SF)	88,000
TENANT	BakerHostetler
LANDLORD	Cousins Properties
LEASE TYPE	Renewal + Expansion



1170 PEACHTREE ST ATLANTA, GA 30309

SIZE (SF)	48,612
TENANT	Acuity Brands, Inc.
LANDLORD	Cousins Properties
LEASE TYPE	Renewal + Expansion



1075 PEACHTREE ST ATLANTA, GA 30309

SIZE (SF)	42,713
TENANT	Learfield College
LANDLORD	New York State Common Retirement Fund
LEASE TYPE	Renewal

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Market report analysis by: Dan Wagner, Chief Data Officer | Kate Hunt, Research Director | Emma Cowart, Research Analyst | Market report created by: Julia Whitlark, Marketing Director | Madison Dickinson