



Q3 2026

ATLANTA MEDICAL OFFICE MARKET REPORT

Medical Office Demand
Holds Firm as Atlanta
Providers Grow

WHAT'S HAPPENING?

Q3 2026

Atlanta's medical office market remained tight in Q3, with direct vacancy at 6.5%, near a record low. Much of the remaining vacant space is considered obsolete. Vacancy has roughly halved since 2013, while asking rents averaged \$29.47 per square foot, ranging from \$22.18 in West Atlanta to \$38.59 in Central Perimeter. Downtown posted the lowest direct vacancy at 1.45%, while Buckhead and Downtown rents also outpaced most suburban markets. Healthcare providers continued to expand their presence in the region. Emory Healthcare's new 274,000-square-foot lease at Northlake

Mall stood out as a major commitment; the agreement will more than double Emory's existing footprint as the former mall transitions into a healthcare-focused campus. Children's Healthcare of Atlanta purchased the Peachtree Dunwoody Pavilion office complex in Sandy Springs for \$68.5 million. The three-building, 18-acre property adds to CHO's presence in the Central Perimeter healthcare corridor. Outpatient growth continues across suburban hubs including Northeast Atlanta, North Fulton and Northwest Atlanta, where medical office inventory is concentrated.



100,156 SF

Q3 NET ABSORPTION

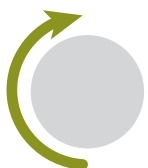
Q2: 168,303 SF



6.5%

Q3 DIRECT VACANCY RATE

Q2: 6.6%



574,930 SF

Q3 UNDER CONSTRUCTION

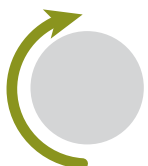
Q2: 499,832 SF



60,000 SF

Q3 NEW SUPPLY DELIVERED

Q2: 25,402 SF



\$31.82 PSF

Q3 DIRECT AVG. ASKING RENT | YR.

Q2: \$30.46 PSF



\$246 PSF

Q3 AVG. SALES PRICE

Q2: \$294 PSF

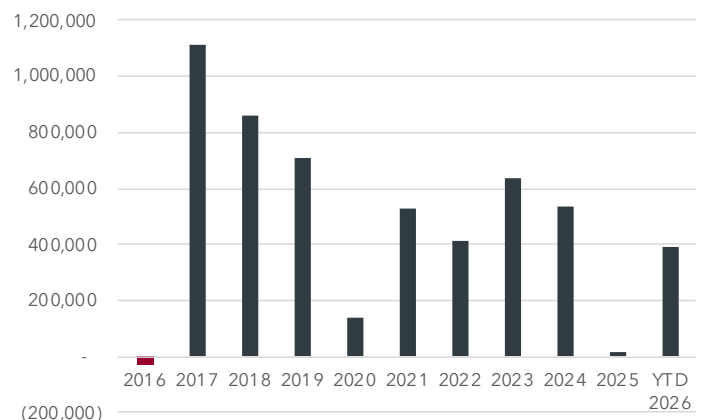


\$143.9 Million

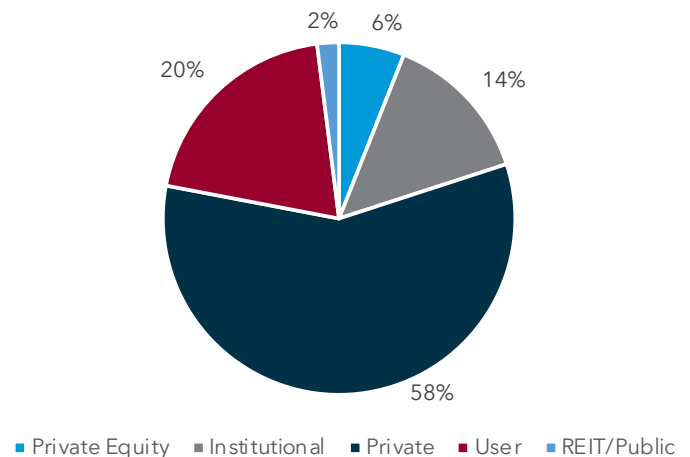
Q3 SALES VOLUME

Q2: \$67.7 Million

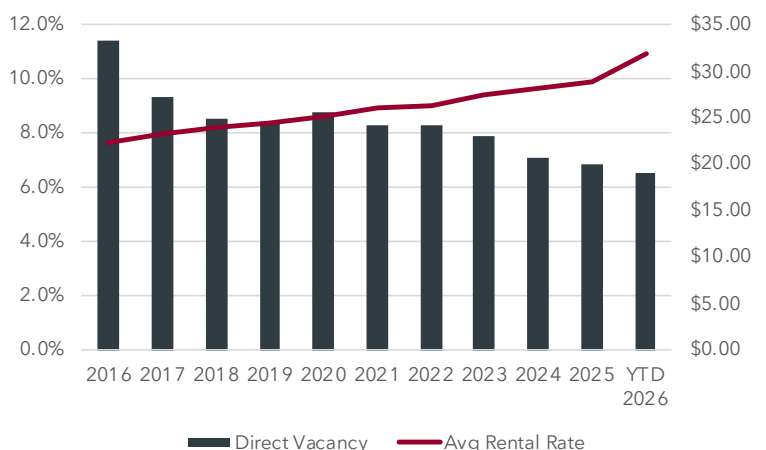
ANNUAL | ABSORPTION (MSF)



Q3 2026 | BUYER COMPOSITION



ANNUAL | DIRECT VACANCY & RENTAL RATES



MARKET ACTIVITY

Q3 2026

Q3 2026 | TOP SALES



1100-1300 ALTMORE AVE

SANDY SPRINGS, GA 30342

SUBMARKET	Central Perimeter
BUYER	Children's Healthcare of Atlanta
SELLER	The Simpson Organization
SIZE (SF)	330,173
SALE PRICE	\$68,500,000 (\$207.47 PSF)



1670 SCOTT BLVD

DECATUR, GA 30033

SUBMARKET	Northlake
BUYER	Weener Nathan Phillops LLP
SELLER	Moore-Waters Sondi
SIZE (SF)	35,189
SALE PRICE	\$8,825,000 (\$250.79 PSF)



1400 WELLBROOK CIR

CONYERS, GA 30012

SUBMARKET	Northlake
BUYER	RG Real Estate
SELLER	Newman Family LP
SIZE (SF)	10,900
SALE PRICE	\$2,650,000 (\$243.12 PSF)

Q3 2026 | TOP LEASES



4800 BRIARCLIFF RD NE

ATLANTA, GA, 30345

SUBMARKET	Northlake
TENANT	Emory Healthcare
SIZE (SF)	274,000
LEASE TYPE	Expansion



4360 CHAMBLEE DUNWOODY RD*

ATLANTA, GA 30341

SUBMARKET	Central Perimeter
TENANT	CIMA
SIZE (SF)	4,976 SF
LEASE TYPE	New Lease

* Lee & Associates - Transaction



11855 ALPHARETTA HWY*

ROSWELL, GA 30076

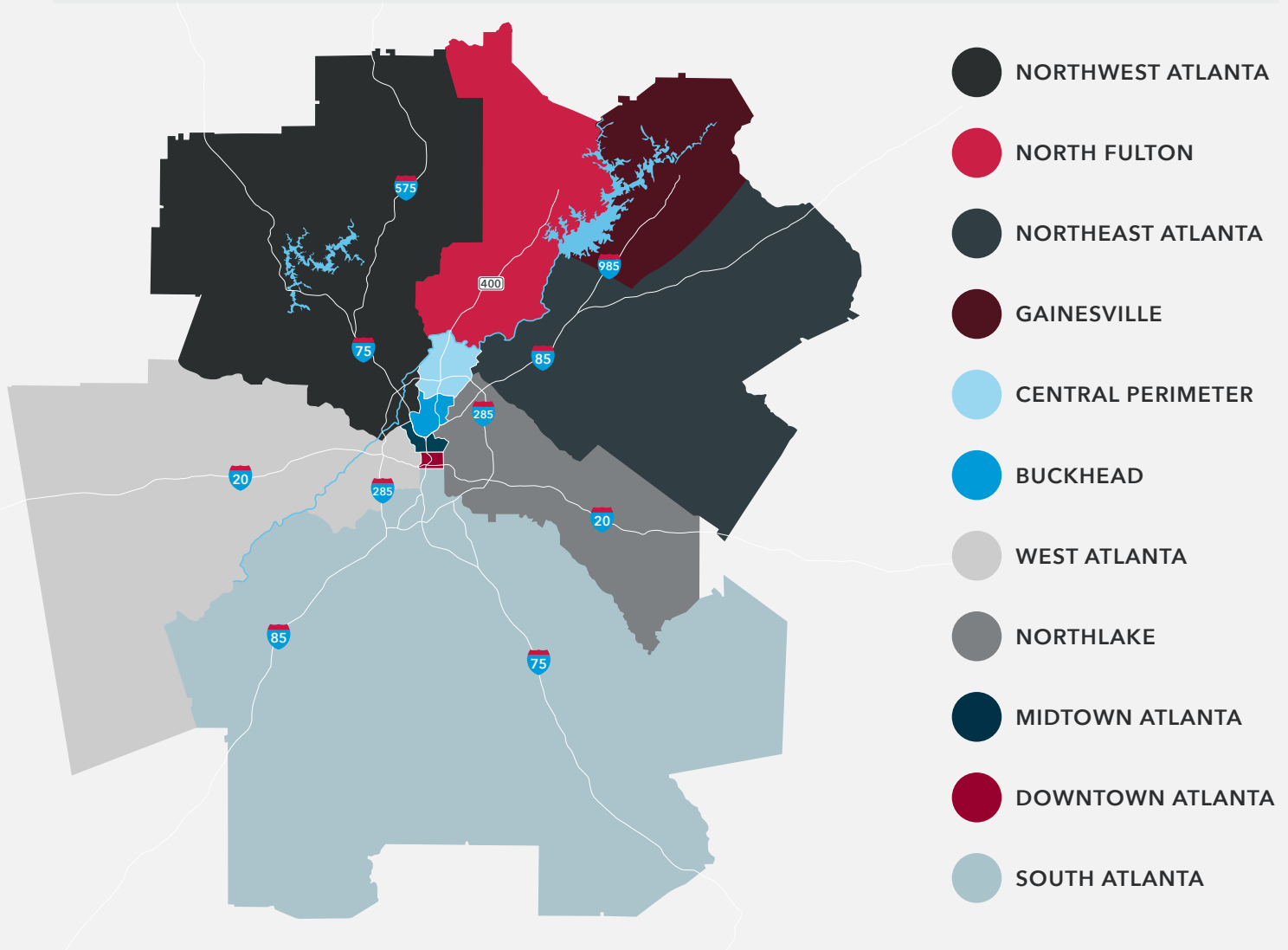
SUBMARKET	North Fulton
TENANT	Women's Imaging Specialists
SIZE (SF)	3,233 SF
LEASE TYPE	New Lease

* Lee & Associates - Transaction

Q3 2026 | TOP CONSTRUCTION BY DELIVERY DATE

PROJECT NAME	LOCATION	BUILDING SIZE (SF)	SUBMARKET	DELIVERY
Northside Medical Loganville	4500 Atlanta Hwy	40,000	Northeast Atlanta	Oct-26
Northside Hospital Forsyth	2500 Northside Forsyth Dr	120,000	North Fulton	Oct-26
Heart & Vascular Care	103 Greenfield Dr	35,000	North Fulton	Mar-27
Northside Cherokee Hospital	430 Northside Cherokee Blvd	150,000	Northwest Atlanta	Mar-27
Castleberry Business Park Bldg 1	3315 Castleberry Rd	11,500	North Fulton	Apr-27
Castleberry Business Park Bldg 2	3315 Castleberry Rd	11,500	North Fulton	Apr-27
Northside Hospital Forsyth	2500 Howard Farm Dr	125,000	North Fulton	Sep-27
3335 Jodeco Rd	3335 Jodeco Rd	40,000	South Atlanta	Nov-27

METRO SUBMARKETS	NUMBER OF BUILDINGS	RBA (SF)	DIRECT VACANT (SF)	DIRECT VACANCY RATE	DIRECT OCCUPANCY RATE	Q3 NET ABSORP. (SF)	DIRECT AVG. ASKING RENT YEAR (PSF)
Buckhead	21	1,983,383	206,466	10.41%	89.59%	-21,423	\$34.44
Central Perimeter	48	3,740,089	391,595	10.47%	89.53%	1,459	\$38.59
Downtown Atlanta	5	567,407	8,237	1.45%	98.55%	-3,323	\$34.37
Gainesville	59	1,460,157	35,000	2.40%	97.60%	2,885	\$38.57
Midtown Atlanta	7	704,345	25,603	3.64%	96.36%	-8,072	-
North Fulton	151	4,303,105	339,661	7.89%	92.11%	63,514	\$27.84
Northeast Atlanta	171	3,624,587	107,709	2.97%	97.03%	39,531	\$28.30
Northlake	162	3,614,315	325,488	9.01%	90.99%	-16,098	\$26.80
Northwest Atlanta	247	5,746,126	195,500	3.40%	96.60%	40,439	\$29.35
South Atlanta	235	4,752,539	394,760	8.31%	91.69%	-11,769	\$27.62
West Atlanta	53	1,240,715	26,138	2.11%	97.89%	13,013	\$22.18
TOTAL/AVG	1,159	31,736,768	2,056,157	6.5%	93.5%	100,156	\$31.82



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