

Q2 2026

ATLANTA OFFICE SUBMARKET REPORT

CENTRAL PERIMETER

WHAT'S HAPPENING?

Central Perimeter remains one of metro Atlanta's premier office submarkets, anchored by a strong concentration of corporate headquarters, financial institutions, healthcare providers, and professional services firms. Its access to GA-400, Interstate 285, and MARTA continues to make it a preferred location for major employers. Tenant demand remains focused on high-quality, well-amenitized office space, while landlords continue investing in building upgrades to remain competitive. Asking rents were essentially unchanged during the second quarter, reflecting a stable pricing environment despite continued competition for tenants. With no new office projects currently under construction, supply remains constrained. As companies continue to evaluate their long-term workplace strategies, Central Perimeter's modern inventory, accessibility, and amenity base position it to remain one of Atlanta's strongest suburban office markets.



26.1%
Q2 VACANCY RATE
Q1: 27.6%



120,951 SF
Q2 NET ABSORPTION
Q1: (134,258) SF

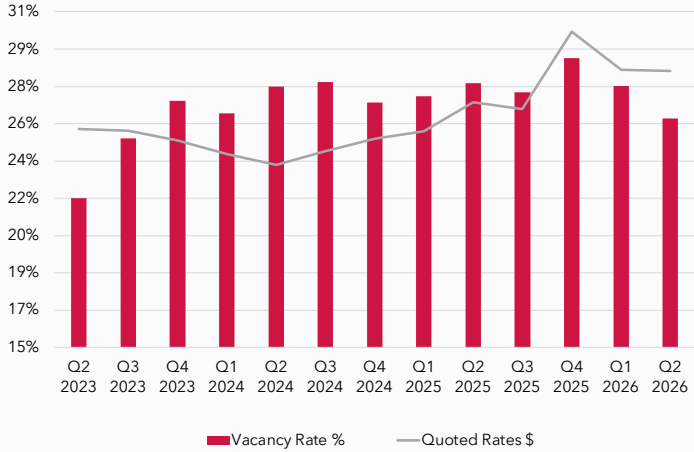


0 SF
Q2 UNDER CONSTRUCTION
Q1: 0 SF

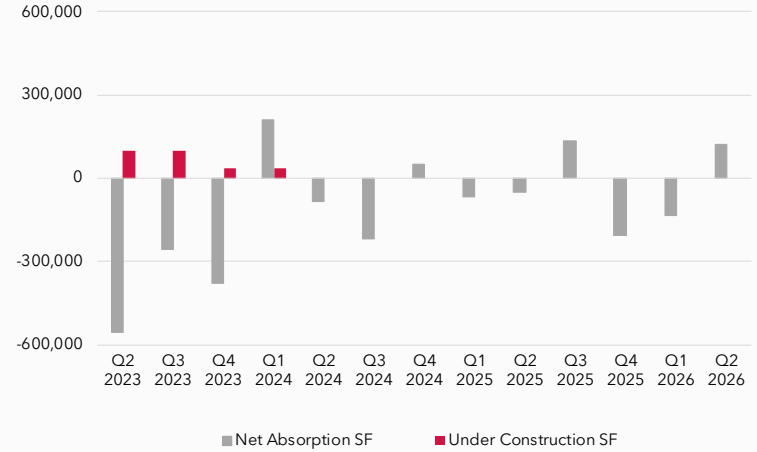


\$30.94 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: \$30.96 PSF

Q2 2026 | VACANCY & RENTAL RATE



Q2 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



47 PERIMETER CENTER E* ATLANTA, GA 30346

SIZE (SF)	96,126
PRICE	\$7,180,000 (\$74.69 PSF)
BUYER	Network Realty Partners
SELLER	Grubb Properties

*Part of Portfolio Sale



41 PERIMETER CENTER E* ATLANTA, GA 30346

SIZE (SF)	94,734
PRICE	\$12,910,000 (\$136.28 PSF)
BUYER	Network Realty Partners
SELLER	Grubb Properties

*Part of Portfolio Sale



53 PERIMETER CENTER E* ATLANTA, GA 30346

SIZE (SF)	94,500
PRICE	\$7,060,000 (\$74.71 PSF)
BUYER	Network Realty Partners
SELLER	Grubb Properties

*Part of Portfolio Sale



400 PERIMETER CENTER TER NE ATLANTA, GA 30346

SIZE (SF)	57,537
TENANT	Choate Construction Company
LANDLORD	MetLife
LEASE TYPE	New Lease



6303 BARFIELD ROAD ATLANTA, GA 30328

SIZE (SF)	56,202
TENANT	Omnissa
LANDLORD	KKR
LEASE TYPE	New Lease



1 GLENLAKE PARKWAY* ATLANTA, GA 30328

SIZE (SF)	18,508
TENANT	GPD Group
LANDLORD	Starwood Capital Group
LEASE TYPE	New Lease

*Lee & Associates Representation

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