

Q2 2026

ATLANTA OFFICE
SUBMARKET REPORT

MIDTOWN
ATLANTA

WHAT'S HAPPENING?

Midtown remains Atlanta's premier urban office submarket, anchored by a concentration of technology firms, creative companies, higher education institutions, and corporate headquarters. Its walkability, transit access, and extensive amenity base continue to attract tenants seeking a vibrant live-work environment. Demand continues to center on high-quality, amenity-rich buildings, particularly newer Class A properties that offer modern workplace experiences. Asking rents continued to trend higher during the second quarter, reinforcing Midtown's position as one of the metro's highest-priced office markets. Development activity remains limited, with only one project currently under construction. As the pace of new deliveries slows, Midtown is well positioned to benefit from continued flight-to-quality leasing and long-term demand from innovation-driven industries.



29.9%
Q2 VACANCY RATE
Q1: 30.8%



(115,025) SF
Q2 NET ABSORPTION
Q1: 209,877 SF

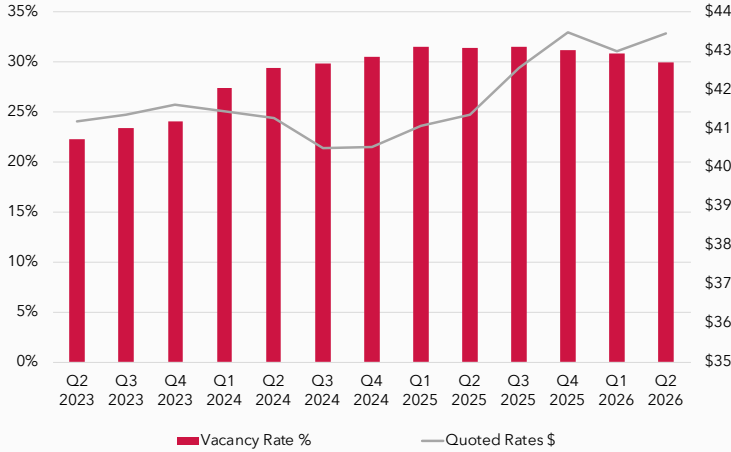


224,000 SF
Q2 UNDER CONSTRUCTION
Q1: 224,000 SF

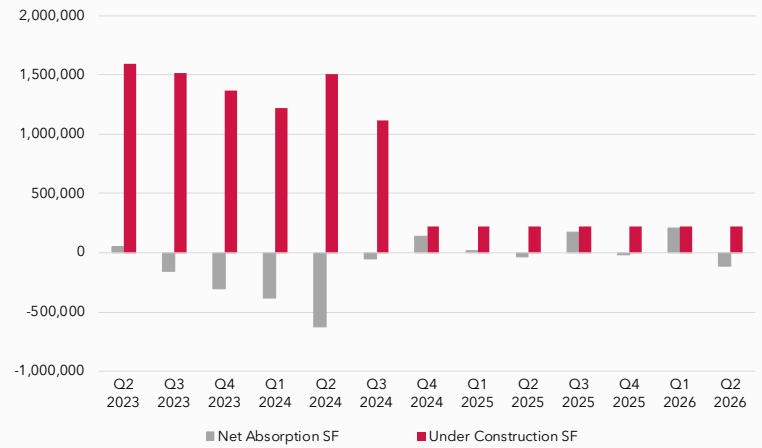


\$43.43 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: \$42.99 PSF

Q2 2026 | VACANCY & RENTAL RATE



Q2 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



1349 W PEACHTREE STREET NW* ATLANTA, GA 30309

SIZE (SF)	272,764
PRICE	\$33,474,988 (\$122.73 PSF)
BUYER	Zalik Investment Group
SELLER	Teachers' Retirement System of the State of IL

*Part of Portfolio Sale



1360 PEACHTREE STREET NE* ATLANTA, GA 30309

SIZE (SF)	233,344
PRICE	\$30,025,012 (\$128.67 PSF)
BUYER	Zalik Investment Group
SELLER	Teachers' Retirement System of the State of IL

*Part of Portfolio Sale



746 WILLOUGHBY WAY NE ATLANTA, GA 30312

SIZE (SF)	58,547
PRICE	\$16,500,000 (\$281.82 PSF)
BUYER	Atlanta BeltLine
SELLER	Stockbridge Capital Group, LLC



1020 SPRING STREET ATLANTA, GA 30301

SIZE (SF)	165,000
TENANT	Pinnacle Bank
LANDLORD	Portman Holdings
LEASE TYPE	New Lease



725 PONCE DE LEON AVE NE ATLANTA, GA 30308

SIZE (SF)	46,138
TENANT	CallRail
LANDLORD	Cousins Properties
LEASE TYPE	New Lease



715 PEACHTREE STREET ATLANTA, GA 30308

SIZE (SF)	44,799
TENANT	Waystar
LANDLORD	Northwood Investors LLC
LEASE TYPE	Renewal + Expansion

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