



Q3 2026

ATLANTA OFFICE MARKET REPORT

Leasing Holds Steady as
Vacancy Rises

MARKET OVERVIEW

Q3 2026

Atlanta's office market maintained a steady pace of leasing in Q3, led by renewals. With much of the activity coming from tenants staying in place, leasing did little to offset space givebacks elsewhere. Net absorption was negative 909,457 square feet, and vacancy rose 40 basis points to 25.1%. The quarter's only delivery was 1072 W Peachtree St NW, a 224,000-square-foot Class A office building. With no office space under construction,

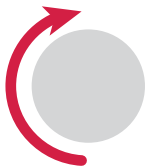
Atlanta's development pipeline has paused after several years of activity. The slowdown in new supply gives existing buildings more time to compete for tenants and work through available space. For owners, the focus remains on aligning space with what tenants value: location, quality and flexibility. The market's next gains will depend on whether leasing activity begins to translate into occupied space.



(909,457) SF

Q3 NET ABSORPTION

Q2: 11,531 SF



25.1%

Q3 VACANCY RATE

Q2: 24.7%



0 SF

Q3 UNDER CONSTRUCTION

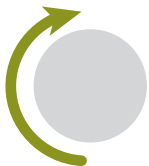
Q2: 300,000 SF



224,000 SF

Q3 NEW SUPPLY DELIVERED

Q2: 107,000 SF



\$31.07 PSF

Q3 AVG. ASKING RENT | YEAR

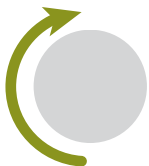
Q2: \$31.00 PSF



\$210 PSF

Q3 AVG. SALES PRICE

Q2: \$209 PSF

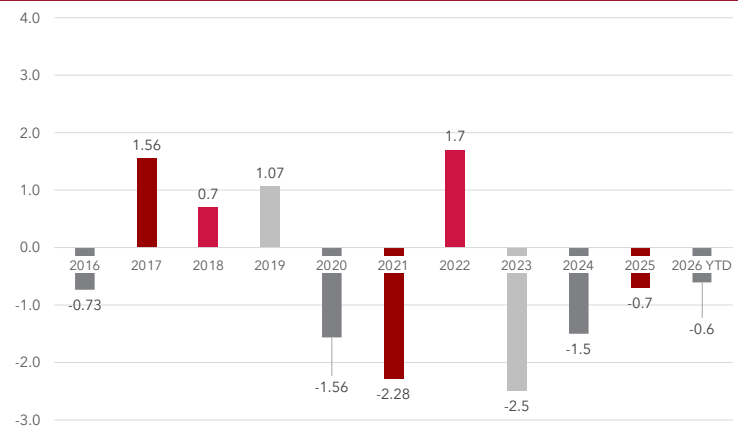


\$912.6 Million

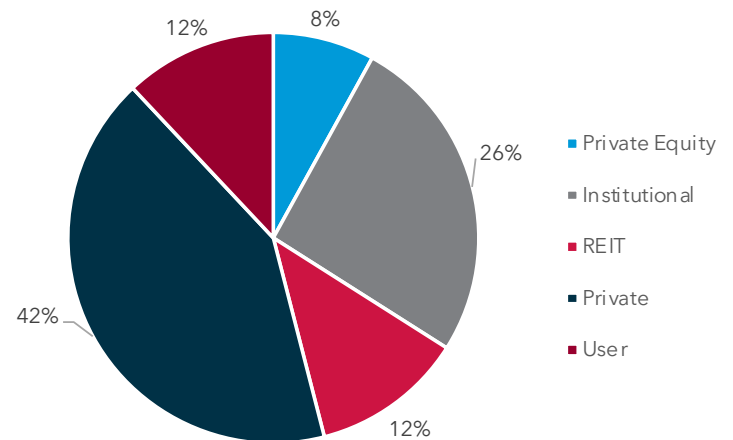
ROLLING 12-MO SALES VOLUME

Q2: \$816.8 Million

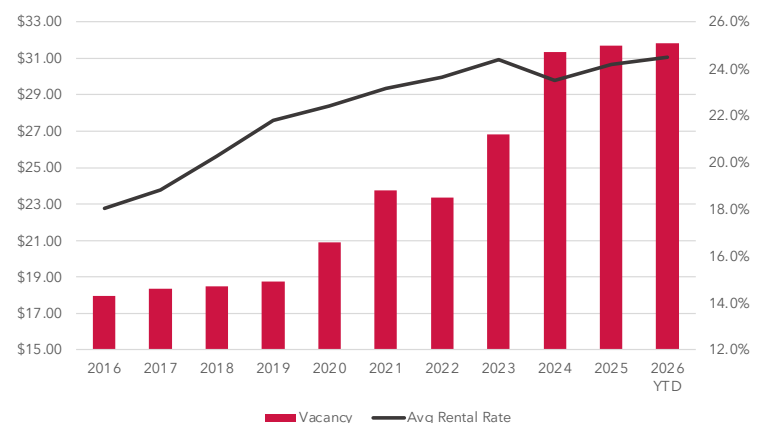
ANNUAL | NET ABSORPTION (MSF)



12 MONTH | BUYER COMPOSITION



ANNUAL | VACANCY & AVG RENTAL RATE



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)



6000-6100 LAKE FORREST DR

SANDY SPRINGS, GA 30328

SUBMARKET	Central Perimeter
BUYER	OA Development, Inc.
SELLER	The Ardent Companies
SIZE (SF)	192,247
SALE PRICE	\$20,750,000 (\$107.93 PSF)



160 CLAIREMONT AVE

DECATUR, GA 30030

SUBMARKET	Northlake
BUYER	Parmenter Realty Partners
SELLER	TerraCap Management, LLC
SIZE (SF)	122,715
SALE PRICE	\$18,500,000 (\$150.76 PSF)

Q3 2026 | TOP LEASES



1170 PEACHTREE ST

ATLANTA, GA 30309

SUBMARKET	Midtown Atlanta
TENANT	BakerHostetler
SIZE (SF)	88,000
LEASE TYPE	Renewal + Expansion



1170 PEACHTREE ST

ATLANTA, GA 30309

SUBMARKET	Midtown Atlanta
TENANT	Acuity Brands, Inc.
SIZE (SF)	48,612
LEASE TYPE	Renewal + Expansion



1075 PEACHTREE ST

ATLANTA, GA 30309

SUBMARKET	Midtown Atlanta
TENANT	Learfield College, LLC
SIZE (SF)	42,713
LEASE TYPE	Renewal

Q3 2026 | DELIVERIES

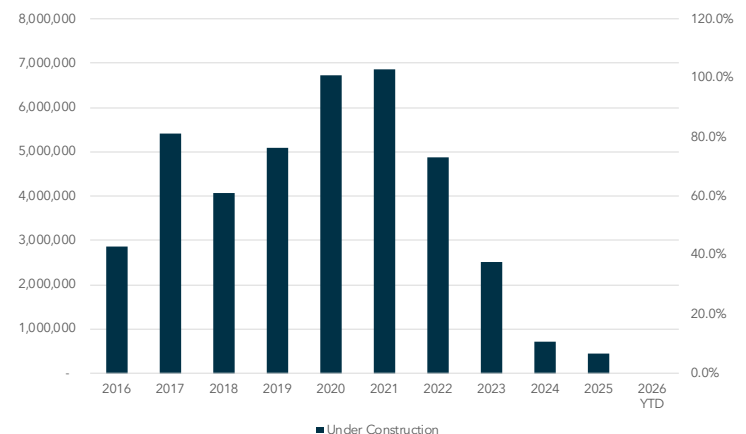


1072 W PEACHTREE STREET NW

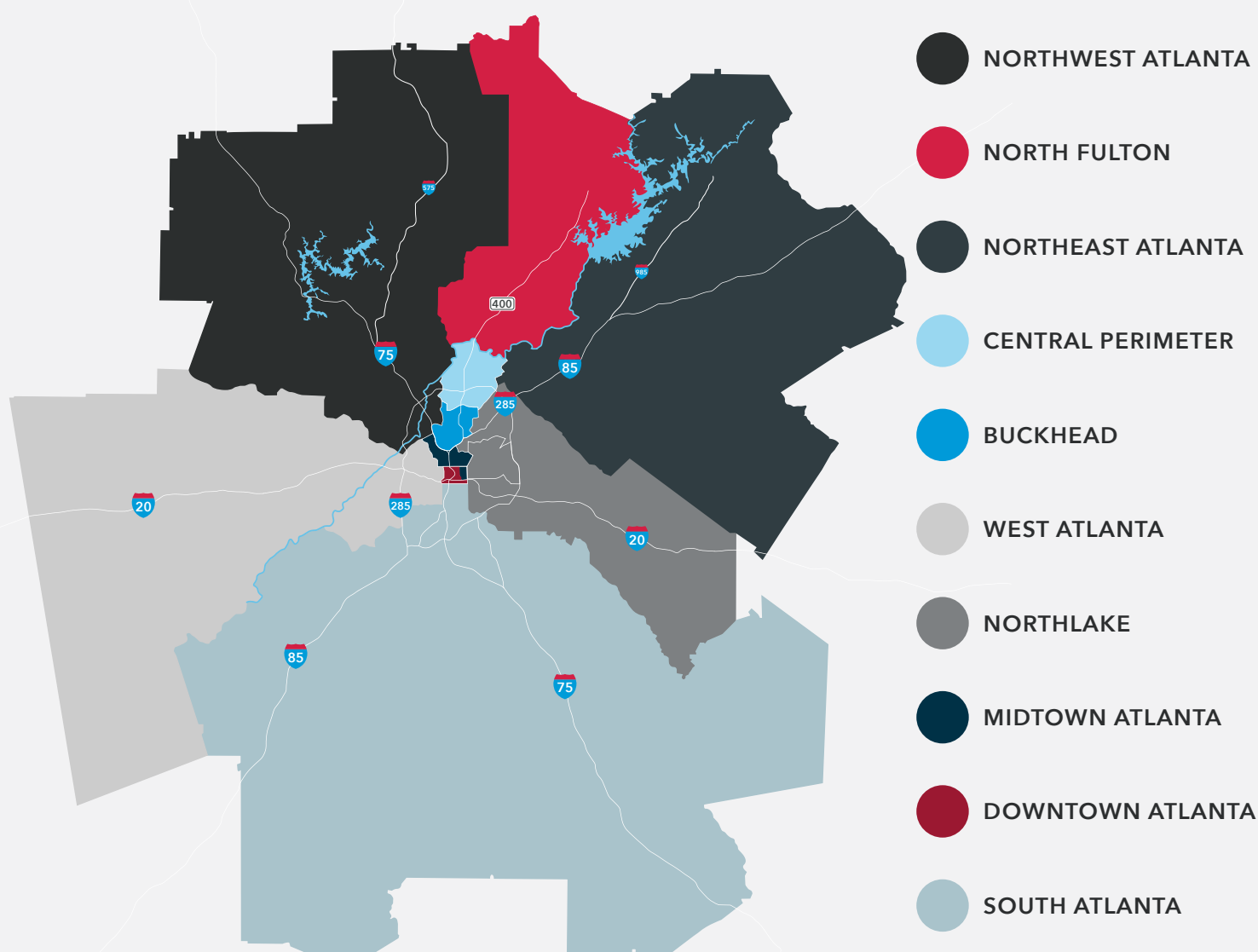
ATLANTA, GA 30309

SUBMARKET	Midtown Atlanta	DELIVERY	August 2026
SIZE (SF)	224,000	DEVELOPER	Rockefeller Group

ANNUAL | UNDER CONSTRUCTION



OFFICE SUBMARKETS	TOTAL INVENTORY (SF)	TOTAL VACANT (SF)	Q3 VACANCY RATE	2026 YTD NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	2026 YTD DELIVERIES (SF)	AVG. ASKING RENT / YEAR (PSF)
Buckhead	19,774,143	5,892,937	29.80%	(240,099)	-	-	\$38.68
Central Perimeter	26,345,373	7,031,079	26.69%	304,203	-	-	\$31.27
Downtown Atlanta	19,677,109	5,895,261	29.96%	(259,406)	-	16,195	\$30.75
Midtown Atlanta	30,272,855	9,238,678	30.52%	99,531	-	224,000	\$43.75
North Fulton	22,503,701	5,976,053	26.56%	19,359	-	48,000	\$27.28
Northeast Atlanta	16,140,234	2,819,703	17.47%	(63,544)	-	-	\$23.21
Northlake	13,578,945	2,660,100	19.59%	(159,596)	-	-	\$27.37
Northwest Atlanta	27,349,917	5,604,296	20.49%	(183,954)	-	59,000	\$29.42
South Atlanta	9,566,242	1,533,906	16.03%	(87,168)	-	-	\$24.13
West Atlanta	1,762,177	263,488	14.95%	(29,675)	-	-	\$33.11
TOTAL	186,970,696	46,915,501	25.1%	(600,349)	-	347,195	\$31.07



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