

Q2 2026

ATLANTA OFFICE
SUBMARKET REPORT

NORTHWEST
ATLANTA

WHAT'S HAPPENING?

Northwest Atlanta remains a well-established suburban office market, offering a diverse mix of corporate offices, medical users, and professional services firms. Convenient access to Interstate 75 and Interstate 285, along with competitive rental rates, continues to make the submarket an attractive option for a broad range of occupiers. Tenant demand remains focused on well-maintained, functional office space, while landlords continue investing in property upgrades to remain competitive. Asking rents continued to trend higher during the second quarter, reflecting steady pricing for quality office product. With no office projects currently under construction, new supply remains limited. The combination of a mature inventory, strong accessibility, and constrained development pipeline positions Northwest Atlanta for continued leasing activity as market conditions improve.



19.6%
Q2 VACANCY RATE
Q1: 19.7%



(15,192) SF
Q2 NET ABSORPTION
Q1: 102,029 SF

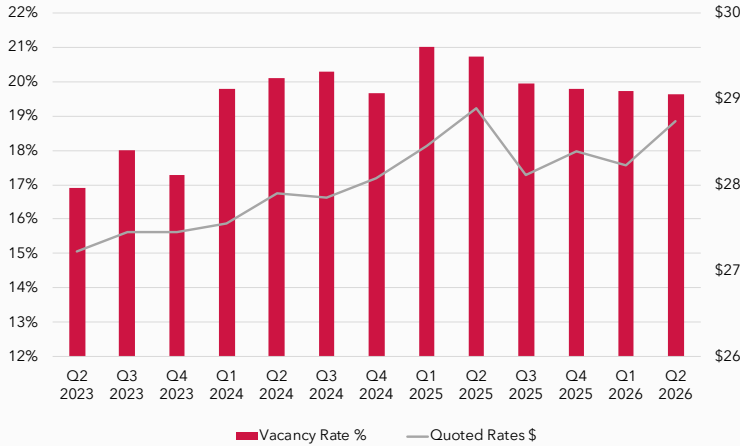


0 SF
Q2 UNDER CONSTRUCTION
Q1: 59,000 SF

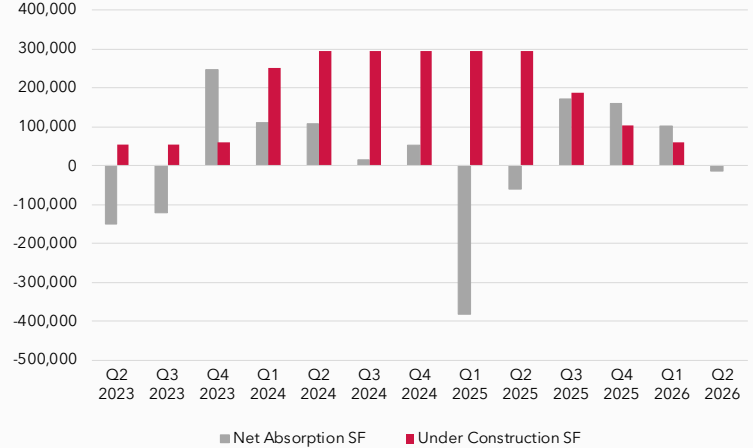


\$28.75 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: \$28.23 PSF

Q2 2026 | VACANCY & RENTAL RATE



Q2 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



1045 BIG SHANTY ROAD NW KENNESAW, GA 30144

SIZE (SF)	55,166
PRICE	\$13,000,000 (\$235.65 PSF)
BUYER	Vulcan Materials Company
SELLER	Pacesetter Steel Service, Inc.



1640 POWERS FERRY ROAD SE MARIETTA, GA 30067

SIZE (SF)	35,303
PRICE	\$2,187,500 (\$61.96 PSF)
BUYER	Peachtree Partners, LLC
SELLER	Private Seller



2780 BERT ADAMS ROAD ATLANTA, GA 30339

SIZE (SF)	16,005
PRICE	\$2,636,414 (\$164.72 PSF)
BUYER	Private Buyer
SELLER	Southeast Capital Companies, LLC



1950 SPECTRUM CIRCLE SE MARIETTA, GA 30067

SIZE (SF)	49,123
TENANT	BXC (BlueLinx)
LANDLORD	Bassem Toukan
LEASE TYPE	New Lease



3100 INTERSTATE N CIRCLE ATLANTA, GA 30339

SIZE (SF)	27,666
TENANT	Chattanooga College
LANDLORD	Atlanta Braves Holdings
LEASE TYPE	New Lease



2015 VAUGHN ROAD KENNESAW, GA 30144

SIZE (SF)	21,495
TENANT	Strategic Link Consulting, LP
LANDLORD	ESJ Capital Partners
LEASE TYPE	New Lease

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