

Q2 2026

ATLANTA OFFICE SUBMARKET REPORT

BUCKHEAD

WHAT'S HAPPENING?

Buckhead remains one of Atlanta's premier office destinations, attracting a diverse mix of financial services, legal firms, professional services, and corporate headquarters. Its walkable environment, upscale amenities, and central location continue to make it a preferred choice for companies seeking a prestigious business address. Leasing activity remained active during the second quarter, with tenant demand continuing to favor upgraded, amenity-rich Class A buildings. Asking rents edged higher, reflecting Buckhead's ability to maintain premium pricing for high-quality office space. With no projects currently under construction, the submarket faces little pressure from new supply. As employers continue to prioritize quality workplaces that help attract and retain talent, Buckhead remains well positioned to capture future leasing activity.



28.4%
Q2 VACANCY RATE
Q1: 29.1%



5,460 SF
Q2 NET ABSORPTION
Q1: (134,258) SF

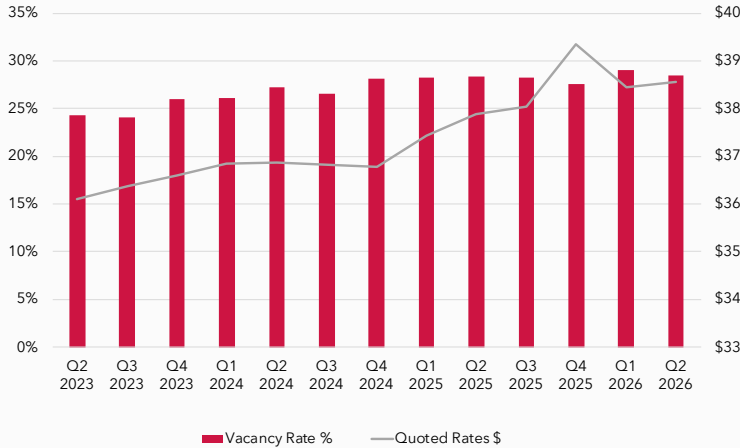


0 SF
Q2 UNDER CONSTRUCTION
Q1: 0 SF

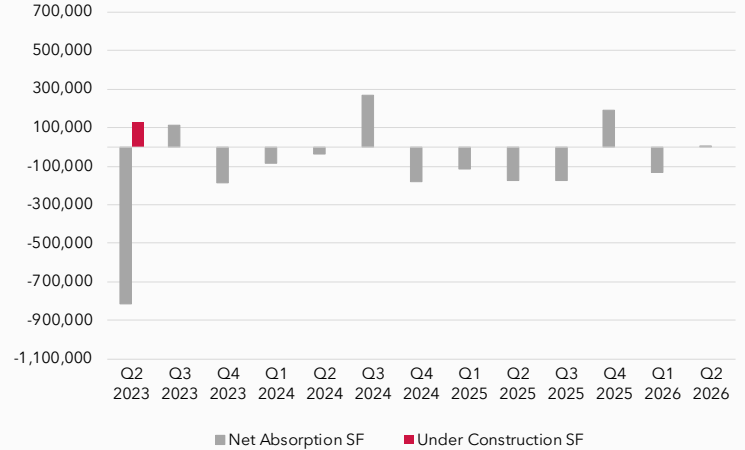


\$38.57 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: \$38.45 PSF

Q2 2026 | VACANCY & RENTAL RATE



Q2 2026 | NET ABSORPTION & U.C.



NOTABLE SALES



3155 ROSWELL ROAD NE
ATLANTA, GA 30305

SIZE (SF)	1,263
PRICE	\$550,000 (\$435.47 PSF)
BUYER	Private Buyer
SELLER	Private Seller

NOTABLE LEASES



3344 PEACHTREE ROAD NE
ATLANTA, GA 30326

SIZE (SF)	75,269
TENANT	Weinberg, Wheeler, Hudgins, Gunn & Dial, LLC
LANDLORD	Cousins Properties
LEASE TYPE	New Lease



3280 PEACHTREE ROAD NE
ATLANTA, GA 30305

SIZE (SF)	36,202
TENANT	Rayonier Inc.
LANDLORD	Cousins Properties
LEASE TYPE	New Lease



3500 LENOX ROAD NE
ATLANTA, GA 30326

SIZE (SF)	26,566
TENANT	Not Disclosed
LANDLORD	Highwoods Properties
LEASE TYPE	New Lease

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