

# ATLANTA Office Market

YE 2023

## MARKET TRENDS

INDICATOR	This Quarter Q3 2023	Last Quarter Q2 2023	Last Year Q3 2022
INVENTORY	244 MSF	243 MSF	242 MSF
VACANCY	20.1%	19.8%	18.4%
NET ABSORPTION	(162)K SF	(749)K SF	120K SF
LEASING ACTIVITY	1.7 MSF	2.1 MSF	2.6 MSF

## DEVELOPMENT PIPELINE

<b>2.7</b> MSF UNDER CONSTRUCTION	<b>18</b> YTD TOTAL DELIVERIES (#)	<b>1.6</b> MSF YTD TOTAL DELIVERIES (SF)
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## KEY TAKEAWAYS

- ✓ Record high availability
- ✓ Absorption improves slightly
- ✓ Leasing stronger in key areas; space reductions persist
- ✓ Demand softens; fundamentals remain strong
- ✓ Development stalls; no deliveries in 4Q

Despite uncertainty in Atlanta’s office market, a robust talent pool and lower costs keep leasing activity in motion.

## ECONOMIC INDICATORS

The challenges facing Atlanta’s office market deepened in 2023. The long-planned consolidation of office footprints from major employers such as AT&T and Invesco in 23Q2 led to the steepest negative absorption since early 2021. Still, the market’s long-term appeal remains intact, and a handful of high-profile leases signed in the second half of 2023 raised optimism among market participants. Bright spots of positive absorption exist around pockets such as The Battery and the Eastside Beltline.

Long-term demand for office space has benefited from regional affordability, population growth, and a diverse workforce that help corporations meet environmental, social, and governance (ESG) or diversity, equity, and inclusion (DEI) mandates.

## NOTABLE LEASES

**GE Vernova**  
77,163 SF New Lease  
600 GALLERIA PKWY SE  
Northwest

**AJ Glass**  
56,833 SF New Lease  
1791 WILLIAMS DR  
Northwest

**Murata Electronics NA**  
50,019 SF New Lease  
3330 CUMBERLAND BLVD  
Northwest

**Fulton Co Board of Assessors**  
37,842 SF New Lease  
235 PEACHTREE ST NE  
Downtown

## NOTABLE SALES

**100 Edgewood**  
\$34M, \$111/SF  
100 Edgewood Ave | West Atlanta  
Buyer: Board of Regents

**Royal Ridge**  
\$16M, \$100/SF  
11680 Great Oaks Way | North Fulton  
Buyer: Lockwood Development

**Camp Creek 1500**  
\$16M, \$163/SF  
1500 Centre Pkwy | South Atlanta  
Buyer: Easterly Gov’t Properties

**Lakeside Centre**  
\$10.6M, \$53/SF  
1979 Lakeside Pkwy | Northwest  
Buyer: Oglethorpe Power

**SUBMARKET  
TRENDS**

<b>LOWEST VACANCY RATE</b>	<b>HIGHEST NET ABSORPTION</b>
<b>JEFFERSON</b> 0%	<b>NORTHWEST ATLANTA</b> 246K SF
ATLANTA 20.1%	ATLANTA (162)K MSF
<b>HIGHEST LEASING ACTIVITY</b>	<b>HIGHEST UNDER CONSTRUCTION</b>
<b>NORTHWEST ATLANTA</b> 401K SF	<b>DELIVERIES</b> 0 MSF
ATLANTA 1.7 MSF	ATLANTA 2.7 MSF



BY SUBMARKET	TOTAL RBA	VACANT SF	VACANCY %	LEASING ACTIVITY	NET ABSORPTION	DELIVERIES	UNDER CONSTRUCTION
BUCKHEAD	23,969,526	6,086,701	25.4%	232,875	(165,859)	-	-
CENTRAL PERIMETER	31,555,650	7,629,610	24.2%	155,958	(333,245)	-	100,905
DOWNTOWN ATLANTA	32,786,372	5,573,882	17.0%	191,979	30,305	-	503,453
GAINESVILLE	2,660,020	157,837	5.9%	21,729	2,760	-	24,000
JEFFERSON	80,502	-	0.0%	-	-	-	-
MIDTOWN ATLANTA	30,306,523	7,403,930	24.4%	118,486	(173,844)	-	1,516,433
NORTH FULTON	28,908,835	6,694,610	23.2%	317,617	163,604	-	295,279
NORTHEAST ATLANTA	20,679,520	3,308,516	16.0%	196,088	155,344	-	135,580
NORTHLAKE	18,992,074	3,346,400	17.6%	59,534	(80,083)	-	-
NORTHWEST ATLANTA	34,268,513	5,920,773	17.3%	400,619	246,148	-	60,000
SOUTH ATLANTA	14,865,921	1,661,693	11.2%	42,593	(22,981)	-	30,149
WEST ATLANTA	4,442,181	1,232,257	27.7%	4,230	16,182	-	62,500
<b>TOTALS</b>	<b>243,515,637</b>	<b>49,016,209</b>	<b>20.1%</b>	<b>1,741,708</b>	<b>(161,669)</b>	<b>-</b>	<b>2,728,299</b>

BY PRODUCT TYPE	TOTAL RBA	VACANT SF	VACANCY %	LEASING ACTIVITY	NET ABSORPTION	DELIVERIES	UNDER CONSTRUCTION
CLASS A	133,438,075	35,293,302	26.4%	1,258,476	(628,518)	-	2,337,058
CLASS B	92,363,661	11,286,165	12.2%	425,923	426,413	-	391,241
CLASS C	17,713,901	2,436,742	13.8%	57,309	40,436	-	-

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