

FIGURES | ATLANTA OFFICE | Q2 2026

Demand Rebounds as Quality Drives Positive Absorption

▼ 30.3%
Availability Rate

▲ 542,730
SF Net Absorption

▲ 224,000
SF Construction Delivered

▼ 0
SF Under Construction

▲ \$33.77
FSG/YR Direct Lease Rate

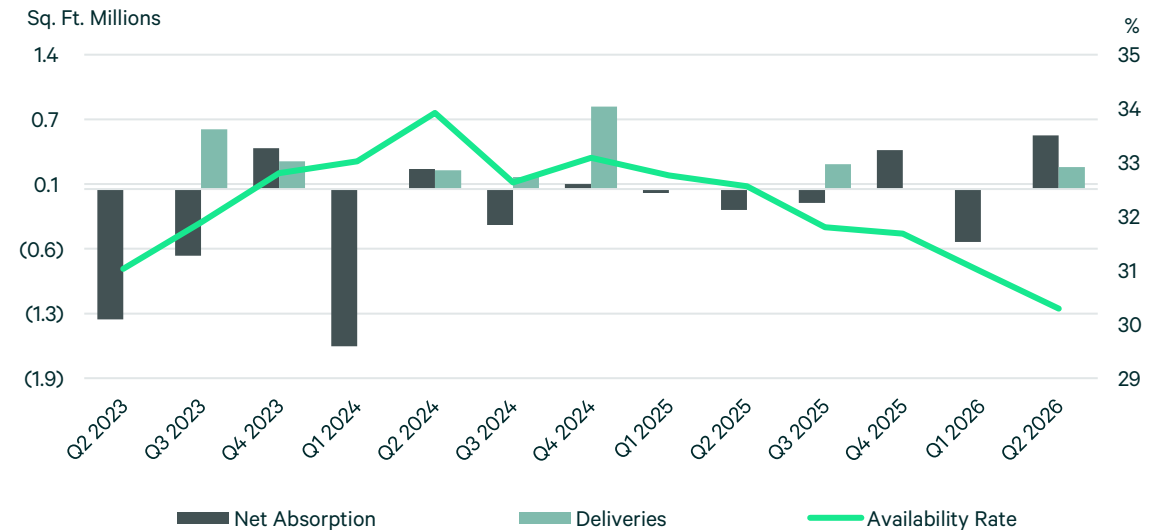
Note: Arrows indicate change from previous quarter.

Market Overview

Atlanta's office market recorded its strongest quarter of activity in four years in Q2, supported by a trifecta of positive net absorption, steady leasing, and declining availability. Absorption posted its highest quarterly gain since mid-year 2022, with Q2's amount totaling 543K sq. ft.. This was a result of new leasing and expansion in the market which topped 1.4M sq. ft this quarter and is up 11.2% year-over-year. The positive activity led to the market's overall availability rate declining for a seventh consecutive time to 30.3%. Since its peak in 2024, availability for Atlanta office space has decreased by just over 4.7M sq. ft. The delivery of 1072 W. Peachtree in Midtown leaves the active construction pipeline empty in Atlanta for the first time since 2011. Lastly, thanks to the increase in prime building rates, the overall direct asking rate improved to \$33.77 per sq. ft. in Q2.

This quarter's headline transaction came from Pinnacle Bank signing for 160K sq. ft. at Ten Twenty Spring, accounting for 12% of the quarter's total volume of new activity. Across the market, new leasing remained hardy among the core submarkets, with suburban areas of Central Perimeter and Cumberland/Galleria seeing solid activity. A quality divide among buildings remained a defining condition in Q2, and as premier space continues to fill up, buildings a step below the prime tier are positioned to capture spillover leasing. This provides a promising outlook in the coming quarters.

Figure 1: Historical Net Absorption, Deliveries, and Availability



Source: CBRE Research, Q2 2026

Availability

Atlanta office posted 30.3% in overall availability in Q2, down nearly 1M sq. ft. from the previous quarter. Buckhead decreased by 3%, and suburban prime corridors also tightened in Q2. Midtown’s prime availability increased after the delivery of 1072 W Peachtree and offers the largest count of contiguous blocks in the metro. Despite this, the submarket is expected to see availability constrict in the next few quarters. For the market as a whole, prime availability sits at 21.5%, while lower class A product finished the quarter at 35% availability.

More than 3M sq. ft. of underperforming inventory has been removed from the market over the past two years via demolitions, conversions and owner-user acquisitions. The structural compression has reduced net competitive supply and is expected to keep influencing the market as obsolete buildings come offline. On the sublease side, space additions from Micron and Accenture increased the sublease inventory moderately this quarter. Neither addition will alter the supply picture for the overall market though as sublease space makes up only 3.2% of Atlanta's availability.

Asking Rent

Direct asking rents reached \$33.77 per sq. ft. in Q2 2026, up 8% in the last three years with much of the increase coming from Class A rents which are up 10% over the same time. At the submarket level, Class A asking rents across the urban core range from \$40- \$60 per sq. ft., Midtown and Buckhead remain the most sought after submarkets. The suburban markets remain a cost-effective alternative to the urban core, offering more commuter-friendly access at a rent basis roughly \$10 per sq. ft. lower compared to the urban core. Central Perimeter is the notable exception within that spread, with pricing comparable to Downtown rents while still providing the accessibility advantages of a suburban location.

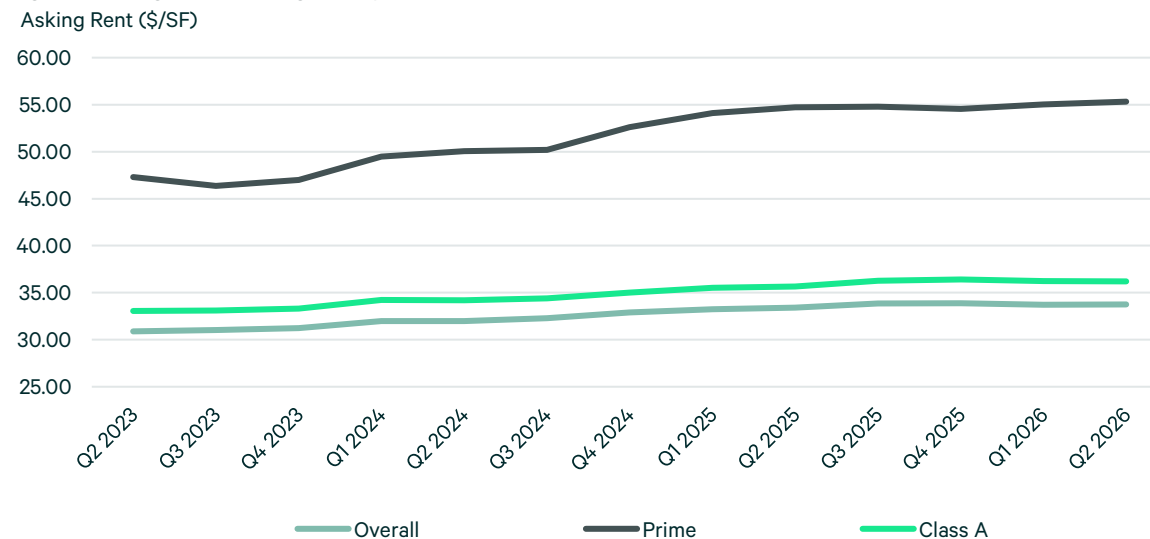
Prime rents remained near \$55 per sq. ft., with Midtown prime assets posting in the low \$60s per sq. ft. Because new developments require nearly \$75 per sq. ft. to underwrite, existing best-in-class buildings still have a meaningful pricing runway before new supply becomes competitive. With that said, prime rates will likely remain competitive and will continue to rise as segmented demand grows.

Figure 2: Availability Rates by Class



Source: CBRE Research, Q2 2026

Figure 3: Average Direct Asking Rate by Class



Source: CBRE Research, Q2 2026

Net Absorption

Q2 net absorption of 543K sq. ft. reflected broad submarket participation. Among the major submarkets, Central Perimeter led with 169K sq. ft. thanks to Choate Construction and Omnissa both leasing over 50K sq. ft. Other net gains were attributed to Midtown with 131K sq. ft., while Cumberland/Galleria and Buckhead recorded 110K sq. ft. and 99K sq. ft., respectively.

Downtown remained the market's pressure point at negative 98K sq. ft. this quarter, The eastside Beltline corridor, which includes some Downtown buildings, outperformed, however, momentum here did little to stop the broader migration of Downtown tenants towards suburban and Midtown alternatives. Alongside Downtown's persistent move outs, the Northwest submarket saw 90K sq. ft. of negative absorption from the Barret Lakes building park with Fresenius Medical vacating an entire building. Though the company surrendered space, they have announced plans for future expansion in the outlying Georgia market. Overall, the quarter's absorption gains show that demand is not vanishing, but concentrated in submarkets with stronger access, amenities and quality options.

Construction Activity

Q2 marked the end of Atlanta's most recent office development cycle as the delivery of 1072 W. Peachtree brings overall construction activity to zero sq. ft., a condition not seen since 2011. Elevated construction costs and limited tenant pre-commitments are keeping developers on the sidelines. Anchoring tenant commitments will be necessary for any new project to move forward.

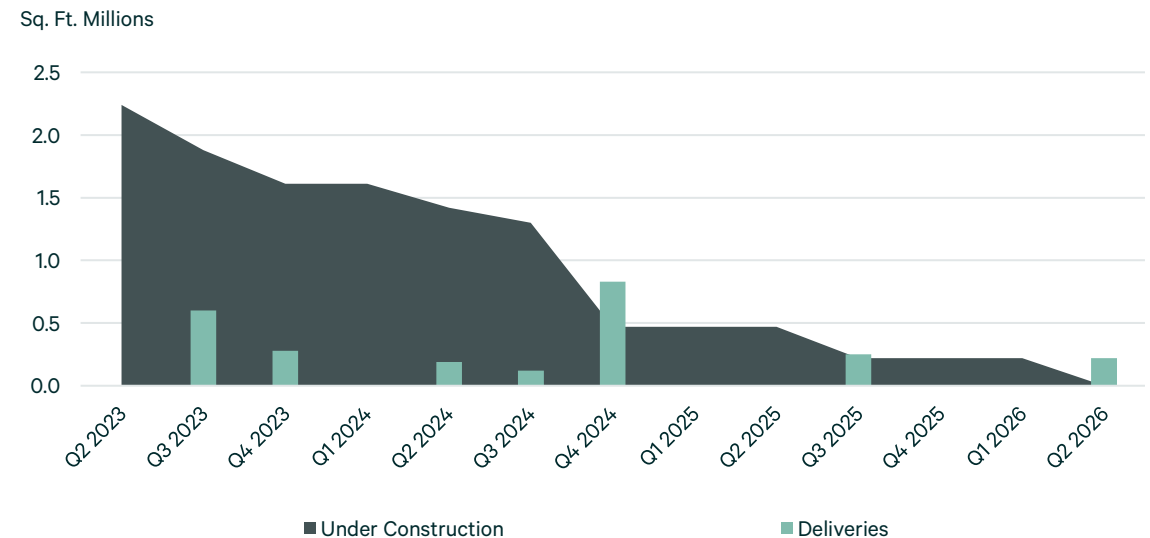
The supply story runs deeper than the construction pipeline. More than 3M sq. ft. of underperforming inventory has been removed from the market over the past two years through demolitions, conversions and owner-user acquisitions. Investment buyers and owner-users continue to target Central Perimeter and suburban assets for repositioning, further reducing the overhang of commodity products. The quiet compression of the leasable supply is an ongoing development trend which will impact top-line availability in the coming quarters.

Figure 4: Net Absorption Trend



Source: CBRE Research, Q2 2026

Figure 5: Construction Activity



Source: CBRE Research, Q2 2026

Leasing Activity

Leasing volume totaled 2.4M sq. ft. in Q2. New leases and expansions represented two-thirds of total volume, and on a year-over-year basis, is up 11.2%. Pinnacle Bank's 160K sq. ft. lease at Ten Twenty Spring was the largest deal in the quarter, with the bank choosing Atlanta for its corporate headquarters. Also notable deals in Q2 were Baker and Hostetler's 88K sq. ft. renewal at 1170 Peachtree, Choate Construction's 58K sq. ft. and Omnissa's 56K sq. ft. in Central Perimeter, and Callrail's 46K sq. ft. at 725 Ponce in Downtown. These multi-floor transactions point to a stronger leasing environment than in prior quarters. Their execution reflects renewed occupier confidence and a greater willingness to make long-term space commitments.

Looking ahead, the second half of the year appears constructive. More than 6M sq. ft. of leases are approaching expiration across the metro in the next 12 months. Alongside this, a more significant variable is the pipeline of large requirements still active in the market. If even a portion of those requirements close in H2 2026, full-year leasing performance will rank among Atlanta's strongest in the post-pandemic era.

Figure 6: Leasing Activity Trend
Sq. Ft. Millions



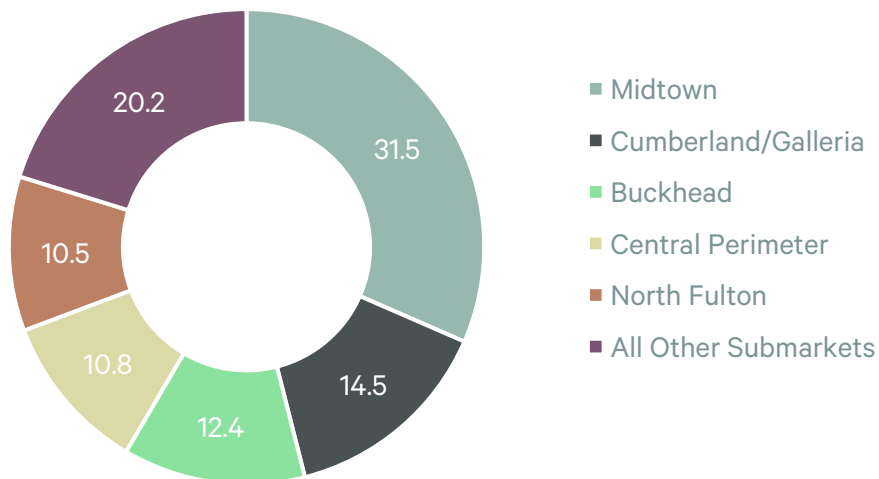
Source: CBRE Research, Q2 2026

Figure 8: Key Lease Transactions

Tenant	Sq. Ft. Leased	Transaction Type	Address	Submarket
Pinnacle Bank	160,000	New Lease	1020 Spring St NW	Midtown
Baker & Hostetler	88,000	Renewal	1170 Peachtree St NE	Midtown
Undisclosed Tenant	61,000	New Lease	125 Technology Pkwy	Peachtree Corners
Choate Construction Co.	58,000	New Lease	400 Perimeter Center Ter NE	Central Perimeter
Omnissa	56,000	New Lease	6303 Barfield Rd NE	Central Perimeter
Confidential Tenant	49,000	Renewal	1950 Spectrum Cir SE	Cumberland/Galleria
Callrail	46,000	New Lease	725 Ponce de Leon Ave NE	Midtown
Oxos Medical	36,000	New Lease	675 W Peachtree St NW	Midtown

Source: CBRE Research, Q2 2026

Figure 7: Leasing by Submarket (% of Total Activity)



Source: CBRE Research, Q2 2026

Market Statistics by Class

Figure 9: Metro Market Statistics by Class

Property Class	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (%)	Avg. Direct Asking Rate (\$/SF FSG/yr)	Current Quarter Net Absorption (SF)	YTD Net Absorption (SF)	Deliveries (SF)	Under Construction (SF)
Class A	105.14M	27.7	32.6	29.3	3.4	36.19	572,000	64,000	224,000	-
Prime	20.75M	18.3	21.5	15.2	6.3	55.32	170,000	152,000	224,000	-
Other Class A	84.39M	30.0	35.4	32.7	2.7	33.89	402,000	(88,000)	-	-
Class B	40.39M	21.6	24.5	21.8	2.7	25.42	(24,000)	(49,000)	-	-
Class C	1.54M	17.8	21.0	19.1	1.9	25.49	(6,000)	(2,000)	-	-
Total	147.06M	25.9	30.3	27.1	3.2	33.77	543,000	13,000	224,000	-

Source: CBRE Research, Q2 2026

Market Statistics

Figure 11: URBAN Market Statistics by Class

Property Class	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (%)	Avg. Direct Asking Rate (\$/SF FSG/yr)	Current Quarter Net Absorption (SF)	YTD Net Absorption (SF)	Deliveries (SF)	Under Construction (SF)
Class A	51.50M	32.2	37.6	33.9	3.7	40.66	249,000	190,000	224,000	-
Prime	17.34M	21.4	25.4	18.0	7.4	55.45	170,000	152,000	224,000	-
Other Class A	34.16M	37.7	43.8	41.9	1.9	37.18	78,000	38,000	-	-
Class B	9.33M	24.0	24.5	23.6	0.9	30.58	(55,000)	(77,000)	-	-
Class C	735,000	13.3	19.6	15.6	4.0	26.49	1,000	-	-	-
Total	61.57M	30.8	35.4	32.1	3.3	39.40	195,000	113,000	224,000	-

Source: CBRE Research, Q2 2026

Figure 10: SUBURBAN Market Statistics by Class

Property Class	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (%)	Avg. Direct Asking Rate (\$/SF FSG/yr)	Current Quarter Net Absorption (SF)	YTD Net Absorption (SF)	Deliveries (SF)	Under Construction (SF)
Class A	53.63M	23.3	27.9	24.8	3.0	30.56	324,000	(126,000)	-	-
Prime	3.41M	2.5	1.8	0.9	0.9	42.27	-	-	-	-
Other Class A	50.23M	24.7	29.6	26.4	3.2	30.54	324,000	(126,000)	-	-
Class B	31.06M	20.8	24.5	21.3	3.3	23.59	32,000	28,000	-	-
Class C	802,000	21.9	22.3	22.3	-	20.21	(7,000)	(2,000)	-	-
Total	85.49M	22.4	26.6	23.5	3.1	28.31	348,000	(100,000)	-	-

Source: CBRE Research, Q2 2026

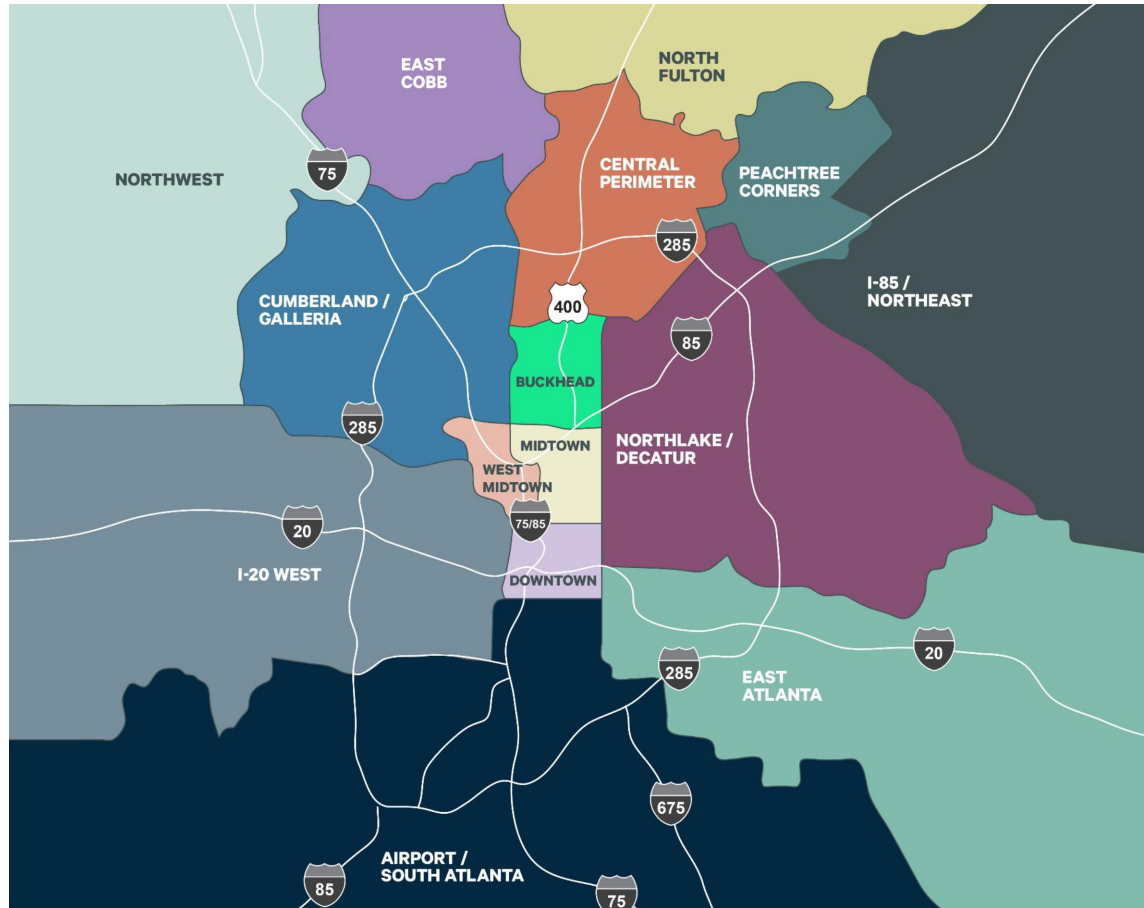
Market Statistics by Submarket

Figure 12

Submarket	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (%)	Avg. Direct Asking Rate	Class A Asking Rent (\$/SF FSG/yr)	Current Quarter Net Absorption (SF)	YTD Net Absorption (SF)	Deliveries (SF)	Under Construction (SF)
Airport South Atlanta	2.62M	13.2	16.3	15.2	1.2	22.70	25.00	47,000	77,000	-	-
Buckhead	17.83M	25.9	31.2	29.2	2.0	37.81	38.92	99,000	120,000	-	-
Central Perimeter	23.14M	26.1	31.5	27.6	3.9	30.81	32.71	169,000	(291,000)	-	-
Cumberland/Galleria	18.09M	18.6	23.5	20.6	2.9	30.50	32.95	110,000	317,000	-	-
Downtown	17.19M	32.7	38.2	36.5	1.7	32.45	33.17	(98,000)	(286,000)	-	-
East Atlanta	303,000	12.7	12.7	12.7	-	22.85	-	11,000	5,000	-	-
East Cobb/Johnson Ferry	190,000	3.8	7.3	7.3	-	21.55	-	11,000	13,000	-	-
Midtown	23.08M	31.9	35.6	30.4	5.2	45.21	47.28	131,000	213,000	224,000	-
Midtown West	3.47M	39.1	41.9	36.5	5.4	49.86	51.82	63,000	66,000	-	-
North Fulton	18.48M	25.9	28.9	25.0	4.0	26.96	28.53	158,000	182,000	-	-
Northeast	6.54M	15.2	19.6	18.0	1.6	22.48	26.58	(30,000)	(120,000)	-	-
Northlake	8.46M	19.0	23.3	20.6	2.7	26.67	27.84	(3,000)	(102,000)	-	-
Northwest	2.50M	21.9	24.1	24.1	-	28.92	32.23	(92,000)	(52,000)	-	-
Peachtree Corners	4.70M	24.5	27.6	25.2	2.5	22.07	22.51	(32,000)	(129,000)	-	-
West Atlanta	473,000	51.5	44.8	44.8	-	28.77	32.50	-	-	-	-
Total	147.06M	25.9	30.3	27.1	3.2	33.77	36.19	543,000	13,000	224,000	-

Source: CBRE Research, Q2 2026

Market Area Overview



Definitions

Available Sq. Ft.: Space in a building, ready for occupancy within six months; can be occupied or vacant. Availability Rate: Total Available Sq. Ft. divided by the total building Area. Average Asking Lease Rate: A calculated average that includes net and gross lease rate, weighted by their corresponding available square footage. Building Area: The total floor area sq. ft. of the building, typically taken at the “drip line” of the building. Gross Activity: All sale and lease transactions completed within a specified time period. Excludes investment sale transactions. Gross Lease Rate: Rent typically includes real property taxes, building insurance, and major maintenance. Net Absorption: The change in Occupied Sq. Ft. from one period to the next. Net Lease Rate: Rent excludes one or more of the “net” costs (real property taxes, building insurance, and major maintenance) typically included in a Gross Lease Rate. Occupied Sq. Ft.: Building Area not considered vacant. Vacancy Rate: Total Vacant Sq. Ft. divided by the total Building Area. Vacant Sq. Ft.: Space that can be occupied within 30 days. Class A industrial are buildings built after 2000, with 32’ or greater clear height and ESFR sprinklers.

Survey Criteria

Includes all classes of competitive single and multi-tenant, non-owner-occupied office buildings 30,000 sq. ft. and greater in Metro Atlanta. Excludes: government and medical buildings.

Contacts

John Ferguson

President

john.ferguson@cbre.com

David Lanier

Senior Managing Director

david.lanier@cbre.com

Betts Ervin

Managing Director

betts.ervin@cbre.com

Scott Amoson

Associate Research Director

scott.amoson@cbre.com

Tashieka Moore

Data Intelligence Manager

tashieka.moore@cbre.com

Chris Thomson

Senior Field Research Analyst

chris.thomson@cbre.com