

Q2 2025

ATLANTA OFFICE SUBMARKET REPORT

NORTH FULTON SUBMARKET

WHAT'S HAPPENING?

North Fulton saw improved performance in Q2 2025, with 62,677 square feet of positive net absorption and a slight rise in vacancy to 28.06%. The submarket captured the largest office lease in Metro Atlanta this quarter, as Boehringer Ingelheim signed a 73,900 square foot deal at The Medley on Johns Creek Parkway.

- Net absorption rose to 62,677 square feet, reversing Q1's negative trend and supported by multiple new and renewal transactions
- Vacancy increased slightly to 28.06%, but remained relatively stable as demand regained footing
- Average asking rents increased to \$26.30 per square foot, continuing a pattern of steady pricing that has held within a narrow range over the past few years



62,677 SF
Q2 NET ABSORPTION
Q1: (130,448) SF



28.06%
Q2 VACANCY RATE
Q1: 27.93%

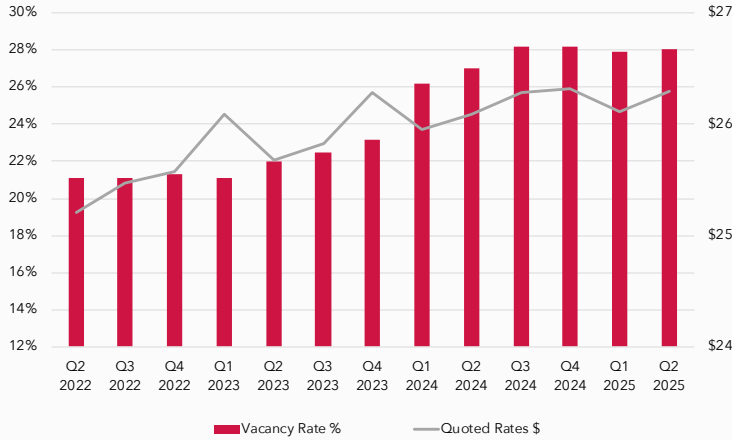


48,000 SF
Q2 UNDER CONSTRUCTION
Q1: 69,000 SF

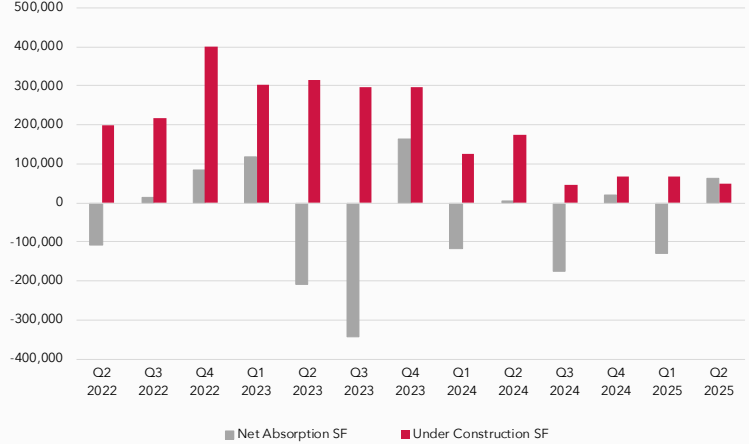


\$26.30 PSF
Q2 AVG. ASKING RENT | YEAR
Q1: \$26.11 PSF

Q2 2025 | VACANCY & RENTAL RATE



Q2 2025 | NET ABSORPTION & U.C.



NOTABLE SALES



9755 DOGWOOD RD ROSWELL, GA 30075

SIZE (SF)	44,704
PRICE	\$4,700,000 (\$105.14 PSF)
BUYER	Trans Tax Holdings 1, LLC
SELLER	Claudio Serafin Tutundjian



1285 UPPER HEMBREE RD ROSWELL, GA 30076

SIZE (SF)	7,524
PRICE	\$4,200,000 (\$558.21 PSF)
BUYER	Northside Hospital
SELLER	D&T Property Management, LLC



5090 OLD ELLIS POINT ROSWELL, GA 30076

SIZE (SF)	7,380
PRICE	\$1,600,000 (\$216.80 PSF)
BUYER	Bella Advisors
SELLER	Meristem Packaging Company



11650 JOHNS CREEK PKWY JOHNS CREEK, GA 30097

SIZE (SF)	73,900
TENANT	Boehringer Ingelheim
LANDLORD	Undisclosed
LEASE TYPE	New



11700 GREAT OAKS WAY ALPHARETTA, GA 30022

SIZE (SF)	55,404
TENANT	UKG
LANDLORD	Acore Capital
LEASE TYPE	Renewal



1735 FOUNDERS PKWY ALPHARETTA, GA 30009

SIZE (SF)	50,003
TENANT	Kuros Biosciences USA, Inc.
LANDLORD	East Madeira Corporation
LEASE TYPE	New

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Market report analysis by: Dan Wagner, Kate Hunt, Lucas Carvalho
Market report created by: Julia Whitlark | Marketing Director, Grace Gregorie | Marketing Specialist