LEE & ASSOCIATES

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%

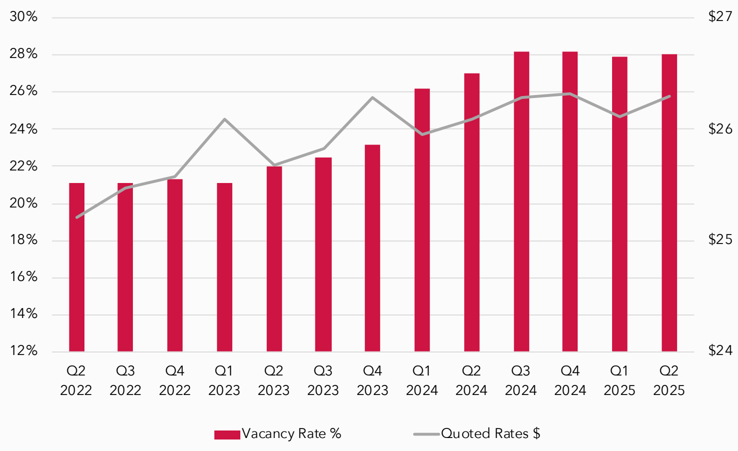
48,000 SF
Q2 UNDER CONSTRUCTION
Q1: 69,000 SF

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

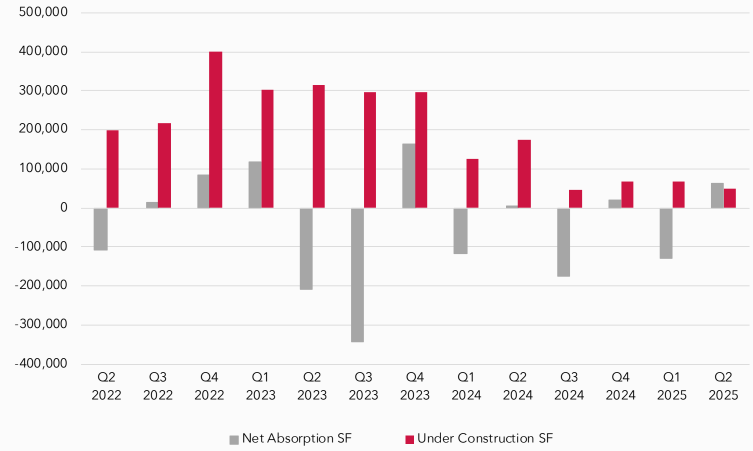
3500 Lenox Road NE, Suite 300 | Atlanta, GA 30326 | 404.442.2810 | lee-associates.com/atlanta

Q2 2025 | NORTH FULTON SUBMARKET

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

NOTABLE LEASES

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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