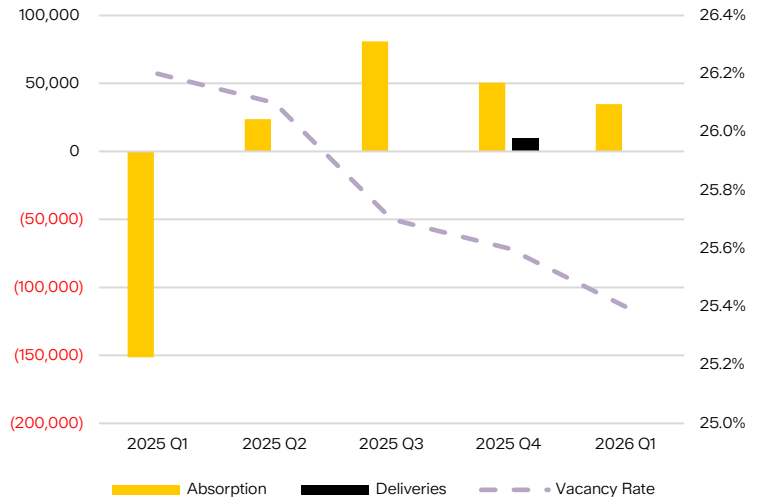


North Fulton Q1 2026

North Fulton Continues Steady Gains Amid Broad Market Recovery

North Fulton posted 34,899 square feet of positive net absorption in Q1 2026, extending the submarket's run of positive quarterly results. Class B was the primary driver with 124,294 square feet of positive absorption, while Class A pulled back with negative 94,153 square feet. Vacancy ticked down 20 basis points quarter over quarter to 25.4%. **Sublease vacancy has declined 90 basis points year over year from 2.3% to 1.4%**, a meaningful improvement that reflects the continued absorption of excess space across the submarket. With 109,032 square feet under construction and leasing activity of 372,306 square feet in the quarter, North Fulton continues to demonstrate steady fundamental improvement heading into the balance of 2026.

Absorption, Deliveries, and Vacancy Rates



Submarket Stats

Class	Total Inventory SF	Direct Vacancy Rate	Sublease Vac Rate	Vac Rate Current	Vac Rate Prior	Net Absorp Current	Net Absorp YTD	Leasing Activity SF	Deliveries	Under Constr	Avg Rent (FSG)
Class A	14,048,587	29.2%	1.8%	31.0%	30.3%	(94,153)	(94,153)	242,482	-	-	\$29.11
Class B	9,070,284	17.8%	1.1%	18.9%	20.3%	124,294	124,294	124,670	-	109,032	\$25.61
Class C	1,288,917	10.5%	0.3%	10.9%	11.2%	4,758	4,758	5,154	-	-	\$21.46
Total	24,407,788	24.0%	1.4%	25.4%	25.6%	34,899	34,899	372,306	-	109,032	\$27.84

Recent Leases

Tenant	Property	Owner	Sign Date	SF	Lease Type
Hisense	Windward	Grubb Properties	Jan-26	55,177	New Lease
Datascan	Continuum Alpharetta	Southwest Value Partners	Jan-26	23,383	New Lease
Keter	Preston Ridge IV	OA Development	Jan-26	16,122	New Lease

Recent Investment Sales

Property	Price	SF	\$/SF	Date	Buyer
Brookside Concourse	\$15,500,000	155,232	\$99.85	3/31/2026	Entrada Partners
Holcomb Woods	\$23,000,000	291,062	\$79.02	12/19/2025	Entrada Partners
Brookside One & Two	\$27,000,000	270,169	\$99.94	8/14/2025	Portman Holdings

In The Market

Industrious Signs at Southern Post in Roswell

Industrious has signed a 22,000-square-foot lease at Southern Post in downtown Roswell, marking the coworking operator's 10th Atlanta-area location. The space will offer 189 office seats and 52 access seats across the third and fourth floors when it opens in early 2027, adding a flexible workspace option to the recently delivered mixed-use complex.

Insignia Files Mixed-Use Plans for Embassy Row:

Insignia LLC has filed plans to redevelop Embassy Row, a multi-building office campus along Peachtree Dunwoody Road in Sandy Springs, into a mixed-use project with more than 1,000 residences. The campus sits between two MARTA stations near the Georgia 400 and Abernathy Road interchange, making it a prime candidate for transit-oriented densification. The redevelopment continues Insignia's ongoing repositioning of the property as demand for traditional suburban office product continues to evolve.

Georgia 400 Center Repositioning Draws Mixed-Use Investor:

The Georgia 400 Center, a three-building, 403,694-square-foot office complex, sold to Third & Urban and Zalik Capital for approximately \$39.5 million – about 60% below its 2019 acquisition price. The new owners are expected to pursue a mixed-use repositioning of the partially vacant complex, aligning with the submarket's broader trend of repurposing aging office stock into higher-value uses. The sale reflects both the challenges facing older suburban office assets and the growing appetite among value-add investors for repositioning opportunities across North Fulton.



North Fulton Listings



Park at Windward Concourse
1720 Windward Concourse &
1725 Windward Concourse
1,200 SF – 15,993 SF
Matt Fergus / Seabie Hickson /
Michael Howell

Nathan Bell
Research Manager
nbell@lpc.com



Northwinds Office Park
2475, 2520, 2500, 2550
Northwinds Pky 11065
Haynes Bridge Rd 1625 &
11675 Rainwater Dr
943 SF – 27,064 SF
Hunter Henritze / Michael
Howell



1000 Windward Concourse
1000 Windward Concourse
3,043 SF – 80,030 SF
Matt Fergus / Seabie Hickson /
Michael Howell



Deerfield Corporate Centre One
13010 Morris Rd
3,500 SF – 34,900 SF
Matt Fergus / Seabie Hickson /
Michael Howell

3340 Peachtree Rd
Suite 2550
Atlanta, GA 30305