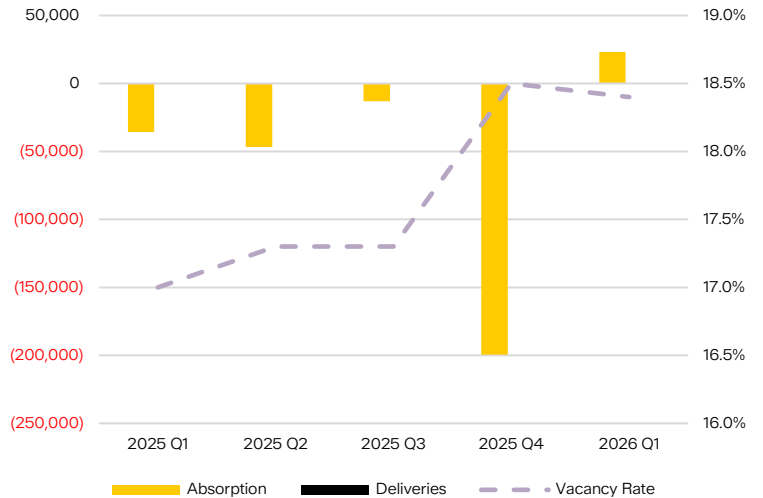


Northeast Atlanta Q1 2026

Northeast Atlanta Stabilizes With Return to Positive Absorption

Northeast Atlanta posted 23,263 square feet of positive net absorption in Q1 2026, a meaningful reversal after a difficult Q4. Class B led the recovery with 75,187 square feet absorbed, while Class A added 11,518 square feet. **Vacancy dipped slightly to 18.4% – remaining among the tightest in metro Atlanta** – supported by the submarket's limited inventory and lack of large available blocks. The \$45.5 million acquisition of the Sugarloaf I-V portfolio by ESJ Capital and immediate follow-on leasing at Sugarloaf IV underscores continued investor confidence in well-located suburban product. Leasing activity totaled 186,123 square feet in the quarter, and with no new supply under construction, any sustained occupancy gains should translate directly into vacancy improvement heading into the back half 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	4,796,349	26.3%	0.8%	27.2%	27.4%	11,518	11,518	53,823	-	-	\$24.82
Class B	9,892,838	14.5%	0.9%	15.4%	16.2%	75,187	75,187	121,848	-	-	\$21.15
Class C	2,177,981	11.7%	0.7%	12.4%	9.5%	(63,442)	(63,442)	10,452	-	-	\$22.08
Total	16,867,168	17.5%	0.8%	18.4%	18.5%	23,263	23,263	186,123	-	-	\$23.17

Recent Leases

Tenant	Property	Owner	Sign Date	SF	Lease Type
Georgia Connections Academy	Sugarloaf IV	ESJ Capital Partners	Jan-26	16,797	New Lease
Withheld	Sugarloaf Corporate Center	Eastern Glass & Aluminum	Feb-26	15,590	Sublease
Corpay	Technology Park	Realco GA	Jan-26	12,978	New Lease

Recent Investment Sales

Property	Price	SF	\$/SF	Date	Buyer
Sugarloaf I-V	\$45,500,000	314,939	\$144.47	2/17/2026	ESJ Capital Partners
Overlook at Sugarloaf	\$24,000,000	157,686	\$152.20	10/15/2024	Eastern Glass and Aluminum
6625 The Corners	\$6,400,000	103,105	\$62.07	12/17/2024	Venus Realty LLC

In The Market

Coterie Plans Mixed-Use Redevelopment in Norcross:

Coterie Properties, alongside Cooper Carry, has submitted a rezoning request to transform The Station and Jefferson Plaza office properties along Holcomb Bridge Road in Norcross into a mixed-use development. The nearly 20-acre project would deliver 320 apartments, 30 townhomes, and 16,100 square feet of restaurant and retail space, while centering the design around Crooked Creek and its surrounding tree canopy. A multi-use trail and covered pedestrian bridge would connect the two sides of the development, creating a walkable, amenity-rich environment on what is currently underutilized suburban office land.

Sugarloaf Portfolio Trades to ESJ Capital for \$45.5 Million:

ESJ Capital Partners acquired the Sugarloaf I through V office portfolio in Northeast Atlanta for approximately \$45.5 million, or roughly \$144 per square foot across 314,939 square feet. The transaction reflects continued investor confidence in suburban office assets with stabilized tenancy and manageable lease rollovers. New leasing activity at Sugarloaf IV – including a deal with Georgia Connections Academy signed shortly after closing – validates the repositioning thesis and demonstrates active demand at the newly acquired complex.

AGCO Renews Large Duluth Headquarters Lease for 15 Years:

Agricultural equipment manufacturer AGCO Corporation renewed its 125,800-square-foot lease at 4205 River Green Parkway in Duluth for an additional 15 years on behalf of owner Orion Properties – locking in one of Gwinnett County's largest corporate office commitments. The renewal signals continued confidence in well-located suburban office product among major employers and reinforces the value of the Northeast Atlanta submarket, where new supply remains limited and well-maintained assets continue to attract long-term users.



Northeast Listings



2 Sun
2 Sun Court
4,730 SF – 22,386 SF
Matt Fergus / Seabie Hickson



Spectrum
2905/2915 Premiere Pky
3,771 SF – 28,042 SF
Gil Russell / Michael Howell / Maia Perri



Huntcrest I-IV
1735/1745/1755 N Brown Rd
2,602 SF – 20,823 SF
Matt Fergus / Seabie Hickson



Sugarloaf Business Center
1845-1855 Satellite Blvd
5,000 SF – 35,474 SF
Hunter Henritze / Michael Howell / Maia Perri

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