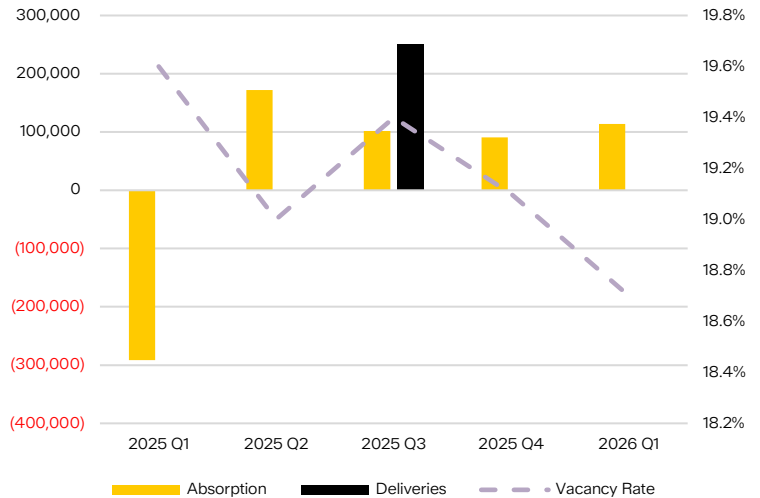


Northwest Q1 2026

Northwest Atlanta Maintains Positive Momentum Into Q1 2026

Northwest Atlanta recorded 113,709 square feet of positive net absorption in Q1 2026, extending the submarket's leading position among suburban Atlanta markets. Class B drove the quarter with 67,993 square feet absorbed while Class A contributed 42,038 square feet. Vacancy fell 40 basis points quarter over quarter to 18.7%, and sublease availability declined to 2.1% – reflecting continued steady absorption of excess space. Leasing activity of 485,207 square feet was the highest among all suburban submarkets, underscoring broad tenant demand across the Cobb County and Cumberland corridors. With no new deliveries in the quarter and 59,000 square feet under construction, Northwest Atlanta remains one of the tightest and most active suburban office markets in metro Atlanta.

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	14,071,748	17.9%	0.8%	18.7%	19.0%	42,038	42,038	274,647	-	-	\$32.36
Class B	12,767,018	15.7%	3.9%	19.5%	20.1%	67,993	67,993	199,926	-	59,000	\$25.44
Class C	2,338,724	13.5%	0.0%	13.5%	13.7%	3,678	3,678	10,634	-	-	\$19.73
Total	29,177,490	16.6%	2.1%	18.7%	19.1%	113,709	113,709	485,207	-	59,000	\$29.45

Recent Leases

Tenant	Property	Owner	Sign Date	SF	Lease Type
Undisclosed	200 Galleria	Piedmont Realty Trust	Jan-26	47,835	New Lease
Batson-Cook Construction	Overlook	Goddard Investment Group, LLC	Feb-26	29,626	Renewal
YKK	Cumberland Center II	Sound Point Capital Management	Mar-26	12,318	New Lease

Recent Investment Sales

Property	Price	SF	\$/SF	Date	Buyer
The Pavilion Building	\$32,850,000	423,417	\$256.64	2/6/2026	Freestone Real Estate
Paces West	\$21,750,000	646,471	\$33.64	9/30/2025	Insignia, LLC
Town Park (Bldg 112 & 114)	\$12,112,000	148,157	\$81.75	9/2/2025	Landmark Properties

In The Market

Glytec Relocates Global Headquarters to Cobb County:

Healthcare technology company Glytec has announced the relocation of its global headquarters from Boston to 2300 Windy Ridge Parkway in Cobb County, with plans to add 500 jobs over the next several years. Founded by a Georgia physician, Glytec develops AI-driven software managing insulin dosing for diabetic patients across more than 400 hospitals worldwide. The move reinforces Cobb County's growing appeal for high-growth life sciences and healthcare technology companies.



Pavillion Building Trades as Investors Eye Northwest Value-Add Opportunities:

The Pavillion Building, a 128,000-square-foot office property in Northwest Atlanta, sold for \$32.85 million to a joint venture of Free Stone Real Estate and Convoy Capital Partners. The transaction reflects growing investor appetite for repositionable suburban office assets in submarkets with strong demand fundamentals. Northwest Atlanta's tight vacancy, healthy absorption trends, and below-replacement-cost pricing make it an increasingly attractive target for value-add capital seeking outsized returns from improving rents and limited near-term new supply.



Northwest Listings



Barrett Summit
1990 Vaughn Rd
3,418-44,109 SF
Seabie Hickson /
Matt Fergus



Chastain Center
60, 200
Chastain Center
Blvd
3,192 – 14,520
SF Michael
Howell / Matt
Fergus



Cobb Corporate Center
350, 375, 400,
425 & 450
Franklin Rd
2,445 SF -
17,1332 SF
Matt Fergus /
Seabie Hickson



Chastain Meadows
222, 170, 3330
Chastain
Meadows Pky
9,955 SF
Michael Howell /
Gil Russell



3400 Overton
3400 Overton
Park Dr
Fully leased
Michael Howell /
Hunter Henritze



Village at Lake Park
1955 Lake Park
Dr SE
2,791 SF –
20,264 SF
Seabie Hickson /
Matt Fergus



Town Point Service Center
1075 Big Shanty
Rd NW
Fully Leased
Michael Howell /
Hunter Henritze
/ Maia Perri



Corporate Plaza
1950 Spectrum
Cir SE
19,116 SF
Gil Russell / Maia
Perri



Park at Barrett
2015 Vaughn Rd
2,000 – 39,702
SF
Gil Russell /
Michael Howell



Riveredge Place
2000
Riveredge Pky
NW
920 – 56,065
SF
Gil Russell /
Alex Port



Riveredge Summit
1500-1600
Riveredge Pky
NW
2,053 – 28,538
SF
Matt Fergus/
Seabie Hickson
/ Maia Perri

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