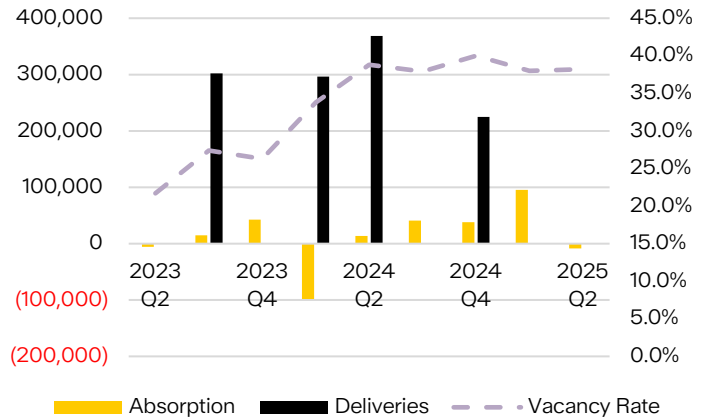


West Midtown Q2 2025

West Midtown Sees Minimal Leasing Activity

West Midtown experienced a lackluster second quarter, posting 8,431 square feet of negative absorption, which pushed vacancy up by 20 basis points to 38.2%. Leasing activity was virtually nonexistent, with just two deals totaling 3,484 square feet—the lowest quarterly total recorded in the submarket since 2017. The slowdown in tenant demand marks a stark contrast to the leasing velocity seen in prior years. On a more encouraging note, the supply side pressure has eased with no new projects under construction. However, a notable pickup in leasing activity will be necessary to chip away at the significant amount of new space delivered in recent years.

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	2,961,469	50.4%	1.5%	51.9%	52.1%	6,882	94,438	60,829	-	-	\$49.32
Class B	1,467,969	17.1%	1.8%	18.9%	18.9%	37	(19)	-	-	-	\$38.36
Class C	369,807	5.7%	0.0%	5.7%	1.5%	(15,350)	(7,199)	-	-	-	\$14.00
Total	4,799,245	36.7%	1.5%	38.2%	38.0%	(8,431)	95,651	60,829	-	-	\$47.10

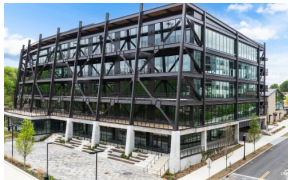
West Midtown Completions 2024



1050 Brickworks I 1
1050 Marietta St NW
230,000 SF
Asana Partners / Sterling Bay
Oct 2024

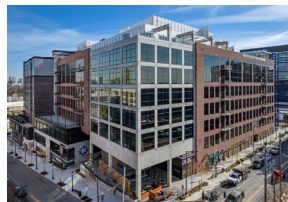


Science Square Labs I 2
101 Nerem St NW
368,258 SF
Trammell Crow
Apr 2024

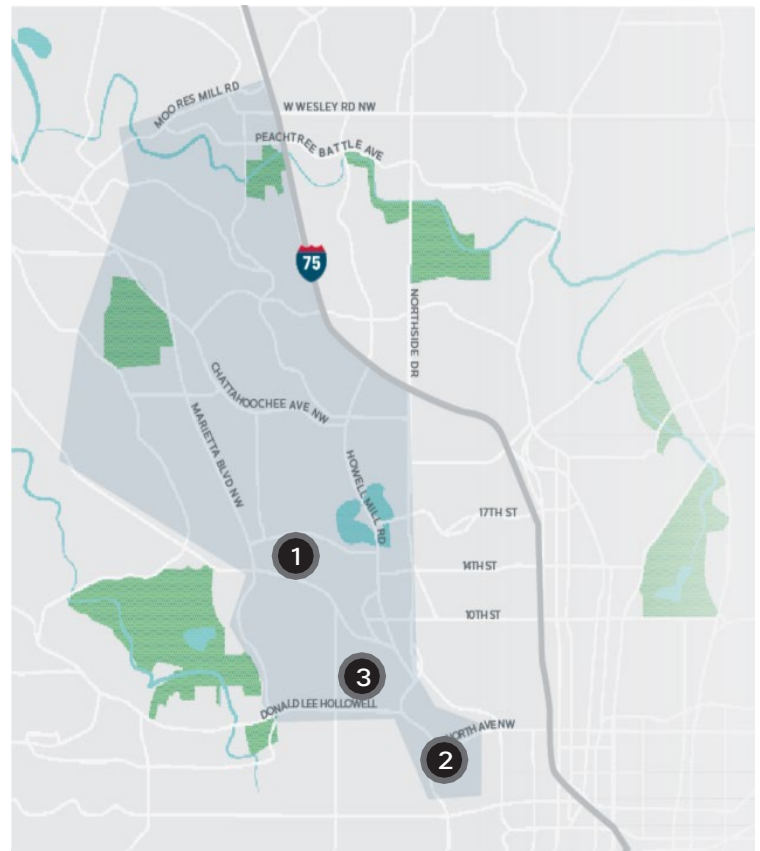


Echo Street West I 3
765 Echo St NW
274,975 SF
Menlo Properties
Sept 2024

Recent Investment Sales



Interlock Phase I
1115 Howell Mill Rd NW
400,000 SF | May 2023
\$215M | \$537.5 SF
Armada Hoffer Properties



In The Market

8 West Receives New Capital: The Gathering Spot, an Atlanta-based private membership club, is opening a new location called Retreat at The Gathering Spot on the rooftop of The Interlock in West Midtown. Set to open in summer 2025, the 38,000-square-foot space will include a rooftop pool with Midtown views, private event areas, two restaurants, workspaces, and curated member programming. An additional 20,000 square feet of office space is also planned. Membership will be invitation-only and limited to current Gathering Spot members.

Westside Paper will house design center for Construction Resources: Westside Paper, an adaptive reuse project on West Marietta Street, will host a new design center for luxury homebuilding wholesaler Construction Resources. This move reflects the neighborhood's historic ties to creative design businesses, according to Chris Faussemagne of Westbridge, one of the project's developers. The design center, aimed at homebuilders and contractors, is expected to open in early 2025 and will occupy around 45,000 square feet.

Star Metals Plans Expansion: The planned expansion of the Star Metals District in West Midtown, Atlanta, will transform a city block with three new towers, including one exceeding 30 stories, making it the tallest in the neighborhood. The development, led by Florida-based Allen Morris Co. with Atlanta-based Animal as a joint venture partner, will add 1.5 million square feet, including 800 residential units, 100,000 square feet of retail, 200 hotel rooms, and potentially more office space. Construction on the first tower is set to begin in late 2025.



West Midtown Listings



Echo Street West
 745 & 765 Echo St NW
 10,000 SF - 300,000 SF
 Hunter Henritze / Michael Howell / Alex Port



1200 White Street
 1200 White St SW
 1,500 SF – 156,109 SF Hunter Henritze / Michael Howell / Maia Perri

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