

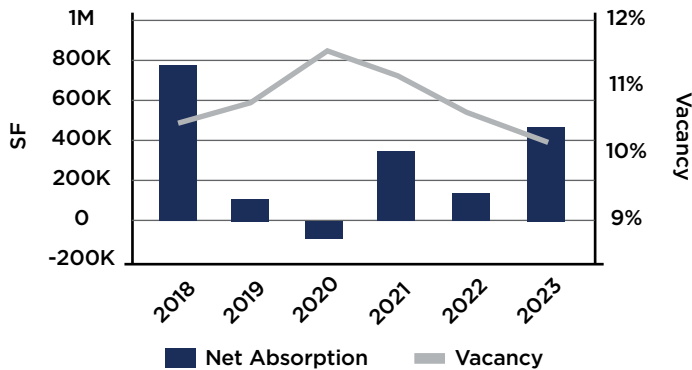
Economy - 2024

Despite economic uncertainty Atlanta's healthcare real estate market remains in strong shape.

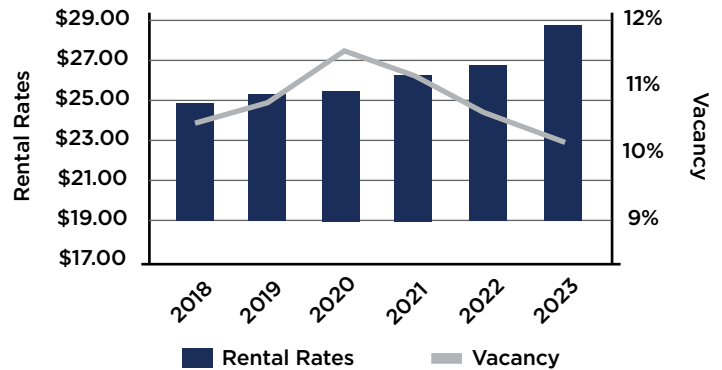
The market is approximately 20,043,353 SF and running at an occupancy of 90.0% and market rates are increasing landing at an average of \$29 per square foot.

During 2023, 456,628sf, of medical space was absorbed, the highest level since 2018 along a jump in rental rates of over \$1.75/sf. Looking forward for 2024, we expect that occupancy will remain high and that rental rates to continue to increase. New medical office construction slowed given constraints of higher interest rates and rising construction costs. With limited space, older inventory and increased needs we fully expect to see new construction starts.

ABSORPTION & VACANCY



DIRECT RENTAL RATES & VACANCY



Key Lease Transactions (2023)

Property	SF	Tenant	Type
1070 Woodlawn Drive, Marietta, GA	3,700	East Cobb Dental	Renewal
8010 Roswell Rd, Sandy Springs GA	2,500	Crescent Neurology	Renewal
3425 Buford Drive, Buford GA	5,000	Andromeda Medspa	New
5730 Glenridge Drive, Atlanta, GA	41,000	SCA Health	Renewal
1100 Lake Hearn Drive, Atlanta, GA	25,000	Shady Grove Fertility	New

Key Sales Transactions (2023)

Property	SF	Buyer	Price
4025 Johns Creek Pkwy, Suwanee, GA	50,376	SK Commercial Realty	\$4M
5883 Glenridge Drive, Atlanta, GA	177,000	RXHST	\$23M
1267 Highway 54 W, Fayetteville, GA	100,000	Kayne Anderson Capital	Undisclosed
595 Hurricane Shoals, Lawrenceville, GA	43,500	Anchor Health Properties	\$11M

+20M SF
Inventory

10%
Vacancy Rate

+456K SF
Net Absorption

\$28.72
Gross Rent

YOUR HEALTHCARE REAL ESTATE PARTNER

Consider help from a professional to handle the sale, acquisition or leasing of your healthcare real estate and improve the financial outcome of your practice.



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