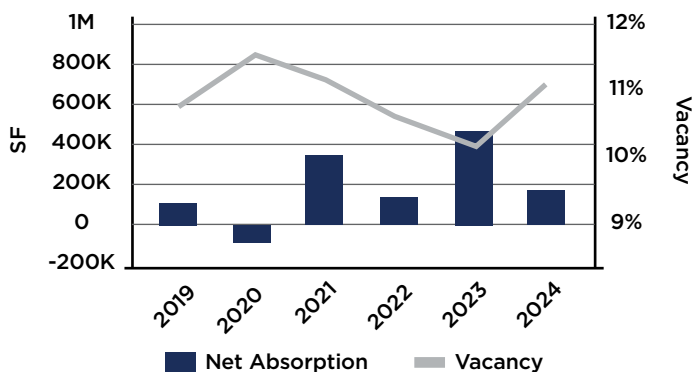


Economy - 2024 (4th Quarter)

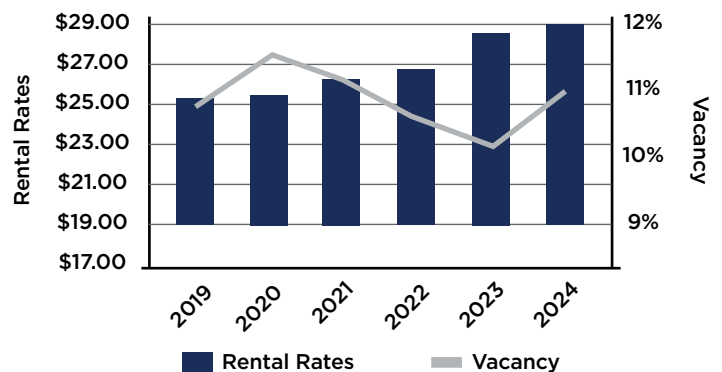
Net absorption year-to-date (YTD) is above the mid-year average 148,975 SF. The market continues to see acquisition activity from institutional and local investors alike. Strong rental rates are boosting values and interest in investment, The average rental rate has increased approximately 5.4% to \$29 per square foot. Currently, vacancy remains tight at about 11%. As the metro area grows we expect consistent demand increases for medical space.



ABSORPTION & VACANCY



DIRECT RENTAL RATES & VACANCY



Key Lease Transactions (2024)

Property	SF	Tenant	Type
11685 Alpharetta Hwy, Roswell, GA	10,000	Northside Hospital	
1835 Savoy Dr, Atlanta, GA	4,000	Georgia Retina	
11685 Alpharetta Hwy, Roswell, GA	5,200	Atl Center - Dermatologic Diseases	
755 Mt Vernon Hwy, Atlanta, GA	10,000	Cardiology of Atlanta	

Key Sales Transactions (2024)

Property	SF	Buyer	Price
4025 Johns Creek Pkwy, Suwanee, GA	50,000	Remedy Medical	\$17 M
2061 Peachtree Rd, Atlanta, GA	47,000	KKR	\$23.1 M
2959 Sharpsburg McCollum, Newnan, GA	35,000	2959 Sharpsburg LLC	\$1.8 M
100 Stoneforest Dr, Woodstock, GA	52,000	Artemis Real Estate	\$11.8 M

+392K SF
Delivered

11%
Vacancy Rate

+242K SF
Under Const.

\$29.00
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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