2026

Atlanta Medical Office Mid-Year Market Report

Review the latest market trends and performance indicators influencing Metro Atlanta's evolving medical office sector through mid-year 2026.

Meadows & Ohly

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A Mid-Year Look at Atlanta's 2026 Medical Office Market

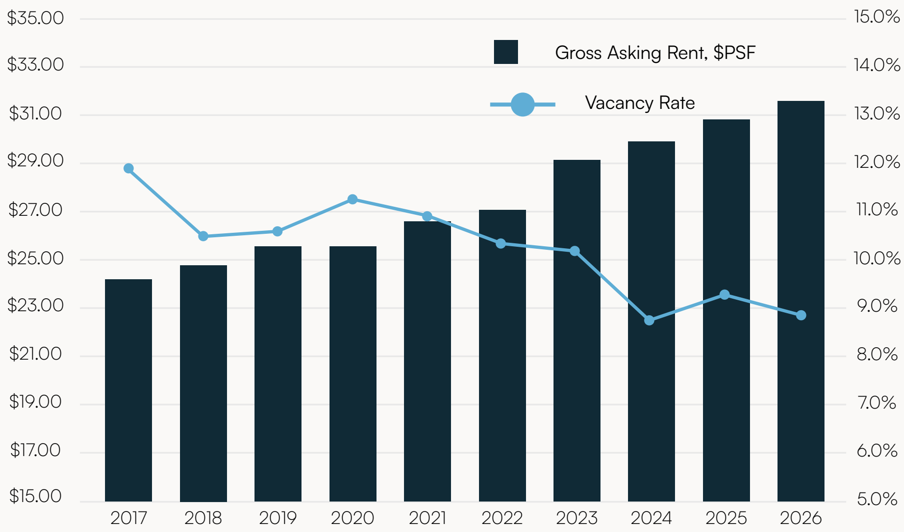
At the midpoint of 2026, the Metro Atlanta medical office building (MOB) market remains on solid footing, supported by steady tenant demand, tightening vacancy, and continued rent growth. The Atlanta MSA includes 334 MOBs totaling 19.85M square feet, with vacancy declining to 8.9% from 9.3% at year-end 2025. This improvement reflects a tightening in available space and continued leasing momentum. Average gross rental rates have continued to climb, reaching an all-time market high of $31.70 per square foot. This upward movement highlights the strength of the market and the willingness of healthcare tenants to pay premiums for well-located and high-quality space.

Over the past six months, the Atlanta MSA recorded 124,457 square feet of positive absorption, indicating providers continue to expand their outpatient footprints as health systems, specialty practices, and private groups seek convenient locations that improve patient access and operational efficiency. Overall, Metro Atlanta continues to demonstrate strong fundamentals in the MOB market. Declining vacancy, record-high rental rates, and sustained positive absorption point to a healthy and competitive environment.

Building Inventory	334	—
Inventory SF	19,804,968	—
Total Vacant %	8.9%	↓
Total Net Absorption SF	124,457	↑
Office Gross Rent	$31.70	↑

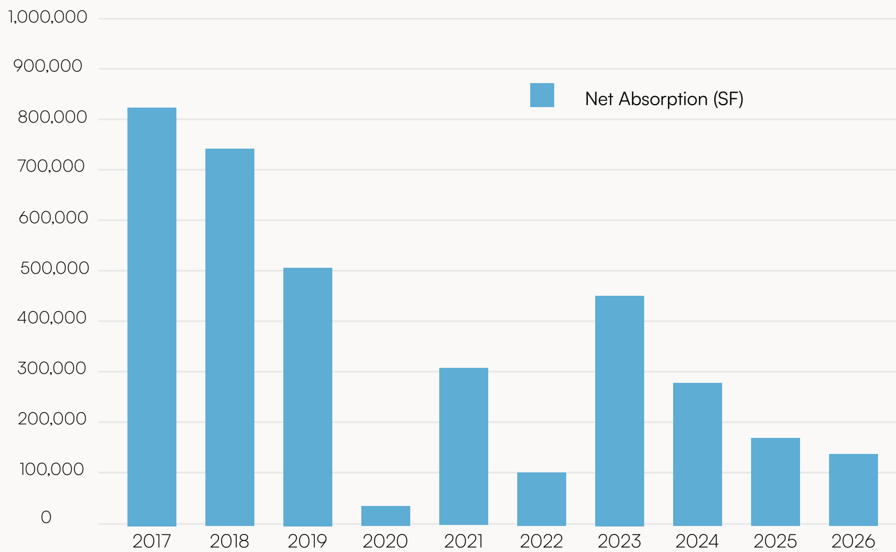
Direct Rental Rate vs Overall Vacancy Rate

Metro Atlanta's vacancy rate has resumed its downward trend following a brief uptick at the end of calendar year 2025. Rental rates continue to rise as demand remains strong.



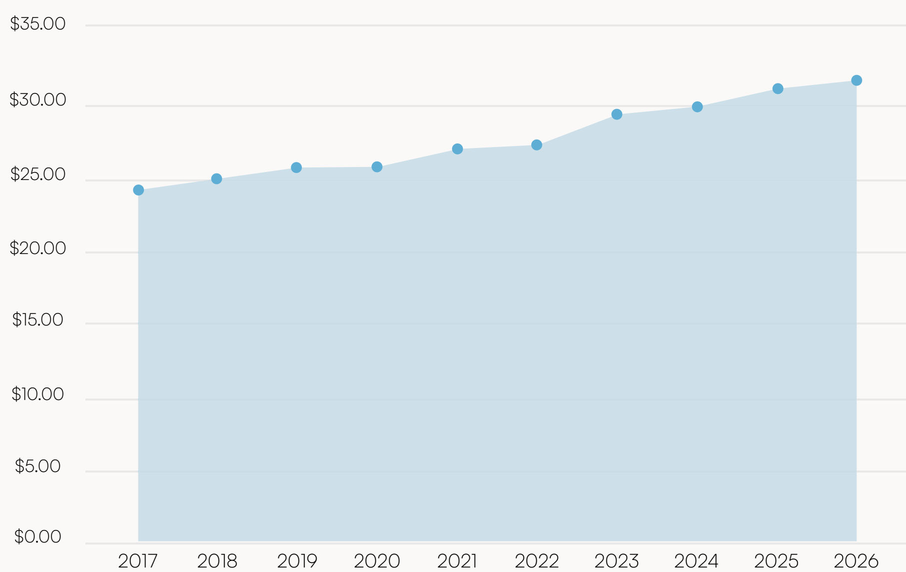
Net Absorption (SF)

The first two quarters of 2026 closed with 124,457 square feet of positive net absorption, putting the market on pace to exceed 2025's total net absorption of 170,364 square feet.



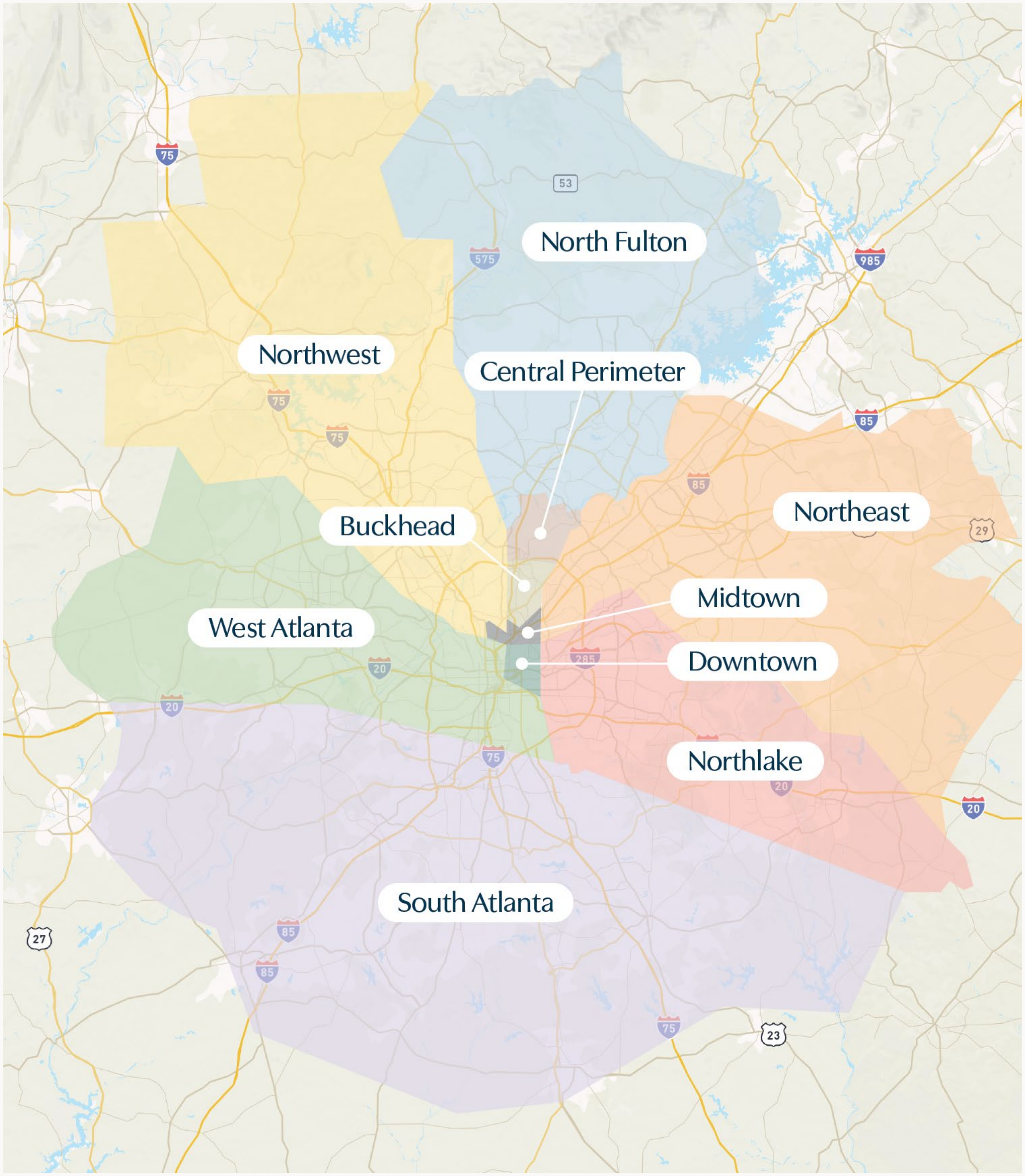
Historical Rental Rate

The Metro Atlanta MOB market's average rental rate continues to climb steadily, increasing 2.79% since year-end 2025 and 37.77% since year-end 2015.



Submarket Overview

Sub-Market Map



Sub-Markets at a Glance

The mid-year performance of Metro Atlanta's medical office market in 2026 remained focused at the submarket level. Backed by declining vacancy, record-high rental rates, and sustained positive absorption, the data below highlights where demand remains concentrated and how submarkets performed across the region.

CENTRAL PERIMETER

Inventory	3,454,303
Availability	423,244
Vacancy	10.7%
Leasing	59,541
Absorption	68,052
Asking Rent	$35.25
# of Properties	35

NORTH FULTON

Inventory	2,989,975
Availability	369,975
Vacancy	10.9%
Leasing	42,290
Absorption	21,792
Asking Rent	$30.76
# of Properties	46

SOUTH ATLANTA

Inventory	2,976,239
Availability	317,124
Vacancy	11.6%
Leasing	24,394
Absorption	5,475
Asking Rent	$28.12
# of Properties	70

BUCKHEAD

Inventory	1,351,975
Availability	216,310
Vacancy	14.8%
Leasing	7,684
Absorption	(18,851)
Asking Rent	$33.46
# of Properties	14

NORTHWEST

Inventory	3,703,635
Availability	191,278
Vacancy	5.1%
Leasing	49,786
Absorption	31,016
Asking Rent	$30.58
# of Properties	75

NORTHLAKE

Inventory	1,718,907
Availability	129,522
Vacancy	9.5%
Leasing	11,716
Absorption	(6,449)
Asking Rent	$26.29
# of Properties	34

MIDTOWN

Inventory	469,570
Availability	23,089
Vacancy	4.9%
Leasing	-
Absorption	(5,558)
Asking Rent	$44.60
# of Properties	3

WEST ATLANTA

Inventory	620,625
Availability	83,946
Vacancy	5.7%
Leasing	-
Absorption	(6,382)
Asking Rent	$36.11
# of Properties	12

NORTHEAST

Inventory	2,035,030
Availability	109,573
Vacancy	4.2%
Leasing	21,792
Absorption	37,970
Asking Rent	$32.08
# of Properties	42

DOWNTOWN

Inventory	484,709
Availability	26,056
Vacancy	5.4%
Leasing	1,615
Absorption	(2,673)
Asking Rent	$37.43
# of Properties	3

Company Overview

About Meadows & Ohly

Over 50 years providing comprehensive real estate solutions to the healthcare community.

At Meadows & Ohly, we advise, deliver, and manage healthcare real estate—creating environments that elevate care, strengthen performance, and enhance the patient experience.

Our decades of experience and diverse portfolio of active projects demonstrate the scale, insight, and executional strength needed to solve your real estate challenges. Clients trust us not just to deliver, but to tailor solutions that align with their broader organizational goals—because we know that healthcare real estate decisions aren't just about buildings. They're about creating environments that enable better care for patients and providers alike.

Our Full Continuum of Healthcare Real Estate Services

ADVISE

Strategic Advisory
Master Planning
Brokerage

DELIVER

Development
Program Management
Activation

MANAGE

Real Estate Services
Lease Management
Ambulatory Surgery

Top 5
Healthcare developer in the U.S.

$2.5B
MOB.s developed, owned, and managed

25M SF
Management and leasing portfolio

$6.5B
Current capital projects under management

300+
Advisory assignments

10M SF
Healthcare construction projects in the last 5 years

Our Team

Our Brokerage Team

At Meadows & Ohly, we help landlords fill medical office space faster with quality tenants, empower healthcare providers to secure the right locations at the right terms, and guide investors through smart acquisitions and successful dispositions. Our team brings healthcare-specific expertise, real-time market insights, and a hands-on, transparent approach to deliver results that align with your long-term strategy.

Our Services

Landlord Representation

From positioning and marketing to lease negotiations and execution, we work as an extension of your team to reduce vacancy, maintain steady cash flow, and strengthen the long-term performance of your asset.

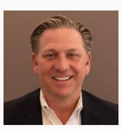
Tenant Representation

Whether you are opening a new location or expanding an existing one, our team delivers data-driven analysis, strategic guidance, and skilled negotiation—so you can secure the right space on the right terms, all while allowing you to focus on your core business.

Acquisition/Disposition

Successful transactions start with a clear plan and a trusted partner. From individual assets to full portfolios, we tailor every engagement to align with the financial goals and timing of healthcare property owners, investors and providers.

Our Brokerage Team



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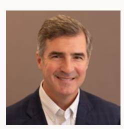

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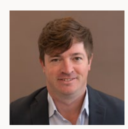

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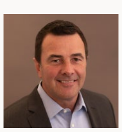

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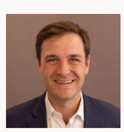

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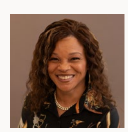

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