Medical Offices Lead Atlanta’s Office Market

Healthcare demand drives record-low vacancy in Atlanta’s commercial real estate.

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THE DATA

6.5%

Medical Office Space Vacancy Rate

At the end of September 2026, medical office space in metro Atlanta had near-record-low vacancy.

This figure represents a stark contrast to the broader traditional office market, which stood at nearly 30% vacancy. The demand for physical healthcare infrastructure is surging, driven by the expansion of outpatient services and the repurposing of underutilized commercial space.

Source: Atlanta Journal-Constitution · Published November 18, 2026
https://www.ajc.com/business/2026/11/in-atlantas-huge-office-market-healthcare-facilities-lead-the-pack/



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Healthcare Is the New Anchor Tenant

This trend is evident in the redevelopment of former retail and office spaces, such as Northlake Mall, now being leased to Emory Healthcare. These conversions signal a fundamental repositioning of urban real estate toward mission-critical services.

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Vacancy Gap Reveals Market Realignment

Meanwhile, healthcare providers are expanding their physical presence to meet rising demand, particularly in underserved areas. This divergence suggests that future office development in Atlanta will increasingly prioritize health infrastructure over corporate headquarters.

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