

Medical Offices Now Lead Atlanta’s Market

Healthcare demand is reshaping office real estate — and it’s not slowing down.

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THE DATA

6.5%

Available Medical Office Space

At the end of September 2026, medical office space in metro Atlanta was just 6.5% vacant — near a record low.

This level of scarcity reflects a structural shift: healthcare facilities are now the most sought-after office asset class in the region. Unlike traditional offices, which face 30% vacancy, medical spaces are being leased before construction even begins. This demand is driven by the expansion of outpatient services, a persistent in-person workforce, and major redevelopment projects like the Emory Healthcare conversion of Northlake Mall.

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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01

Healthcare is the new anchor tenant

The demand for medical office space isn’t just a trend — it’s a reconfiguration of the regional real estate economy. With hospitals like Atlanta Medical Center shuttered and outpatient capacity expanding, healthcare providers are now the primary drivers of new office development. This shift means that even former retail spaces — like Northlake Mall — are being repurposed as medical campuses, signaling that healthcare is no longer a peripheral sector but the central economic engine of Atlanta’s office market.



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02

Vacancy gap reveals market imbalance

The 6.5% vacancy rate in medical offices versus nearly 30% in traditional offices highlights a growing imbalance. As remote work persists, traditional office tenants struggle to fill space, while healthcare providers continue to expand. This divergence suggests that the future of Atlanta's office market lies not in tech or finance, but in health infrastructure. The implications are clear: real estate investors and developers must now prioritize medical-use zoning, adaptive reuse, and long-term healthcare partnerships to remain competitive.

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