

CBRE

Parking Survey
2024 | Atlanta





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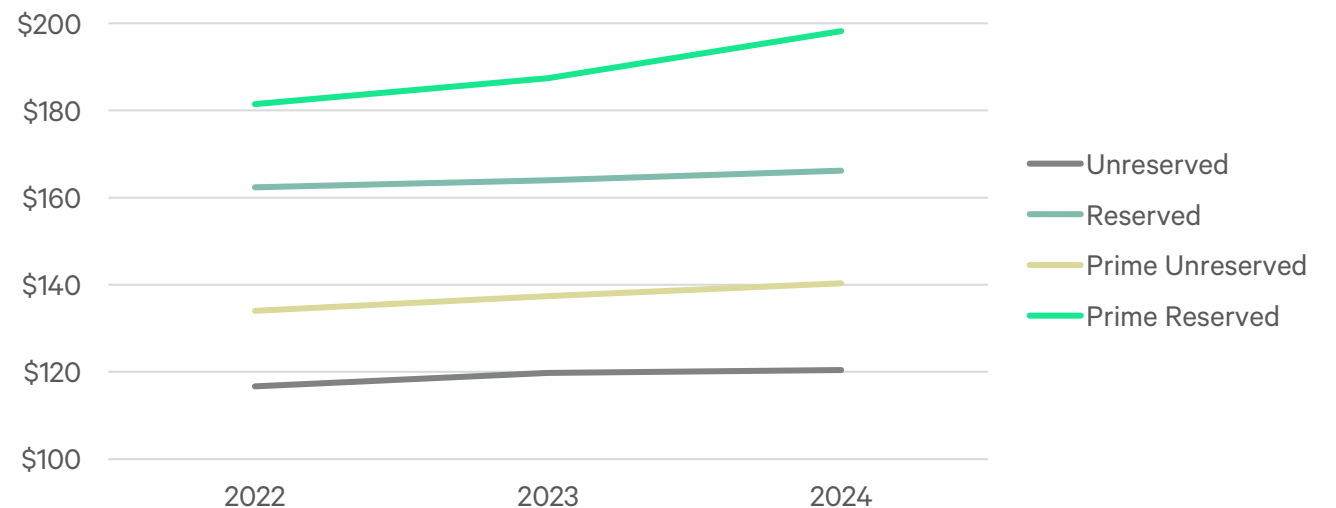
Introduction

CBRE's annual parking survey tracks the unreserved and reserved monthly parking rates for Class A office properties in the urban submarkets of Downtown, Midtown, Midtown West, and Buckhead. The information for each building is gathered from Owners and Landlords; and/or representatives of these entities, including parking operators. The information includes both existing buildings and those currently under construction where rates have already been established.

Atlanta's Class A parking rates continue upwards movement as return-to-work mandates fill decks.

In the face of record availability, monthly parking rates for Atlanta's Class A office properties have shown a steady increase over the past three years as return-to-work policies bring employees back to the office. Average unreserved and reserved monthly rates are up 3.2% and 2.4% respectively since 2022. When analyzing deeper, Atlanta's prime office properties have experienced the greatest increases in average parking rates. Over the past three years, the average monthly unreserved rate in prime properties has increased 4.7%; while the average monthly rate for reserved parking in prime properties has increased 9.2%. This further accentuates the flight-to-quality trend shaping office markets such as Atlanta where demand for space in these properties has resulted in landlords pushing parking rates. On the flipside, some anecdotal evidence exists showing free parking being used as an incentive in office properties struggling to capture leasing activity.

AVERAGE MONTHLY RATES

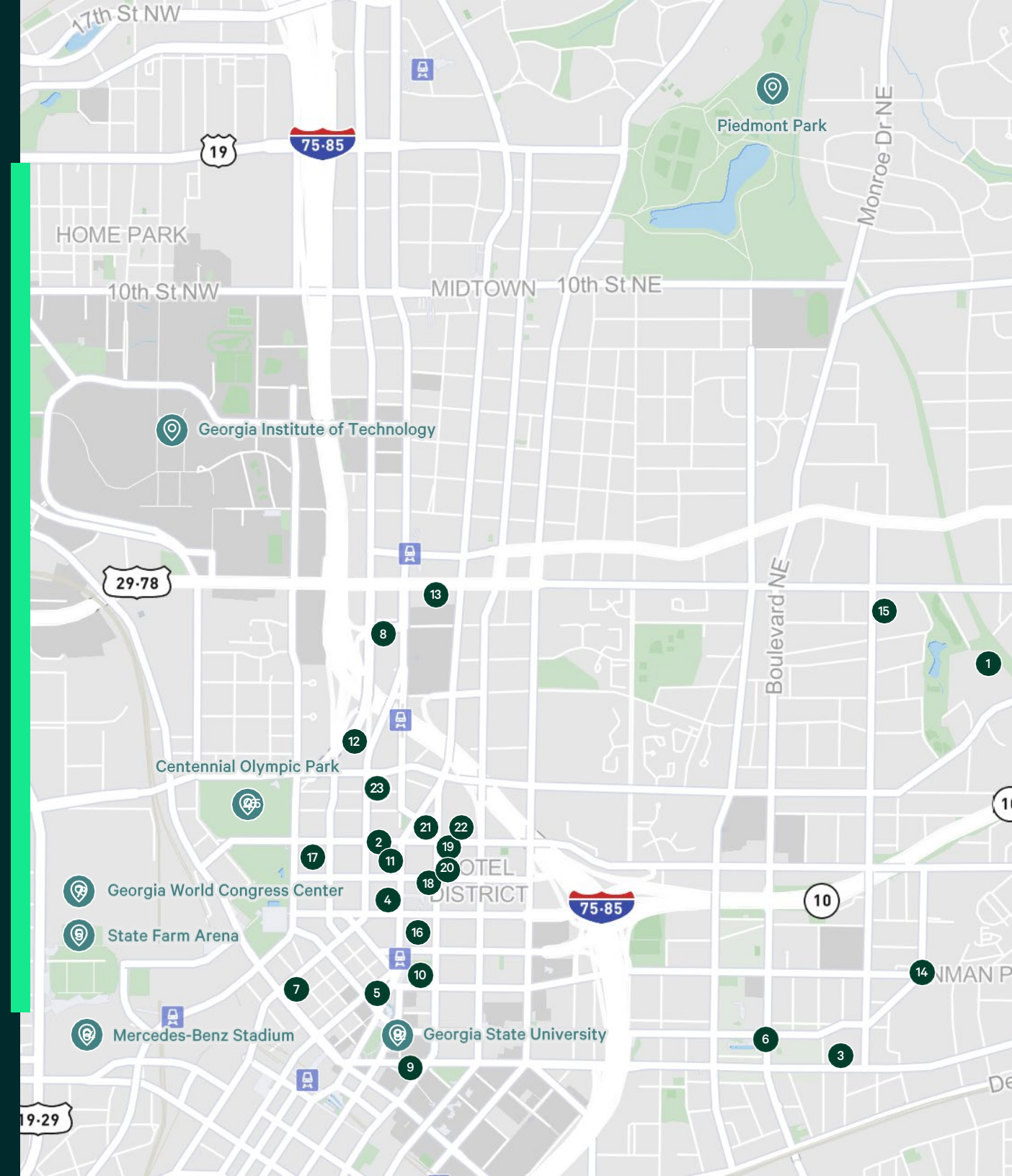


Downtown

Downtown's Class A analysis shows a range of \$100-\$175 for unreserved parking, and a range of \$100-\$210 for reserved parking, to include executive rates. The median rates are \$130 for unreserved parking, and \$190 for reserved parking.

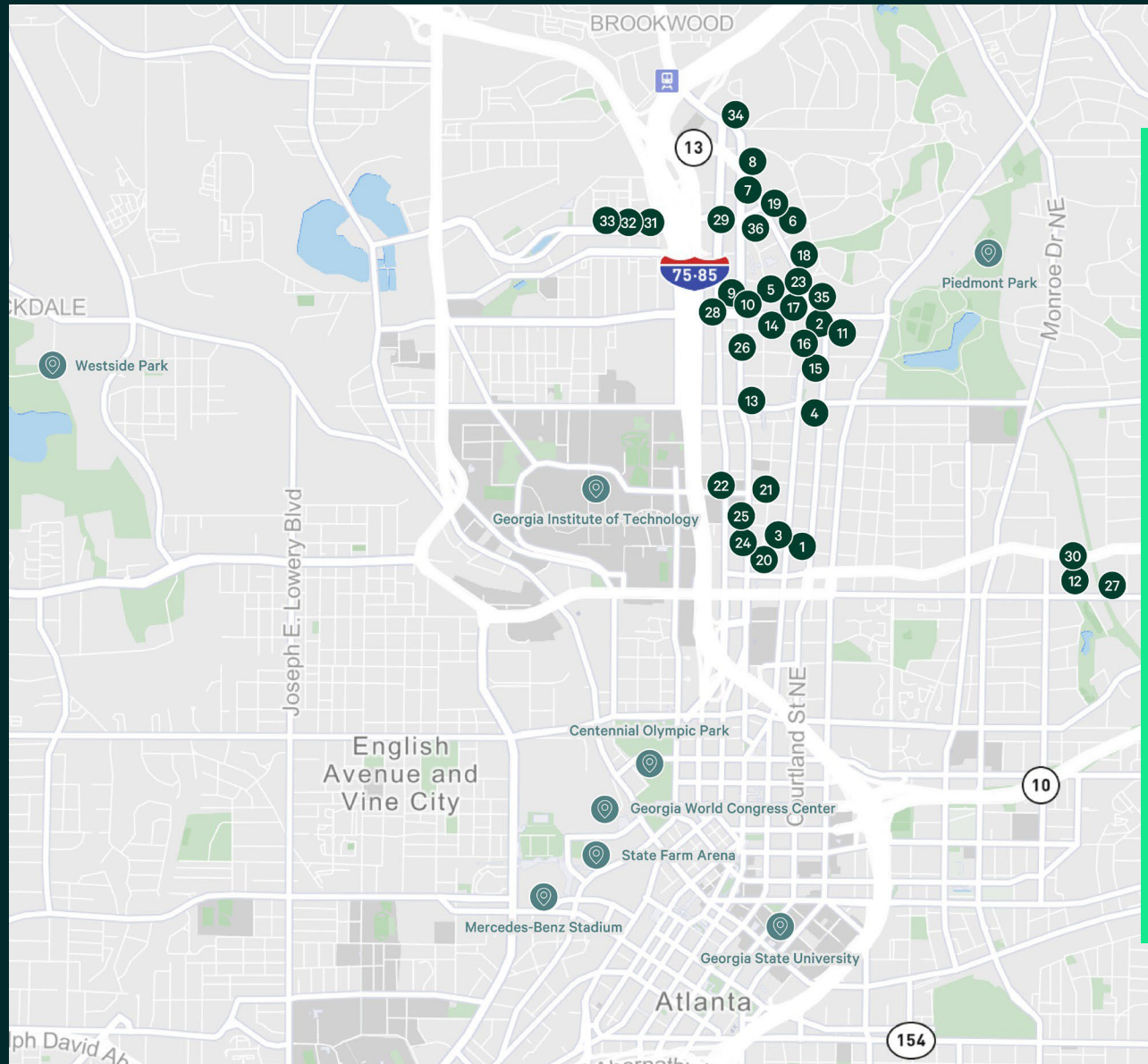
Name	Unreserved	Reserved	Parking Ratio
1 Fourth Ward Towers 1 & 2	\$150	\$200	2.50
2 270 Peachtree	\$130	\$195	2.00
3 560 Edgewood	—	—	2.97
4 230 Peachtree	\$120	\$210	0.36
5 100 Peachtree	\$130	\$190	1.00
6 * Waldo's	\$100	—	1.60
7 101 Marietta	\$120	\$180	1.00
8 Baltimore Block	\$110	—	1.50
9 50 Hurt	\$130	—	1.50
10 Georgia-Pacific Center	\$100	\$140	1.50
11 260/270 Peachtree	\$130	\$195	2.00
12 55 Allen Plaza	\$135	\$155	1.50
13 Bank of America Plaza	\$155	\$190	1.10
14 Junction at Krog District	\$150	—	1.50
15 Southern Dairies	—	\$100	2.00
16 191 Peachtree	\$150	\$200	1.00
17 250 Williams	\$175	\$210	1.00
18 Peachtree Center	\$137	\$184	2.00
19 Marquis Two Tower	—	\$184	2.00
20 Marquis One Tower	—	\$184	0.42
21 Truist Plaza	\$125	\$165	2.00
22 Truist Plaza Garden Offices	\$125	\$165	2.00
23 30 Ivan Allen Boulevard	\$143	—	2.00

* Proposed



Midtown

Midtown's Class A analysis shows a range of \$85-\$180 for unreserved parking, and a range of \$145-\$250 for reserved parking. The median rates are \$135 for unreserved parking, and \$195 for reserved parking.



	Name	Unreserved	Reserved	Parking Ratio
1	715 Peachtree	\$120	\$145	1.70
2	The Proscenium	\$130	\$170	2.00
3	Circa 730	\$120	\$240	3.00
4	999 Peachtree Street	\$150	\$250	1.70
5	Promenade Tower	\$140	\$200	1.75
6	The Peachtree	\$135	—	2.10
7	Pershing Park Plaza	\$115	\$150	2.60
8	Federal Home Loan Bank	\$85	—	2.50
9	Regions Plaza	\$130	\$175	2.00
10	One Atlantic Center	\$135	\$175	2.00
11	* The Campanile Building	TBD	TBD	TBD
12	Ponce City Market - Main Building Office	\$150	—	2.50
13	10 10th	\$140	\$195	2.00
14	Four Seasons Hotel	\$130	\$175	1.50
15	12th & Midtown	\$150	\$200	2.00
16	Eleven Hundred Peachtree Street	\$130	\$170	2.19
17	1180 Peachtree	\$150	\$250	1.75
18	1275 Peachtree	—	\$100	2.00
19	Pershing Point Plaza	\$110	—	2.00
20	Tower Square	\$143	—	2.50
21	The Biltmore	\$115	\$170	2.00
22	Centergy One	\$130	\$200	0.61
23	Promenade Central	\$140	\$200	1.75
24	712 West Peachtree	—	—	—
25	Coda	\$175	\$250	1.42
26	1105 WP	\$175	\$250	2.00
27	725 Ponce	\$135	\$200	2.50
28	14th & Spring	\$150	\$200	2.00
29	Midtown Union	\$180	\$220	1.80
30	619 Ponce Office	\$150	—	2.50
31	Atlantic Station - 171	\$130	\$195	2.50
32	Atlantic Station - 201	\$130	\$195	2.00
33	Atlantic Station - 271	\$110	\$165	2.00
34	Peachtree Pointe	\$120	\$170	2.00
35	Colony Square	\$175	—	2.00
36	Midtown Plaza	\$125	\$165	2.00

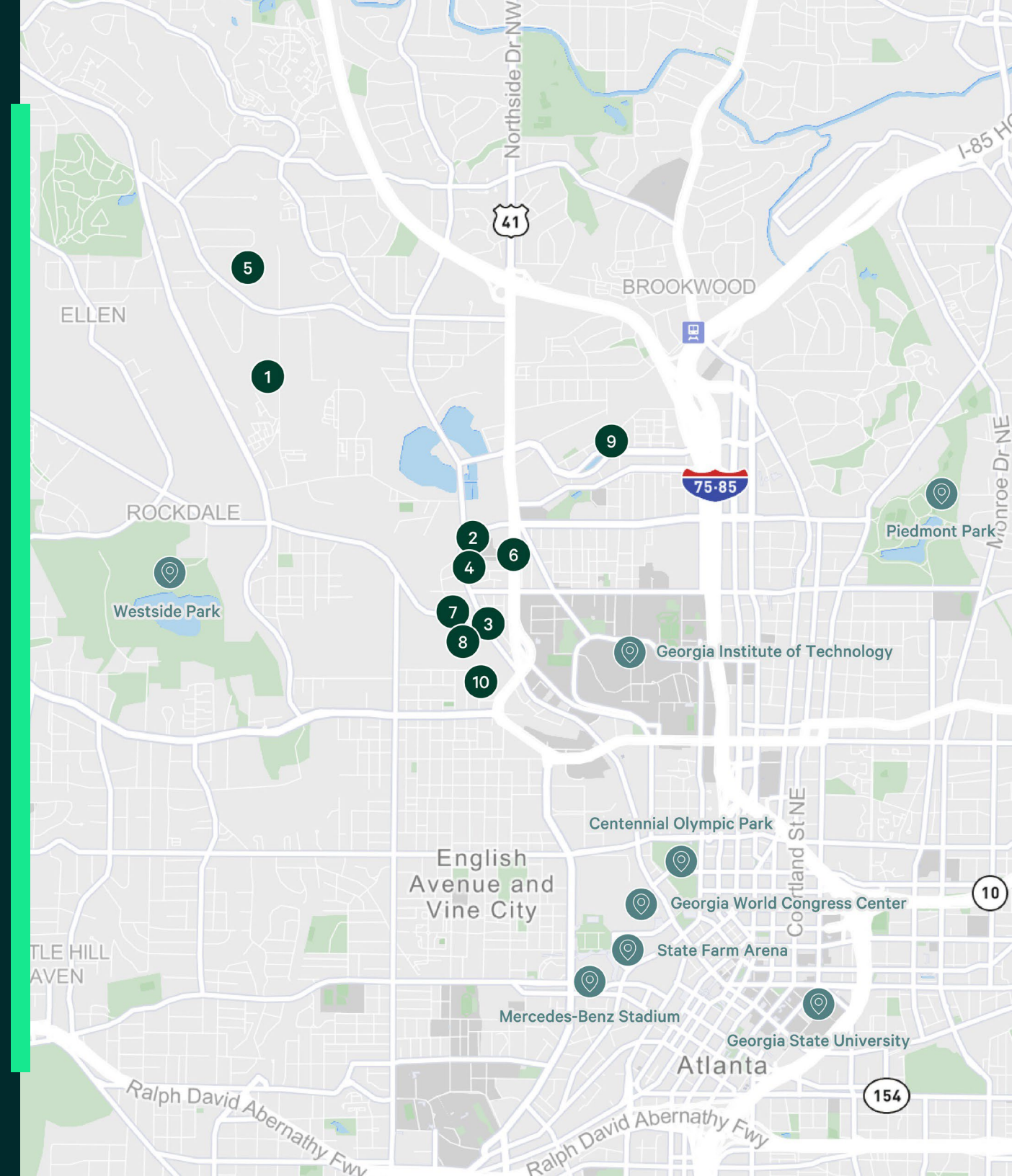
* New construction

West Midtown

West Midtown's Class A analysis shows a range of \$75-\$150 for unreserved parking, and a range of \$150-\$250 for reserved parking. The median rates are \$130 for unreserved parking, and \$195 for reserved parking.

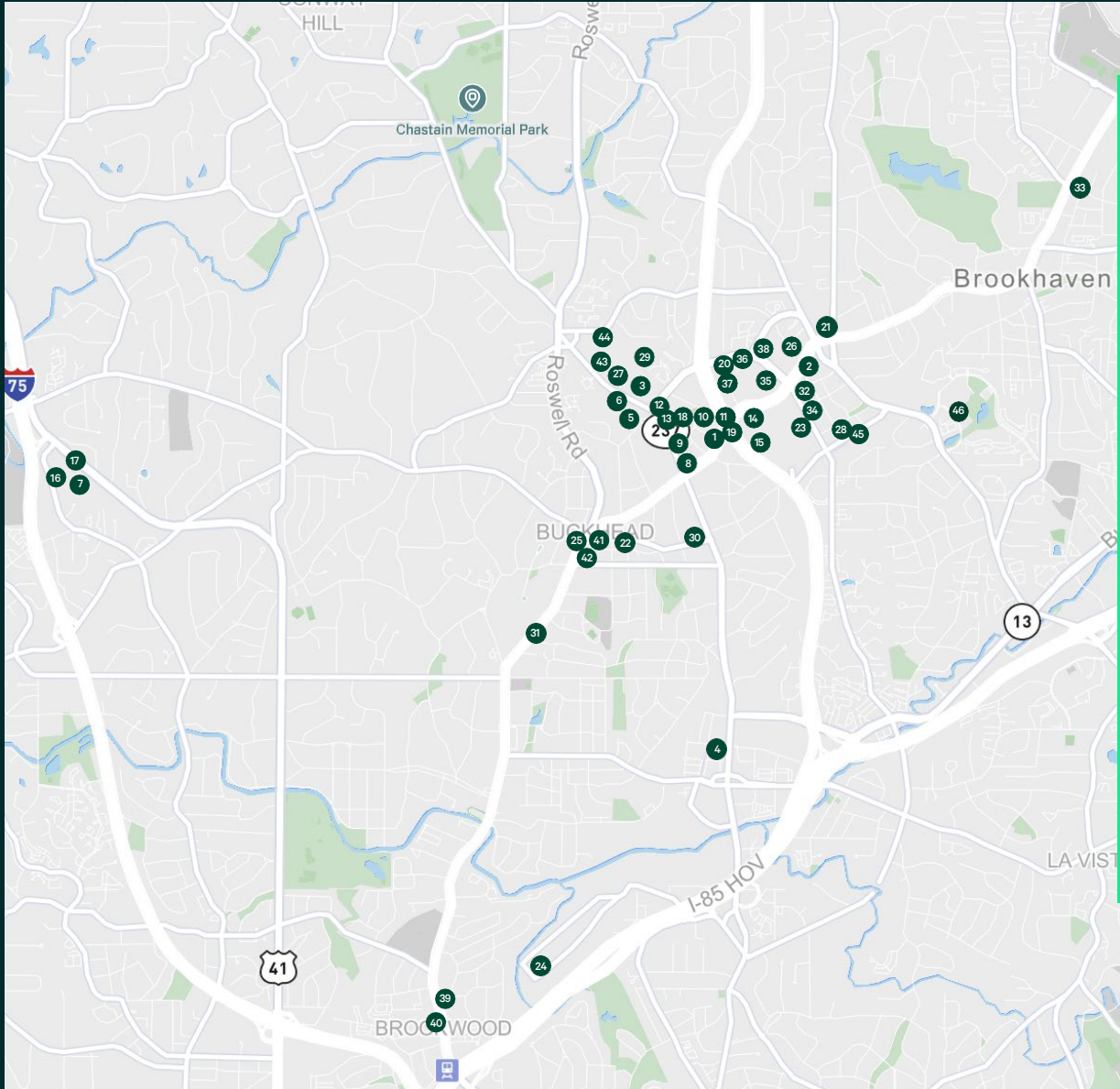
Name	Unreserved	Reserved	Parking Ratio
1 1510 Ellsworth Industrial	Free	—	3.00
2 The Interlock	\$130	\$250	2.70
3 8 West	\$125	—	3.00
4 Star Metals Offices	\$150	\$180	2.00
5 The Works Buildings 400-500	\$75	\$150	3.00
6 Interlock Office Phase II	\$150	—	3.00
7 Stockyards Atlanta	\$80	TBD	3.00
8 * 1050 Brickworks	TBD	TBD	TBD
9 T3 West Midtown at Atlantic Station	\$130	\$200	2.00
10 Echo Street West	\$135	\$195	2.00

* New construction



Buckhead

Buckhead's Class A analysis show a range of \$55-\$135 for unreserved parking, and a range of \$50-\$200 for reserved parking. A number of properties in the submarket include free parking, Armour Yards and Piedmont Center being the largest. The overall median rates are \$95 for unreserved parking, and \$135 for reserved parking.



	Name	Unreserved	Reserved	Parking Ratio	Name	Unreserved	Reserved	Parking Ratio	
1	3344 Peachtree	\$120	\$200	2.55	24	Armour Yards	Free	Free	3.40
2	The Pinnacle	\$95	\$135	3.00	25	Buckhead Plaza	\$120	\$200	2.70
3	Prominence Tower	\$95	\$125	3.50	26	One Phipps Plaza	\$125	\$160	2.50
4	Uptown	\$95	\$115	2.50	27	Piedmont Center	Free	\$85	2.50
5	One Ameris Center	\$85	\$125	3.20	28	Salesforce Tower	\$85	\$135	2.50
6	Two Ameris Center	\$85	\$125	3.20	29	The Fountains, Piedmont 10	Free	\$85	2.50
7	The Rinaldi	—	—	—	30	Harry Norman, Jr. Bldg	Free	Free	3.00
8	Terminus 100	\$120	\$200	2.00	31	Garden Hills Office Building	\$95	\$125	3.00
9	Terminus 200	\$120	\$200	2.00	32	3445 Peachtree	\$95	\$135	3.00
10	Tower Place 200	\$120	\$200	2.55	33	2700 Apple Valley Rd NE	Free	Free	2.34
11	3350 Peachtree	\$120	\$200	2.55	34	Live Oak Square	\$90	\$115	3.10
12	TechRise	\$85	—	3.00	35	Monarch Center	\$115	\$150	2.70
13	Piedmont Place	Free	Free	3.50	36	One Alliance Center	\$115	\$150	2.70
14	3379 Peachtree	\$85	\$120	2.50	37	Two Alliance Center	\$115	\$150	2.50
15	Lenox Overlook	\$75	\$115	2.50	38	Phipps Tower	\$130	\$170	2.42
16	The Medici	\$60	\$110	3.00	39	Peachtree Palisades	\$70	\$90	2.00
17	The Forum at West Paces	\$55	\$110	3.00	40	1776 Peachtree	\$90	—	2.00
18	Tower Place 100	\$95	\$140	2.50	41	The Capital Building	\$125	\$175	2.50
19	AFC	\$105	\$145	2.50	42	Buckhead Atlanta	\$85	\$110	2.00
20	Three Alliance Center	\$115	\$155	2.50	43	Piedmont Center 1-4	Free	\$100	3.00
21	3630 Peachtree	\$135	\$165	2.60	44	Piedmont Center 15	Free	\$125	2.50
22	309 East Paces	\$100	\$170	0.39	45	Resurgens Plaza	\$95	\$135	2.40
23	Buckhead Tower	\$85	\$125	2.20	46	Lenox Park	Free	Free	3.00

Contact Us

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