

FRESH DATA

Q2 2018

PRAGUE OFFICE MARKET OVERVIEW PREPARED BY CUSHMAN & WAKEFIELD



Office market grew by 5% y/y in the last quarter



TOTAL STOCK

3,409,000
sq m



GROSS TAKE-UP ↑

145,200 sq m

Increase by 70 % Q/Q



NET ABSORPTION ↓

22,000 sq m

Decrease by 62 % Q/Q



NEW SUPPLY ↑

51,500 sq m

Increase by 33 % Q/Q

PRIME RENT

22.50 ↑

€/sq m/month

INNER CITY RENT

15.00-16.50 ↑

€/sq m/month

VACANCY RATE

6.9 % ↑

TOP COMPLETIONS

Trimaran
Prague 4
18,300 sq m

Dynamica
Prague 5
13,400 sq m

NEW OCCUPATIONS

WPP (16,300 sq m) in Bubenská 1 (P7)

CCS (3,300 sq m) in Palmovka Open Park 3 (P8)

Unilever (2,800 sq m) in Palmovka Open Park 4 (P8)

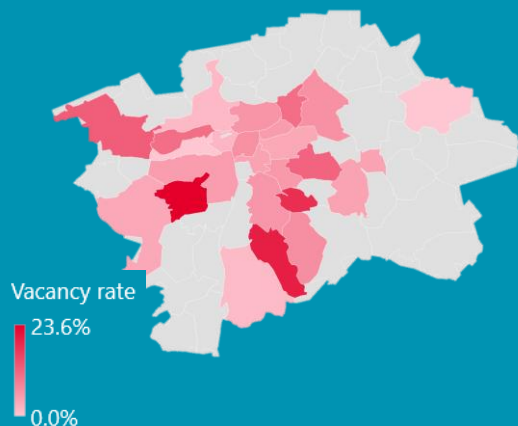
THE MOST ACTIVE SECTORS

Advertising/Media **31%**

IT **18%**

Professional Services **13%**

RENTS & VACANCY BY DISTRICTS (Vacancy %, Rent €/sq m/month)



PRAGUE 1	PRAGUE 2	PRAGUE 3	PRAGUE 4	PRAGUE 5
5.6%	3.5%	8.7%	6.3%	11.3%
17.00-21.00	12.00-18.00	10.00-17.00	13.00-17.00	12.00-16.00
PRAGUE 6	PRAGUE 7	PRAGUE 8	PRAGUE 9	PRAGUE 10
4.9%	5.9%	6.3%	6.0%	3.9%
13.00-16.50	11.00-15.00	12.00-16.00	10.00-13.50	9.00-12.00

DISCLAIMER

This market overview has been prepared solely for information purposes. It is not intended to be a complete description of the market or developments to which it refers. The information on which this report is based has been obtained from sources we believe to be reliable, but we have not independently verified such information and we do not guarantee that the information is accurate or complete. ©2018 Cushman & Wakefield, s.r.o. All rights reserved.

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