

# FRESH DATA

Q3 2018

PRAGUE OFFICE MARKET OVERVIEW PREPARED BY CUSHMAN & WAKEFIELD



# New supply slowing down after a record activity in H1



TOTAL STOCK

**3,447,000**  
sq m



GROSS TAKE-UP

**127,500 sq m**

Increase by 70 % Q/Q



NET ABSORPTION

**54,900 sq m**

Decrease by 62 % Q/Q



NEW SUPPLY

**38,200 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

**6.1 %**

TOP COMPLETIONS

**Palmovka  
Open Park**  
Prague 8

**23,000 sq m**

**AFI Vokovice**  
Prague 6

**12,200 sq m**

## NEW OCCUPATIONS

We Work (5,800 sq m) in Drn (P1)

IWG/Spaces (3,500 sq m) in Albatros Národní (P1)

Solitea (3,000 sq m) in Rustonka R3 (P8)

## THE MOST ACTIVE SECTORS

IT **15 %**  
Professional Services **14 %**  
Flexible Workplace **13 %**

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



PRAGUE 1	PRAGUE 2	PRAGUE 3	PRAGUE 4	PRAGUE 5
4.4%	3.1%	3.8%	5.3%	9.6%
17.00-22.50	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
6.2%	5.3%	7.5%	6.0%	5.1%
13.00-16.50	11.00-15.00	12.00-16.00	10.00-13.50	9.00-12.00

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