

# FRESH DATA

Q4 2018

PRAGUE OFFICE MARKET OVERVIEW PREPARED BY CUSHMAN & WAKEFIELD



## # Vacancy rate reached its historical minimum



TOTAL STOCK

**3,475,100 sq m**



GROSS TAKE-UP ↑

**157,500 sq m**

Increase by 21 % Q/Q



NET ABSORPTION ↓

**56,200 sq m**

Decrease by 6 % Q/Q



NEW SUPPLY ↓

**28,500 sq m**

Decrease by 25 % Q/Q

PRIME RENT

**22.50** →

€/sq m/month

INNER CITY RENT

**15.50-16.50** ↑

€/sq m/month

VACANCY RATE

**5.1 %** ↓

TOP COMPLETIONS

**City Element**

Prague 4

**7,600 sq m**

**BB Centrum A**

Prague 4

**20,900 sq m**

### NEW OCCUPATIONS

FTV Prima (11,800 sq m) in Centrum Vinice (P10)

Edwards Lifesciences (5,300 sq m) in Praga Studios (P8)

Strabag (4,700 sq m) in Dynamica (P5)

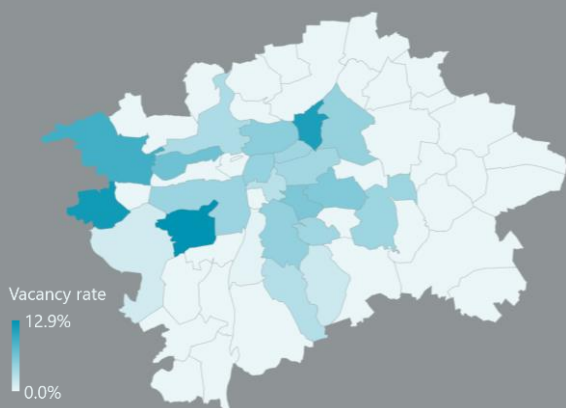
### THE MOST ACTIVE SECTORS

Advertising / Media **16 %**

Consumer Goods **11 %**

IT **9 %**

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



PRAGUE 1	PRAGUE 2	PRAGUE 3	PRAGUE 4	PRAGUE 5
4.0%	2.8%	4.0%	4.7%	7.4%
17.00-22.50	12.00-18.00	10.00-17.00	13.00-17.00	12.00-16.50
PRAGUE 6	PRAGUE 7	PRAGUE 8	PRAGUE 9	PRAGUE 10
4.8%	5.2%	5.7%	4.4%	5.5%
13.00-16.50	11.00-15.00	12.00-16.00	10.00-13.50	9.00-12.00

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