

Prague Office Market

Q1 2026

A regular quarterly update on the Prague office market looking at supply and demand patterns and analysing major occupier trends

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- Currently, the highest volume of office space since 2019 is under construction; however, only 37% of this space is available for lease on the market, with the remainder already pre-leased or designated for owner-occupation upon completion. We therefore expect a further slight decline in vacancy this year, along with rising rental levels in prime locations in the inner city.

SUPPLY & VACANCY RATE

The total volume of modern office space in Prague reached 3.93 million sq m at the end of Q1 2026. During the quarter, two office projects were completed: the BBT Poděbradská building (5,900 sq m) in Prague 9, and River Bridge Office Hub (2,700 sq m) in Prague 5. By the end of 2026, only 28,100 sq m of office space across two projects is expected to be completed. The total volume of newly completed office space in Prague is therefore projected to reach 36,700 sq m for the full year 2026. During Q1, construction commenced on three new office projects. Newly launched developments include the Sequoia building (33,000 sq m) in Prague 4, the Churchill III office Building (20,800 sq m) in Prague 2, and the Dvory Vysočany project (6,000 sq m) in Prague 9.

The office vacancy rate in Prague reached 5.8% at the end of Q1 2026, representing approximately 228,300 sq m of available office space. Year-on-year, this marks a decrease of 114 basis points. The highest vacancy rates were recorded in Prague 10 (12.4%) and Prague 3 (10.4%), while the lowest levels were observed in Prague 2 (2.1%) and Prague 1 (3.1%).

Key Occupier Market Figures

Quarterly Gross & Net Take-up



Q1 2026 **44,400 sq m**
105,400 sq m

Prime Rent



€30.00 sq m/month

Vacancy Rate

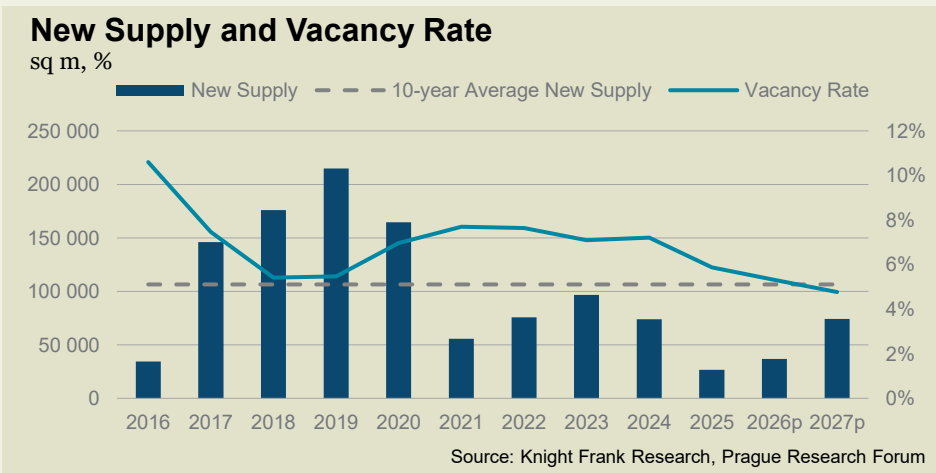


5.8%

Under Construction



312,900 sq m
37% available



DEMAND

In Q1 2026, gross take-up (including lease renegotiations and subleases) reached 105,400 sq m. This represents a decrease of 26% compared with the previous quarter, while year-on-year demand increased by 19%.

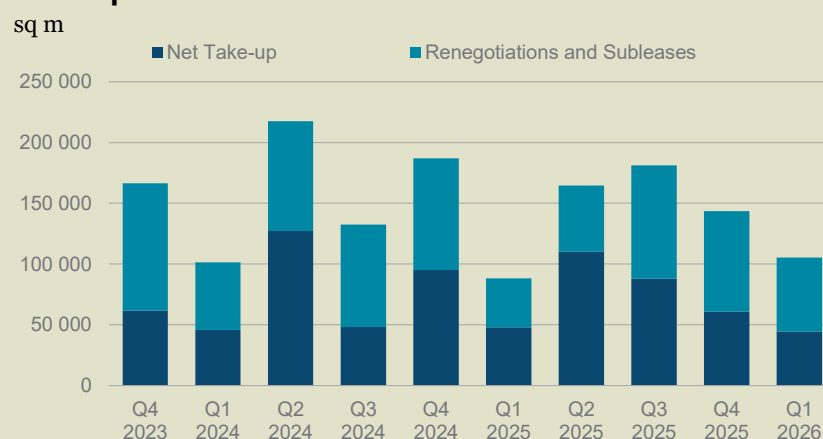
Renegotiations accounted for the majority of total demand in Q1, specifically 57%. New leases and expansions represented 27%, pre-leases accounted for 15%, and the remaining 1% comprised subleases of previously leased space. Net take-up (excluding renegotiations and subleases) totalled 44,400 sq m, representing a quarter-on-quarter decrease of 27%.

The highest net take-up in Q1 2026 was recorded in Prague 8 (45%), followed by Prague 4 (15%). The largest share of new leases and expansions was recorded by technology companies (28%) and financial institutions (19%), followed by pharmaceutical and healthcare companies (16%).

Among the most significant transactions completed in Q1 2026 was the renegotiation of Deutsche Börse Group's lease at the Futurama Business Park office complex (15,500 sq m) in Prague 8. Other major transactions included the pre-lease by Pure Storage Czech Republic in the refurbished Danube House building (15,000 sq m) in Prague 8, as well as the renegotiation of Novartis' lease in the Gemini A building (10,700 sq m) in Prague 4.

Renegotiations accounted for more than half of total occupational activity in the first quarter. Tenant relocations are being constrained both by the declining availability of office space and by the high costs associated with fitting out new office premises.

Take-up

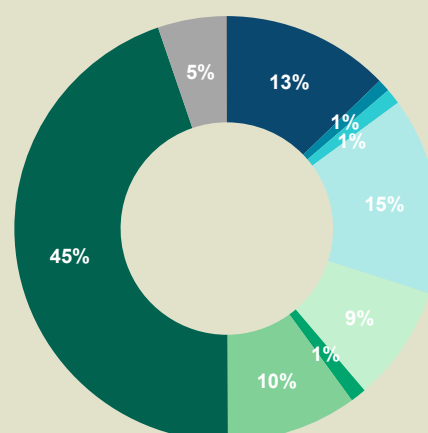


Source: Knight Frank Research, Prague Research Forum

Net Take-up

sq m, Q1 2026

- Prague 1
- Prague 2
- Prague 3
- Prague 4
- Prague 5
- Prague 6
- Prague 8
- Prague 9
- Prague 10

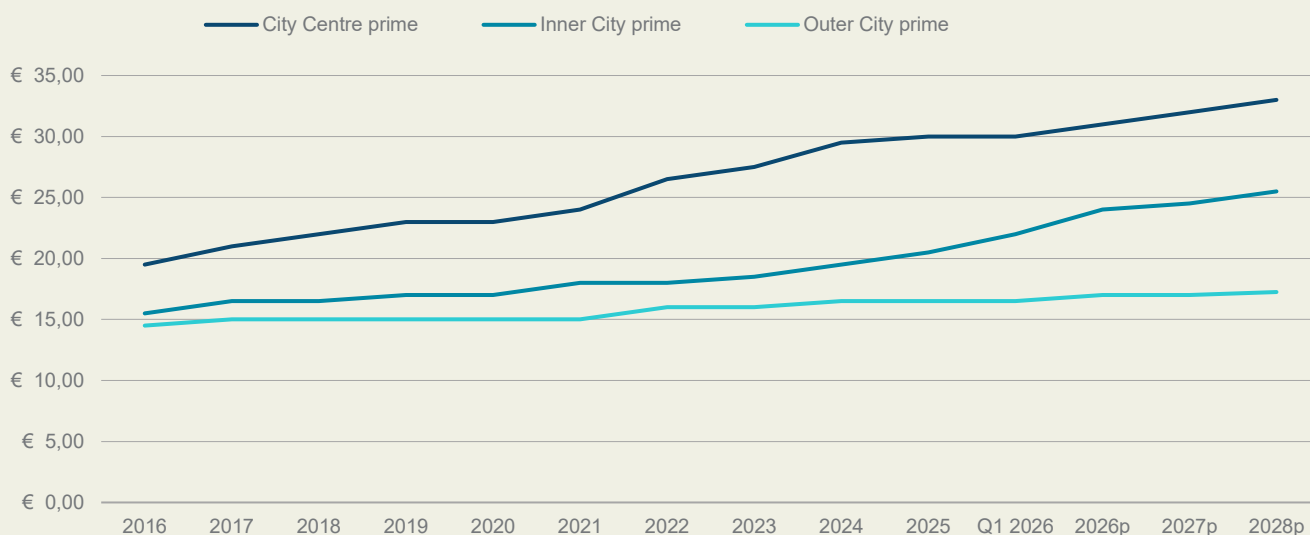


Source: Knight Frank Research, Prague Research Forum

- ▶ The gap between asking and achieved rents is widening between projects that are under construction or have been recently completed and buildings that have been in operation for a longer period.

Prime headline rents

€/sq m/month



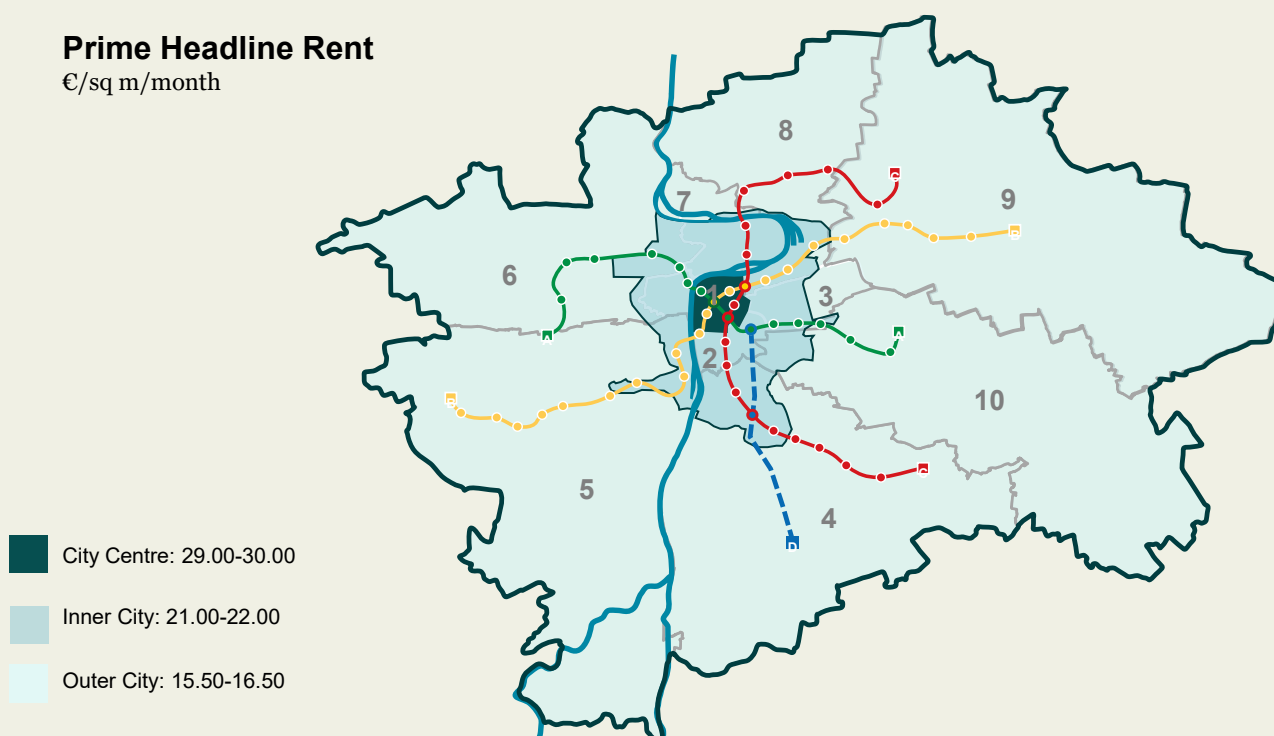
Source: Knight Frank Research, Prague Research Forum

PRIME HEADLINE RENT

In the city centre, prime headline rents remained stable at the level of €29.00-30.00 per sq m per month. In inner-city locations of Prague, rents recorded a more significant year-on-year increase of 10% to €21.00-22.00 per sq m per month. In outer-city locations of Prague, rents remained unchanged at €15.50-16.50 per sq m per month.

Prime Headline Rent

€/sq m/month



Source: Knight Frank Research, Prague Research Forum

DEFINITIONS

Stock: Total completed office space (occupied and vacant), newly built since 1990 or refurbished, A and B class offices, owner occupied and for lease. Buildings fewer than 1,000 sq m are excluded.

New supply: Completed newly built or refurbished buildings that obtained a use permit in the given period.

Take-up: A gross figure representing the total floor space known to have been let or pre-let, sold or pre-sold to tenants or owner-occupiers over a specified period. It does not include space that is under offer. A property is taken up when the contract is signed. Total take-up includes renegotiations, lease extension and subleases, net take-up excludes these.

Vacancy rate: Ratio of physically and contractually vacant space in completed buildings on the total stock.

Sublease: Space offered for lease by a tenant who is contractually obliged to occupy the premises for a longer period than what they need.

Prime rent: Achieved headline rents that relate to new prime, high specification units in prime locations. However, there might be exceptional assets on the market, in which higher rent could be achieved.

If you have any questions about our data or would like more information or expert real estate advice, please don't hesitate to get in touch — we'll be glad to help.



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