Poland - TriCity

Key Performance Indicators

Prime Yield
8.30%
Expected Investment Returns
Change YonY: 0 bps

Prime Rent
€ 16.00
Monthly, per sq m
Change YonY: 1.6%

Average Rent
€ 15.00
Monthly, per sq m
Change YonY: 1.7%

Office Investment Volume
€ 248M
In Poland during Q1 2026
€ 1.83B (Rolling 12 months)

Take Up
28K
Square Meter
28K Year2Date

Vacancy Rate
10.80%
Percentage of Stock vacant
Change YonY: -182 bps

Completions
13K
Square Meter
13K Year2Date

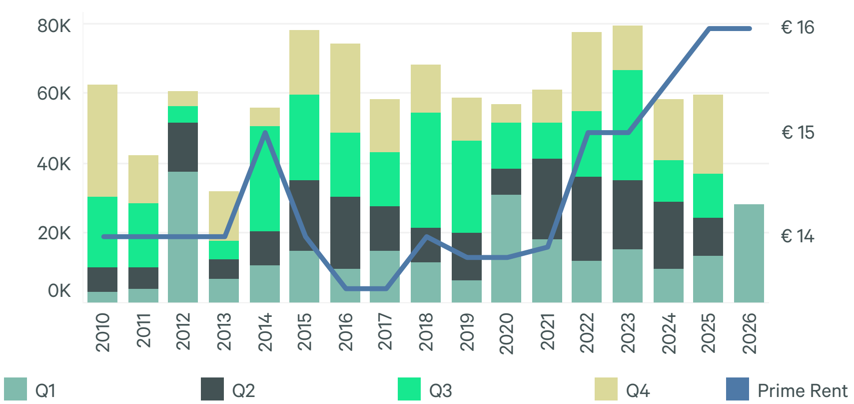
Total Stock
1,075K
Square Meter
959K Occupied Stock

(Forecast) Completions
25K (2026)
Square Meter
11,000 (2027) // 22,171 (2028)

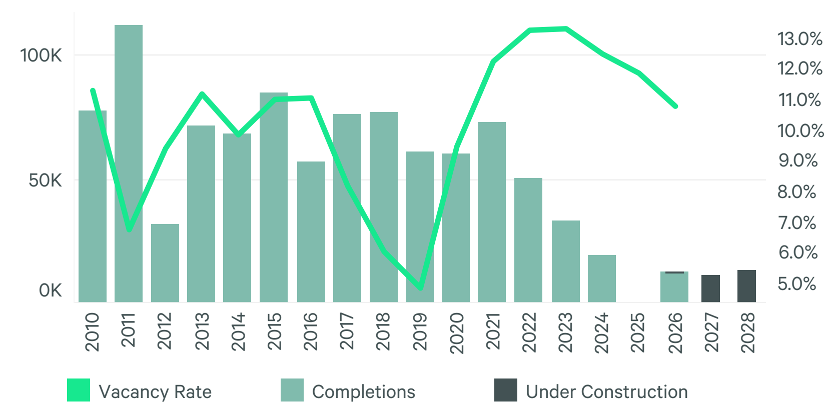
Tricity's office market expanded modestly in the first quarter of 2026, with total stock increasing to 1,075,000 sq m following the completion of Punkt in Gdansk, which delivered 12,700 sq m of new office space. At the same time, development activity remained relatively contained, with around 36,000 sq m under construction at the end of March. Although the pipeline is somewhat larger than in the previous quarter, it still points to a disciplined approach to new supply, which should help the market preserve its healthy fundamentals over the coming quarters.

The vacancy rate declined further to 10.8%, equivalent to 116,100 sq m of available space. This confirms Tricity's position as one of the tightest regional office markets in Poland and underlines the area's continued ability to absorb supply efficiently. The low level of vacancy reflects sustained occupier interest in well-located and modern buildings across the Tri-City area, while also indicating that landlord pressure remains much lower here than in several other major regional office hubs.

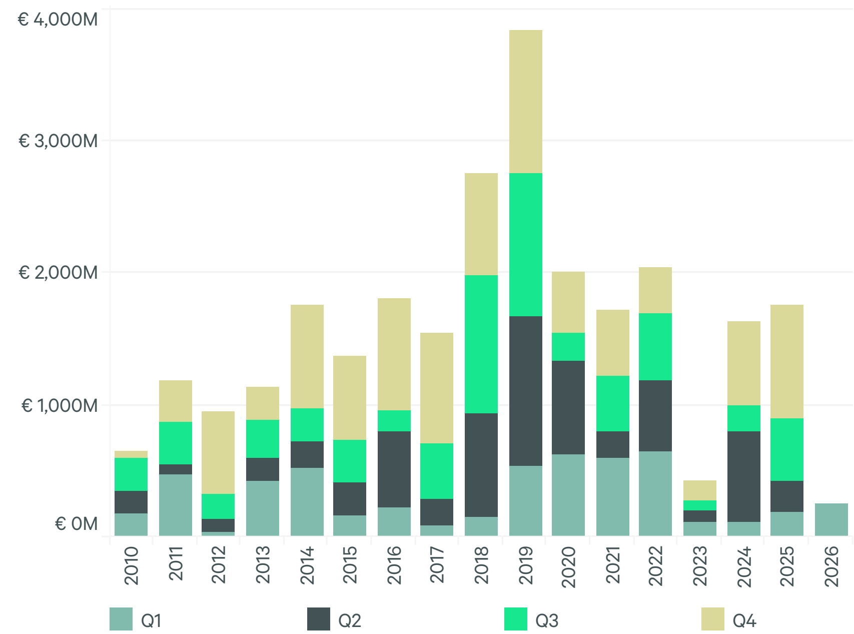
Market Trend (Take-Up | Prime Rent)



Development Activity (Completions | Vacancy Rate)



Poland Office Investment Volumes



Note: 2026 annual numbers till 3/31/2026

Leasing activity reached 49,500 sq m in Q1 2026, representing a very solid opening to the year and exceeding the volume recorded in the previous quarter. Demand was led by new leases, which accounted for 53% of take-up, while renewals represented 43% and expansions 4%. This structure suggests that, alongside tenants securing existing space, the market is also continuing to attract fresh commitments. In sector terms, manufacturing generated 22% of take-up, followed by IT products and services at 17% and logistics at 9%, highlighting the broad range of occupiers active in the market and the region's strong economic diversity.

Prime headline rents remained stable at up to €16.00 per sq m/month at the end of Q1 2026. Rental levels in the best office schemes continue to be supported by limited availability of top-quality space and continued occupier focus on modern, well-connected locations. At the same time, the stability of rents across the market confirms that Tricity remains one of the most balanced and resilient office locations among Poland's regional cities.

Contacts

Katarzyna Gajewska
Director, Head of Research
katarzyna.gajewska@cbre.com
+48 693 330 163

Łukasz Kałędkiewicz
Senior Director, Head of A&T Services, Head of Office Sector
lukasz.kaledkiewicz@cbre.com
+48 501 501 586

Mariusz Wisniewski
Senior Director, Head of Regional Markets
mariusz.wisniewski@cbre.com
+48 501 598 940