CBRE

Poland - Krakow

Key Performance Indicators

Prime Yield
7.25%
Expected Investment Returns
Change YonY: 0 bps

Prime Rent
€ 18.25
Monthly, per sq m
Change YonY: 7.4%

Average Rent
€ 16.50
Monthly, per sq m
Change YonY: 5.9%

Office Investment Volume
€ 67M
In Krakow during Q2 2025
€ 103M (Rolling 12 months)

Take Up
20K
Square Meter
20K Year2Date

Vacancy Rate
17.31%
Percentage of Stock vacant
Change YonY: -288 bps

Completions
-
Square Meter
- Year2Date

Total Stock
1,835K
Square Meter
1,517K Occupied Stock

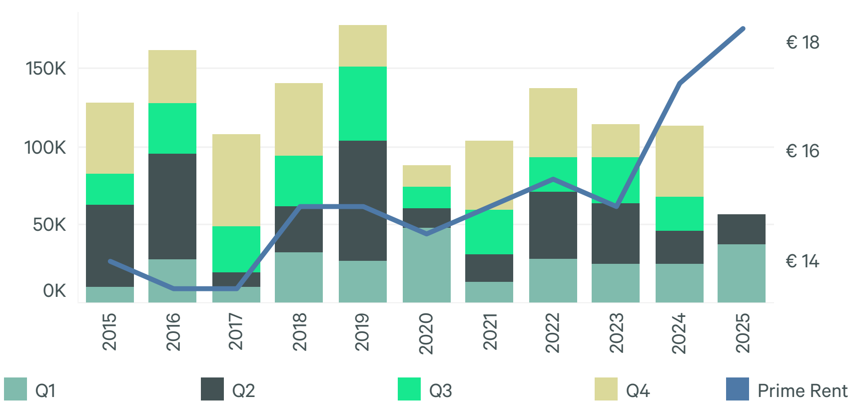
(Forecast) Completions
9K (2025)
Square Meter
28,375 (2026) // 32,243 (2027)

As of the first half of 2025, Kraków's office stock stands at approximately 1.83 million sq m, reflecting a modest 1% increase compared to the same period in 2024. The market remained quiet in terms of new supply, with no project completions recorded throughout H1. Development activity continues at a measured pace, with around 66,100 sq m currently under construction.

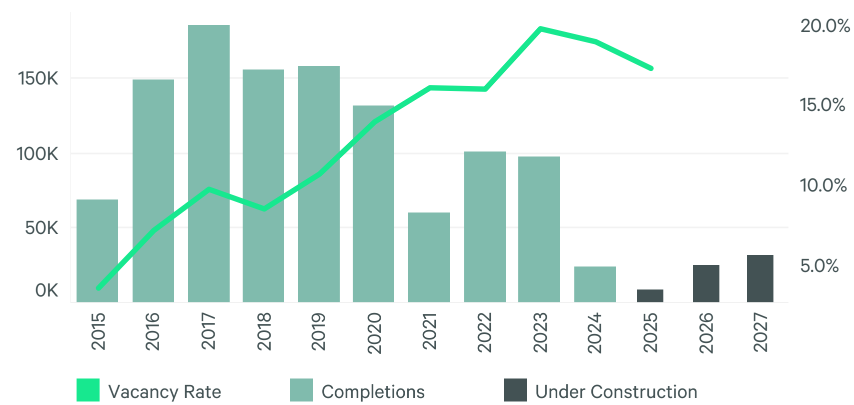
Leasing activity in Kraków surged in H1 2025, reaching an impressive 179,200 sq m - almost double the volume recorded a year earlier. The second quarter alone accounted for 122,600 sq m, driven primarily by large-scale renegotiations, including major deals signed by Motorola and Shell. Renegotiations dominated the market, accounting for 71% of total take-up, while new leases made up just 22%. The manufacturing & energy sector led demand with 32% of leased space, followed by IT at 26%.

Kraków's office vacancy rate continued its downward trend in H1 2025, reaching 17.3% by the end of Q2. This marks a slight improvement from 17.6% in Q1 and a notable drop compared to the same period last year. The current availability translates to roughly 317,500 sq m of office space. However, market dynamics vary significantly by location—prime areas and the city centre are nearly fully leased, while peripheral zones still offer considerable availability, reflecting a two-speed market.

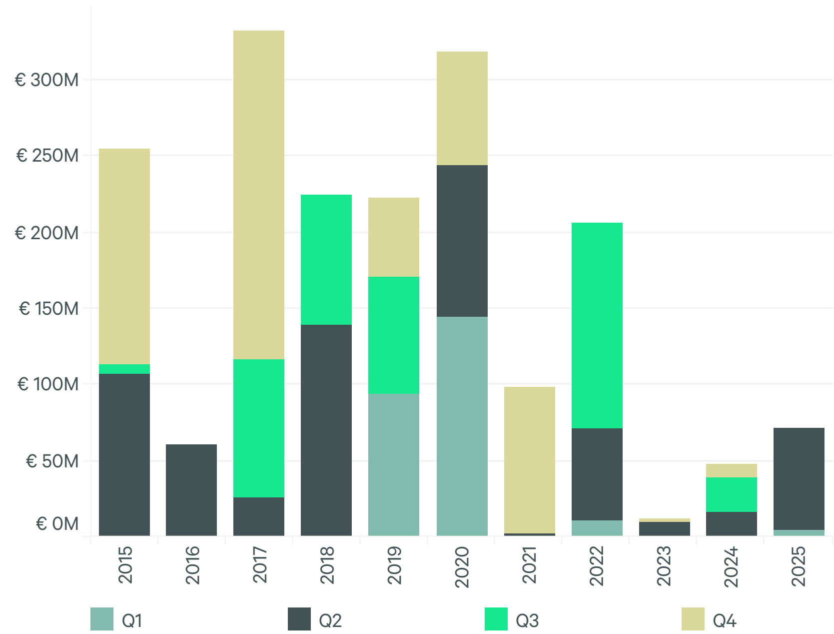
Market Trend (Take-Up | Prime Rent)



Development Activity (Completions | Vacancy Rate)



Krakow Office Investment Volumes



Note: 2025 annual numbers till 6/30/2025

Prime headline rents in Kraków increased to EUR 18.25 per sq m/month by the end of Q2 2025, reflecting strong demand for centrally located, high-quality office space. This marks a notable rise from earlier in the year, as landlords in prime areas respond to tightening availability. The upward pressure on rents signals growing confidence in the core office market segment.

Kraków maintained positive absorption throughout H1 2025, with over 33,000 sq m absorbed in H1 2025. This steady demand, especially from large tenants choosing to extend their leases, reinforces the city's reputation as a stable and attractive location for major businesses.

The vacancy rate declined further to 17.3%, supported by strong leasing activity and consistent tenant demand. With positive absorption, rising prime rents, and limited new supply in the pipeline, the market is showing signs of healthy stabilization. These indicators suggest that Kraków is well-positioned to attract and retain major occupiers in the coming quarters.

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