CBRE

Ostrava Offices Market Figures

KEY PERFORMANCE INDICATORS (H1 2026)

Total Stock
245,700
Square Meter
217,700 Occupied Stock

Leasing Activity
▲ 5,600
Square Meter
5,600 Annual2Date

Vacancy Rate
▲ 11.43%
Of Total Stock
Change YonY: 1.1 pts

Completions
0
Square Meter
0 sq m Annual2Date

Space Under Construction
3K
Square Meter
Change YonY: 100%

Prime Rent
€ 14.50
Monthly, per sqm
Change YonY: 0%

At the end of H1 2026, Ostrava's modern office stock totalled 245,700 sq m. Development activity remained muted, with no office completions recorded during the period. The only project currently under construction is The Václav Multifunctional House (3,000 sq m), which is scheduled for delivery in 2027.

The amount of available office space increased over the past twelve months, pushing the vacancy rate up by 1.1 percentage points to 11.4%. As a result, the volume of vacant office premises reached 28,090 sq m.

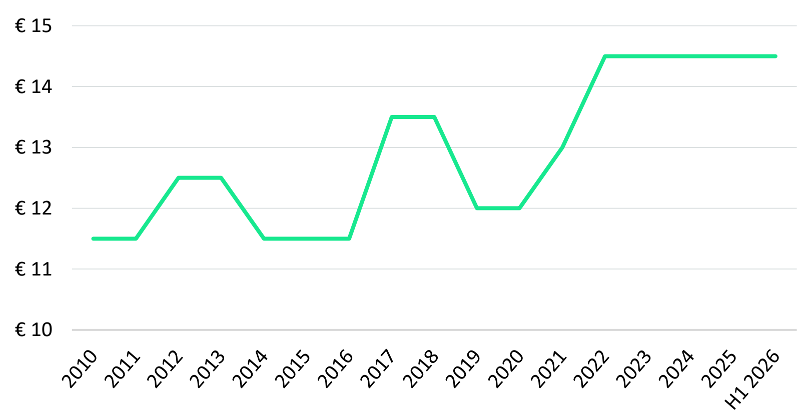
Leasing activity in H1 2026, including renegotiations, reached 5,600 sq m. Demand was largely supported by new lease transactions, with the most significant agreements concluded by occupiers from the Professional Services and Advertising and Media sectors.

Prime office rents in Ostrava remained unchanged, standing at 14.00–14.50 €/sq m/month.

MARKET TREND (Total leasing activity sqm I Vacancy rate %)

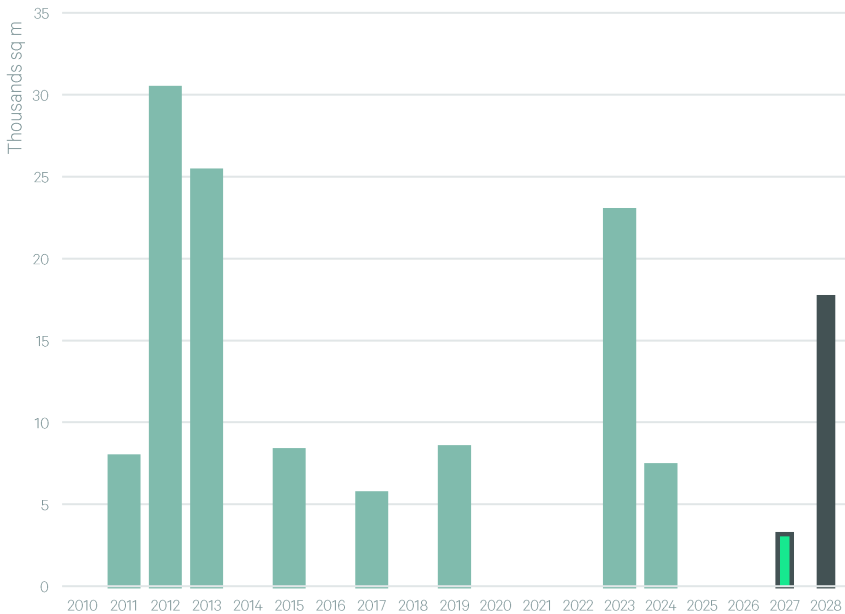
Source: CBRE Research, PRF, H1 2026

PRIME RENT DEVELOPMENT (Euro/ sqm/ month)



Source: CBRE Research, PRF, H1 2026

STOCK DEVELOPMENT (Completions I Forecast I Forecast UC)



Source: CBRE Research, PRF, H1 2026

As of H1 2026, only one office development is under construction – The Václav Multifunctional House (3,000 sq m). The scheme is expected to be completed in 2027. This marks the first office project to begin construction since the fourth quarter of 2021. Additionally, there is one development in the planning phase, which is expected to deliver a total 17,500 sqm of new office space.

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 and public authorities' buildings. Buildings with leasable area lower than 1,000 sq m are excluded.

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

Total leasing activity: 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 leasing activity includes renegotiations, lease extension and subleases, take-up excludes these.

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

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

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H1 2026

REPORT FIGURES