

Ostrava Offices Market Figures

KEY PERFORMANCE INDICATORS (H2 2025)

Total Stock

245,700

Square Meter

218,800 Occupied Stock

Leasing Activity

3,700

Square Meter

11,200 Annual2Date

Vacancy Rate

10.95%

Of Total Stock

Change YoY:-0.06 pts

Completions

0

Square Meter

0 sq m Annual2Date

Space Under Construction

3K

Square Meter

Change YoY: 100%

Prime Rent

€ 14.50

Monthly, per sqm

Change YoY: 0%

At the end of H1 2025 total modern office stock in the city Ostrava stood at 245,700 sq m. There was no new project completed on the Ostrava office market. There is only one project under construction in Ostrava Václav multifunctional building (3,000 sq m) to be completed in 2027.

The vacancy rate decreased by 0.06 percentage points over the past year, reaching 11%. This decrease indicates 26,900 sq m of vacant office space.

In the second half of 2025, total leasing activity, including renegotiations, amounted to 3,700 sq m. The market was primarily driven by new leases, with the largest lease agreements signed by companies in the Pharmaceutical/Medical and Technology sectors.

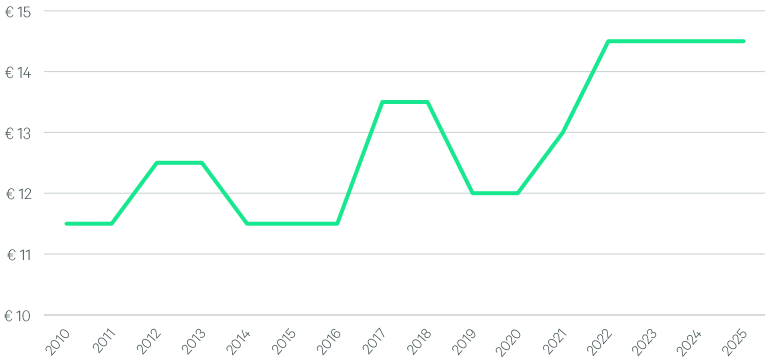
Prime rent in Ostrava office market remains stable at 14.00 - 14.50 €/sq m/month.

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



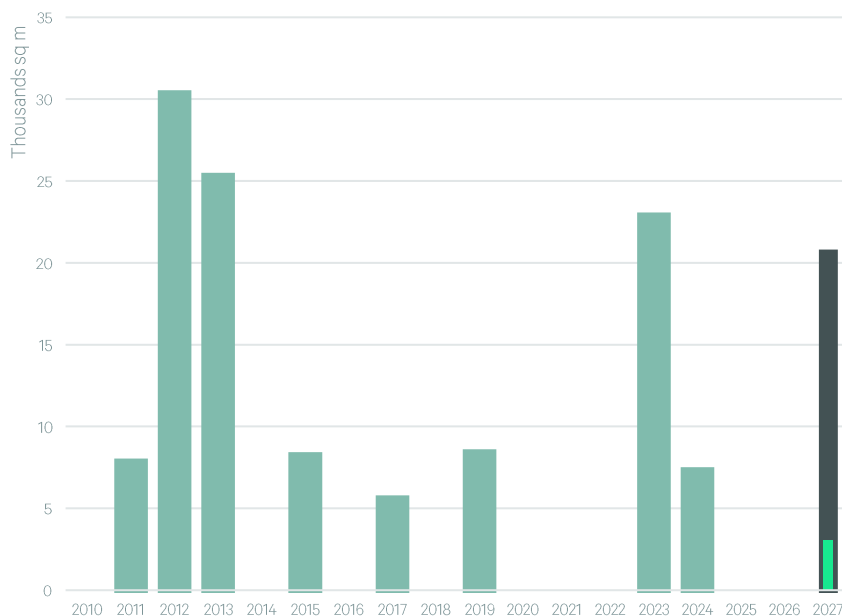
Source: CBRE Research, PRF, H2 2025

PRIME RENT DEVELOPMENT (Euro/ sqm/ month)



Source: CBRE Research, PRF, H2 2025

STOCK DEVELOPMENT (Completions | Forecast | Forecast UC)



Source: CBRE Research, PRF, H2 2025

As of H2 2025, only one office development is under construction - Václav multifunctional building (3,000 sq m). 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 be exceptional assets on the market, in which higher rent could be achieved.

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H2 2025

REPORT FIGURES

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