Office Market Report

Düsseldorf Büromarkt Q2 2026

REPORT

Düsseldorf office letting market with subdued momentum

CBRE RESEARCH

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Overview

The Düsseldorf office market (including Erkrath, Hilden, Ratingen, and Neuss) is characterized by rising average rents, a limited development pipeline, and continued strong demand for high-quality space.

In the first half of 2026, office take-up totaled around 99,200 sq m, approximately 3% below the prior-year level. High-quality space remains in demand and is driving rental growth, while older stock is increasingly coming under pressure. Despite a lower number of deals, take-up increased slightly in the second quarter compared to the start of the year but remained at a moderate level overall. Large-scale new lettings remain rare, and over the coming months some of the enquiries above 10,000 sq m which are in the market are expected to turn into lease renewals, thus not generating additional take-up.

At the same time, the public sector — previously, a stable source of demand — is increasingly withdrawing from the market. Budget constraints and high cost pressure are putting several planned projects under review. The expected start of construction for owner-occupier developments—such as in the Haroldbucht with around 80,000 sq m—is also likely to be delayed and will therefore not boost market momentum in the short term.

FIGURE 1

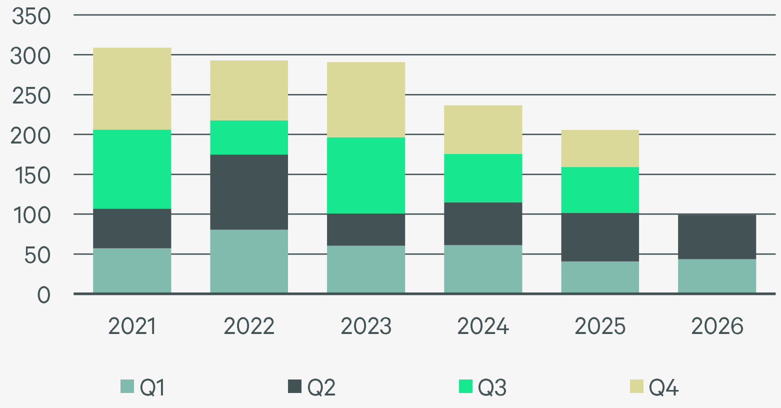
Key Performance Indicators Office

	Q2 2026	**Year-on-year comparison**	**6 months trend**
Take-up accumulated	99,200 sq m	-2.6%	→
Vacancy rate	12.6%	0.9%-Pts.	↑
Prime rent	46.00 € per sq m	2.2%	→
Completions accumulated	63,200 sq m	-22.1%	↑
Prime yield	4.9%	-0.2%-Pts.	↑

Source: CBRE Research Q2 2026

FIGURE 2

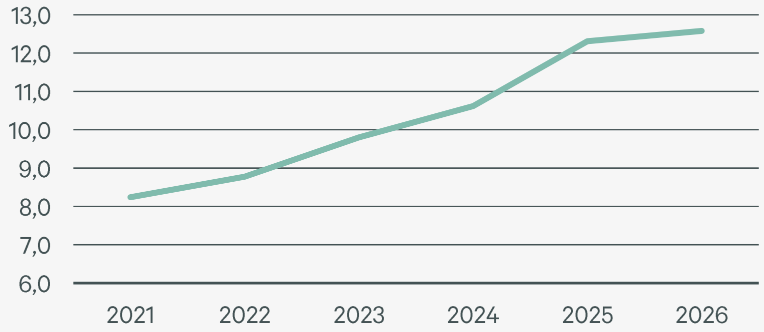
Take-up (in 1,000 sq m)



Source: CBRE Research Q2 2026

FIGURE 4

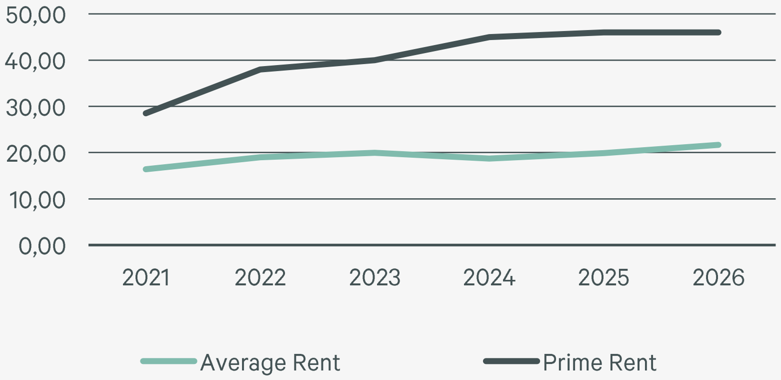
Vacancy rate (in %)



Source: CBRE Research Q2 2026

FIGURE 3

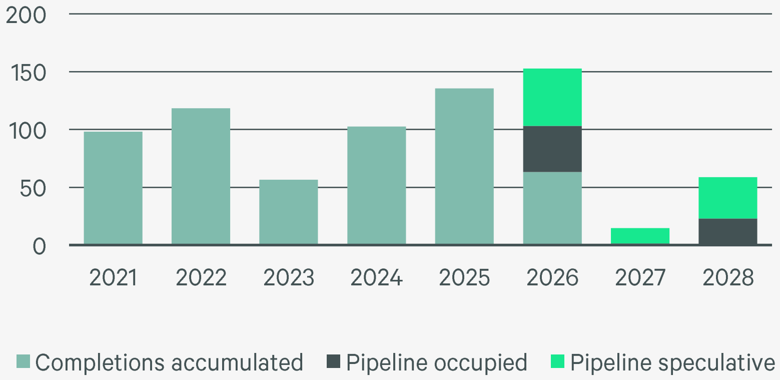
Rents (in €/sq m/month)



Source: CBRE Research Q2 2026

FIGURE 5

Completions/future supply (in 1,000 sq m)



Source: CBRE Research Q2 2026

Trends

- The majority of take-up once again focused on high-quality space, with a significant share accounted for by first-time occupancy in new-build properties, largely driven by a major letting in the Kennedydamm submarket

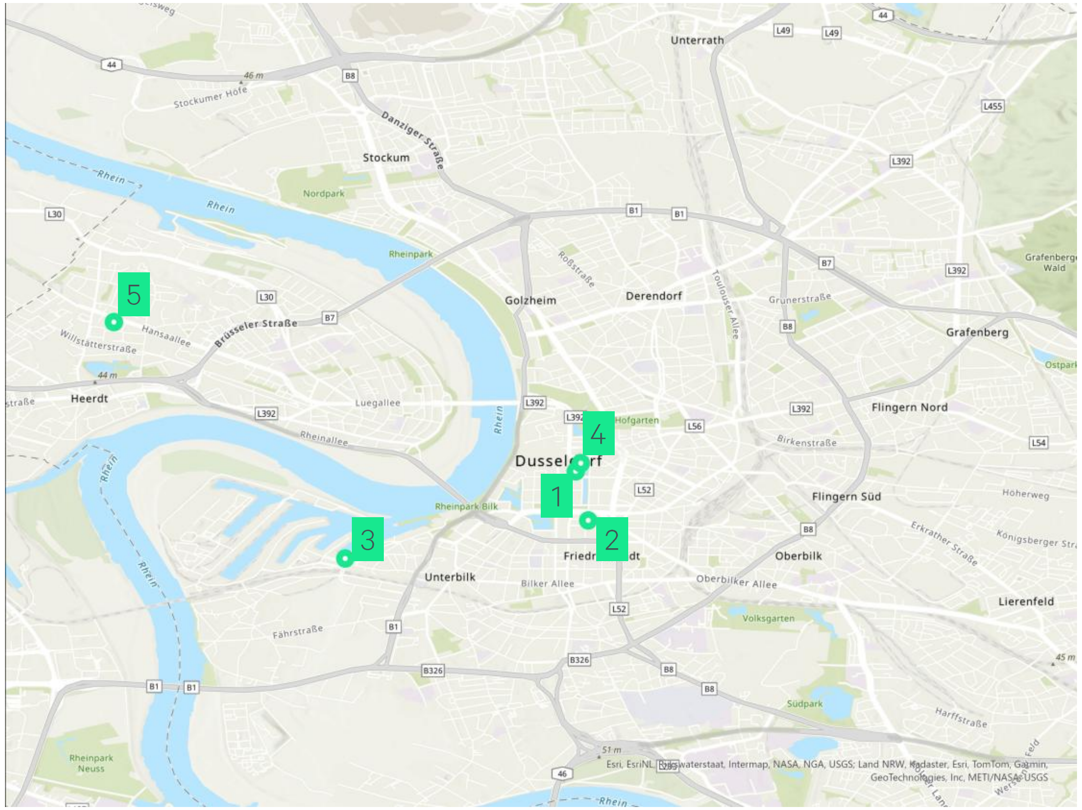
- The sustainably achievable prime rent remained unchanged at €46.00/sq m/month, as in the previous quarter, and thus more than 2% above the prior-year level, while asking rents quoted by landlords in some buildings indicate further upside potential

- The weighted average rent has recently reached its highest level since records began, continuing its upward trend; it currently stands at €21.67/sq m/month across the market area

- A slight easing on the supply side is evident, at least from a tenant perspective, as the vacancy rate increased to 12.6%, accompanied by a growing volume of sublease space; however, availability in high-quality locations remains limited when considering specific occupier requirements

- The prime yield remained stable at 4.9% for prime office properties in the CBD; in city fringe locations, a slight increase of 0.1%-points to 5.6% was recorded, and in peripheral locations a rise of 0.15%-points to 6.25%

Selected developments



#	Projectname	Adress	Office Submarket	Year of Construction	Office space total (sq m)	Occupied (%)
1	Le Coeur	Königsallee 35 - 37	CBD	Q3/2026	35,800	76.0
2	KöTower	Kölnigsallee 106	City-South	Q3/2028	21,300	26.8
3	Uniq Towers	Kaistraße 1	Harbour	Q4/2026	18,200	0.0
4	Trinkaus Karree	Königsallee 21 - 23	CBD	Q4/2026	18,200	70.9
5	Das Hans	Hansaallee 201	Left of the Rhine	Q4/2026	13,600	0.0

Source: CBRE Research Q2 2026

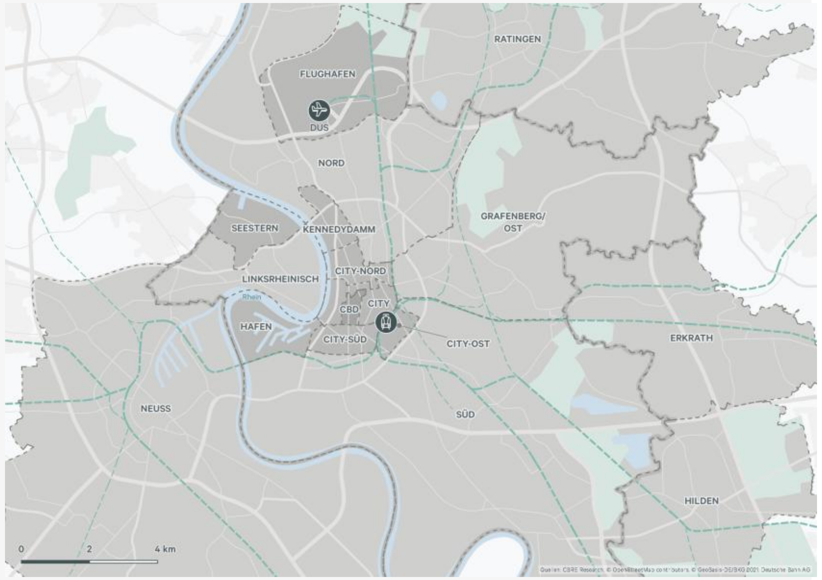
Outlook

In the second half of 2026, just under 90,000 sq m of new or refurbished office space is expected to come to market, more than half of which is still available. In subsequent years, however, the currently foreseeable completion volume declines significantly, and the development pipeline is becoming markedly thinner. Rising construction and financing costs, combined with increasing requirements regarding sustainability and modern workplace concepts, are making new developments more difficult to realize. At the same time, occupiers are increasingly focusing on location, infrastructure, and ESG-compliant space. As a result, demand is shifting further towards high-quality office space. Simultaneously, countercyclical construction activity is preventing a sufficient supply of precisely this type of space. This development is further intensifying price dynamics in the high-quality segment and will also push up rental levels more broadly.

Against the current geopolitical and macroeconomic backdrop, total office take-up of up to 200,000 sq m appears realistic for full-year 2026. Should individual large-scale enquiries in the market be converted into new lease agreements, the result could also slightly exceed the prior-year level. The Düsseldorf office market therefore remains resilient despite the wide range of challenges. However, it will be crucial for office space to be planned more intelligently in the future in order to achieve a higher degree of alignment with changing occupier requirements. In particular, flexible multi-tenant structures and mixed-use concepts are becoming increasingly important.

FIGURE 6

Overview Submarket Cluster



	CBD	City Fringe	Periphery
Take-up accumulated (sq m)	7,400	64,500	27,300
Vacancy rate (%)	9.3	13.6	12.1
Prime rent (€/sq m/month)	46.00	33.00	23.50
Average rent (€/sq m/month)	32.44	22.65	15.19

Source: CBRE Research Q2 2026

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