

# Poland - Katowice

## Key Performance Indicators

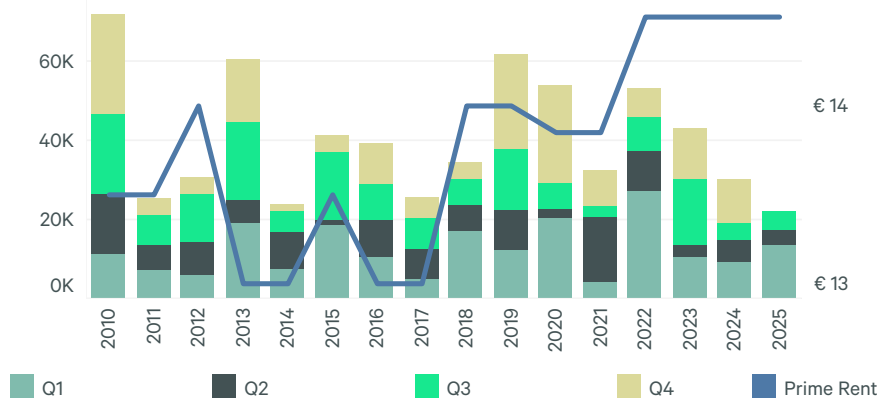
<p>Prime Yield</p> <p><b>8,70%</b></p> <p>Expected Investment Returns Change YoY: 0 bps</p>	<p>Prime Rent</p> <p><b>€ 14,50</b></p> <p>Monthly, per sq m Change YoY: 0,0%</p>	<p>Average Rent</p> <p><b>€ 13,75</b></p> <p>Monthly, per sq m Change YoY: -1,8%</p>
<p>Office Investment Volume</p> <p><b>€ -</b></p> <p>In Katowice during Q3 2025 € 28M (Rolling 12 months)</p>	<p>Take Up</p> <p><b>5K</b></p> <p>Square Meter 22K Year2Date</p>	<p>Vacancy Rate</p> <p><b>23,37%</b></p> <p>Percentage of Stock vacant Change YoY: 284 bps</p>
<p>Completions</p> <p><b>-</b></p> <p>Square Meter - Year2Date</p>	<p>Total Stock</p> <p><b>742K</b></p> <p>Square Meter 568K Occupied Stock</p>	<p>(Forecast) Completions</p> <p><b>3K (2025)</b></p> <p>Square Meter 12 287 (2026) // 0 (2027)</p>

As of Q3 2025, Katowice's total office stock is 741,800 sq m, reflecting a decrease due to the ongoing conversion of some office space into alternative uses. No new office completions were recorded during the quarter, and the construction pipeline remains limited with the same amount of space underway as in the previous quarter (15,600 sq m). This subdued development activity may present opportunities for the revitalization and repositioning of existing office assets, potentially helping them to better meet evolving tenant expectations and market demands.

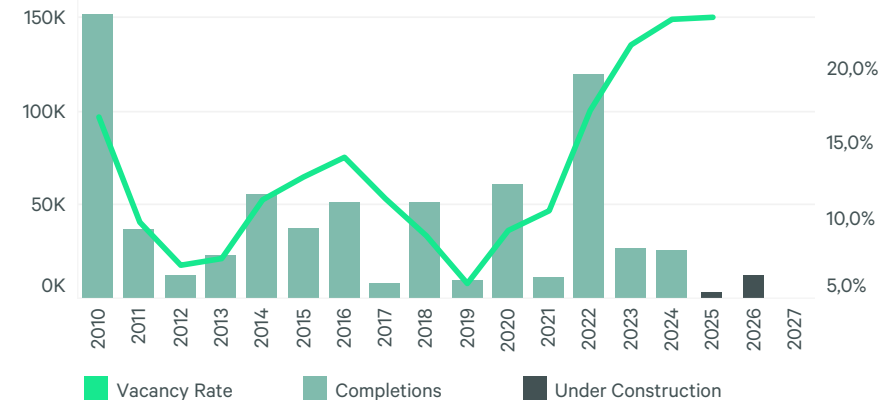
Katowice continues to grapple with the highest vacancy rate among Poland's regional office markets. At the end of Q3 2025, the rate further increased to 23.4%, representing 173,300 sq m of available office space. This continued rise underscores the persistent challenges in demand and absorption within the city's office sector.

Leasing activity in Katowice saw a modest volume in Q3 2025, reaching 8,700 sq m, bringing the year-to-date (YTD) total to 31,500 sq m. The composition of deals YTD was primarily driven by new leases, accounting for 66%, with renewals at 30% and expansions at 4%. The IT sector continued to be a key driver, representing 37% of take-up YTD, followed by the manufacturing sector at 14%.

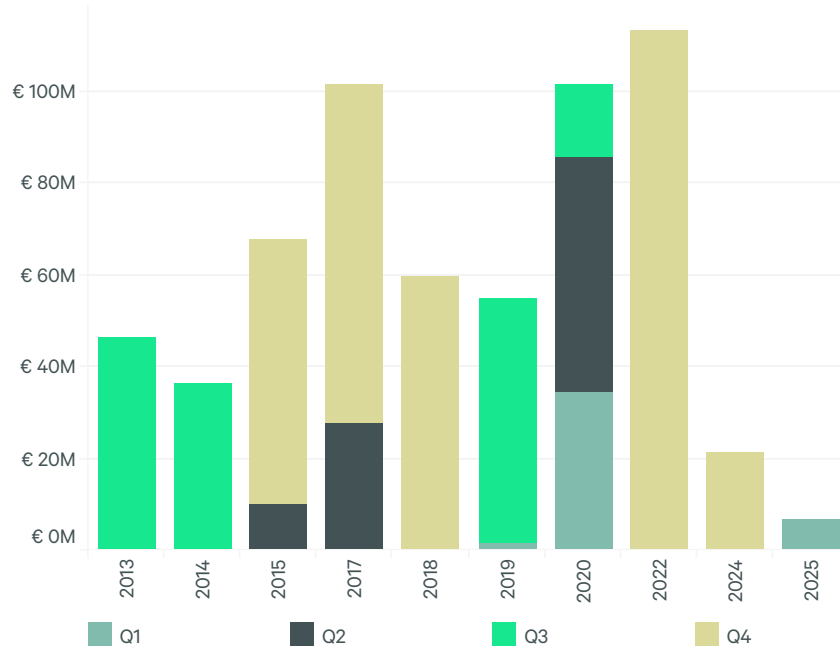
Market Trend (Take-Up | Prime Rent)



Development Activity (Completions | Vacancy Rate)



### Katowice Office Investment Volumes



Note: 2025 annual numbers till 30.09.2025

Rental rates in Katowice remained stable for prime headline rents, holding at EUR 14.50 per sq m/month. However, in secondary locations, headline rents saw a slight decrease, settling at EUR 13.00 per sq m/month. This divergence reflects the evolving market dynamics, with a premium being maintained for prime office spaces while secondary options saw a slight adjustment.

Katowice's aspirations as a European IT hub continue to draw the attention of tech-driven businesses, but the market faces headwinds. While the city retains some appeal due to competitive rental costs and access to a skilled talent pool, the persistently high vacancy rate presents a significant hurdle. This combination of factors creates a challenging environment for attracting new investment and achieving significant expansion.

### Contacts

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

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

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

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