MARKETBEAT
NETHERLANDS
OFFICES Q1 2025

CUSHMAN & WAKEFIELD

MARKET FUNDAMENTALS

	YOY Chg	12-Month Forecast
7.9% Vacancy rate	▼	▬
195,000 2025 take-up in sqm (ytd)	▶	▬
€600 Prime rent (sqm/yr)	▶	▶

Source: Cushman & Wakefield

ECONOMIC INDICATORS

	YOY Chg	12-Month Forecast
1.9% GDP Growth	▲	▼
3.8% Unemployment rate	▲	▲
5.25% Prime yield (GIY, incl buyers' costs)	▶	▶

Source: CPB, Cushman & Wakefield

INVESTMENT MARKET: SLOW START, GROWING MOMENTUM

In the first quarter of 2025, total investment volumes fell slightly behind compared to the same period last year. While Q1 2024 saw a transaction volume of €317 million, this year's figure came in at €234 million—a decline of approximately 26%. However, this drop does not fully reflect the current state of the market.

Market sentiment has notably improved, with more parties showing a willingness to both buy and sell. As a result, supply and demand are beginning to align more naturally. Nevertheless, investors remain discerning and continue to place high demands on office investments. Although investment appetite exists and capital is available, transactions are primarily occurring for sharply priced, future-proof assets.

The lower transaction volume can be largely attributed to the strong close of 2024, when many deals were finalized in Q4. The early months of 2025 are shaping up to be a transitional 'kick-off phase', with increased activity expected as the year progresses. This positive momentum is likely to continue, though much will depend on global stability and interest rate developments.

Underlying interest in high-quality real estate remains solid. Yields remained stable throughout Q1, with core assets trading around 5.25%, core+ at 6.7%, and value-add assets yielding approximately 8.8%.

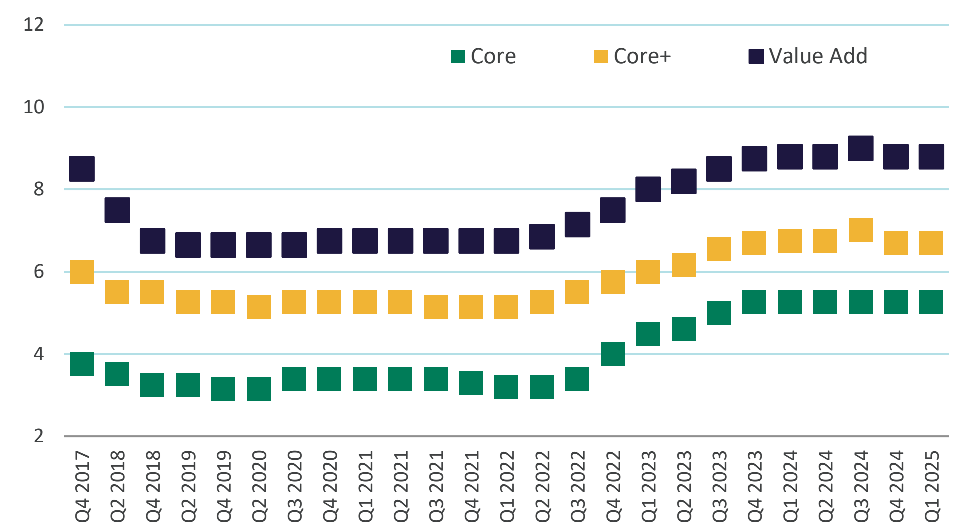
OCCUPIER MARKET: QUALITY OFFICES IN SHORT SUPPLY

In the first quarter of 2025, approximately 195,000 square meters of office space was leased — an increase of 11% compared to the same period last year. However, overall activity in the occupier market remains significantly below pre-pandemic levels. More than half of the nationwide take-up (107,000 m^2) occurred in the five major cities. The strongest growth was observed in Amsterdam, which recorded the highest take-up volume with approximately 52,000 square meters.

Office space take-up is notably constrained by the shortage of high-quality buildings. Properties with strong energy ratings, modern amenities, and excellent accessibility—especially those located near intercity train stations—are in limited supply, even though demand for this type of product is strongest. At the same time, companies are refining their search strategies, increasingly focusing on offices that align with new patterns of workplace use. As a result, businesses are structurally leasing fewer square meters than in the past.

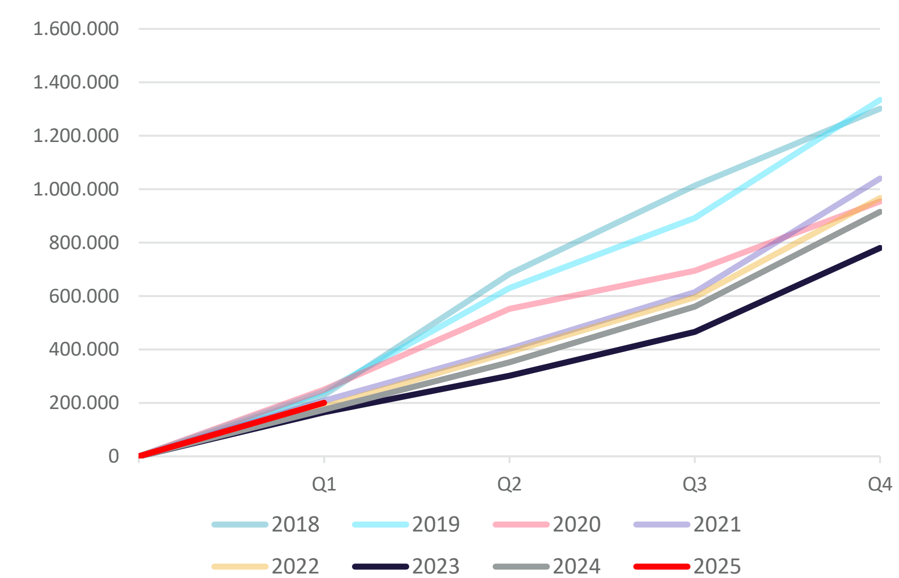
OFFICES YIELD DEVELOPMENT

GIY, EXCL. BUYERS' COST



OCCUPIER MARKET

TAKE-UP PER QUARTER 2018-2025 Q1



Source: Cushman & Wakefield

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