

	Q2 2025	% change*
Total office stock**	13,076,000 sqm	+1%
New supply	87,600 sqm	-30%
Gross take-up	688,500 sqm	+15%
Net take-up	334,300 sqm	+14%
Absorption	64,300 sqm	-5%
Vacancy rate**	14.2%	-0.2pp
Premium rent**	Warsaw: 24.0-27.0 Regional cities: 14.0-17.0 EUR/sqm/month	
Office investment volume	EUR 411 million	

* Year-on-year change
** As at the end of the quarter

According to the National Bank of Poland’s July 2025 projections, Poland’s economy is expected to grow by 3.6% year-on-year in 2025, followed by a 3.1% expansion in 2026. The average annual inflation rate is forecast to hit 3.9% in 2025, before easing to 3.1% in 2026. Meanwhile, as of May 2025, the Polish Institute for Forecasting and Economic Analysis (IPAG) expects Poland’s unemployment rate to remain low at 5.2%.

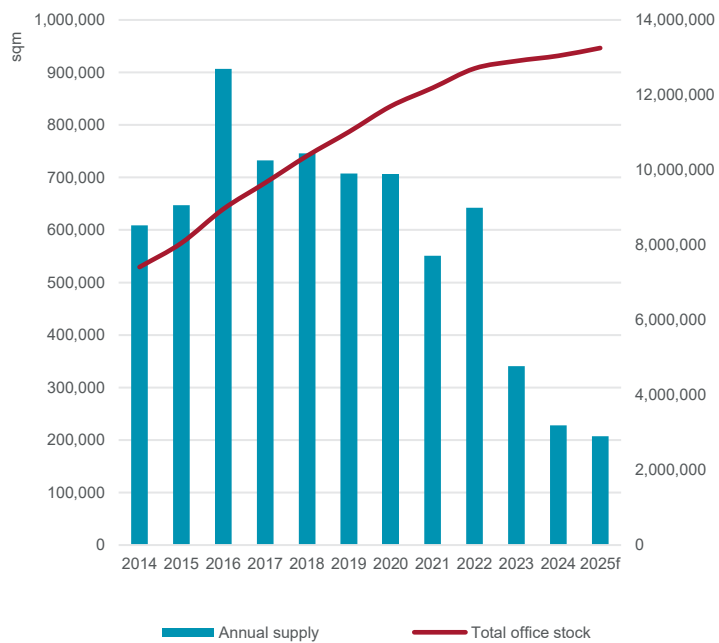
At the end of the second quarter of 2025, the combined office stock of Poland’s largest markets – Warsaw, Kraków, Wrocław, Tricity, Katowice, Poznań, Łódź, Lublin, and Szczecin – stood at 13.076 million sqm. New office supply in the first half of the year remained constrained, totalling just under 88,000 sqm – almost on a par with the H1 2011 volume. Warsaw was the hotspot for new office deliveries, with the largest completions being Ghelamco’s The Bridge (47,000 sqm) and Echo Investment’s Office House (27,800 sqm). Regional cities saw only one office project completed: Dymka 188 in Poznań (2,400 sqm, delivered by Dom Medialny Św. Wojciech).

New office supply has seen a marked decline over the past three years. Although a handful of office projects have broken ground, overall development activity remains subdued. For example, in Warsaw, the construction pipeline has shrunk from nearly 750,000 sqm in early 2020 to approximately 135,000 sqm. In regional cities, around 190,000 sqm is currently under construction, down from the pre-pandemic 850,000 sqm. Additionally, delivery timelines in regional cities are relatively often extended – either to secure tenants or in expectation of improved market conditions.

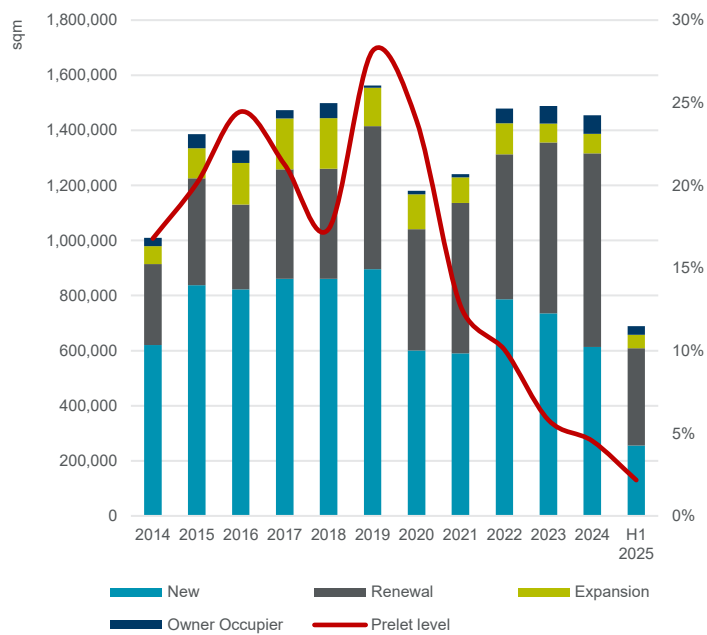
This downturn in development activity is attributed to elevated office construction costs and a weaker leasing market compared to pre-pandemic times.

Cushman & Wakefield estimates that Poland’s office market will expand by approximately 210,000 sqm in 2025, followed by just 100,000 sqm in 2026. A notable uptick in office deliveries is unlikely before 2027.

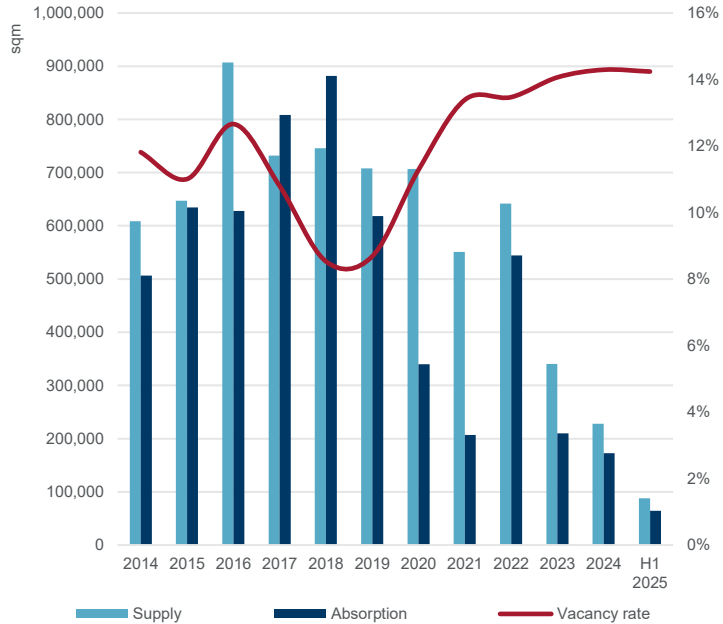
OFFICE SUPPLY AND STOCK



TAKE-UP BY TRANSACTION TYPE



ABSORPTION, SUPPLY AND VACANCY RATE



In the first half of 2025, total leasing activity in Warsaw came to 301,400 sqm, down by approximately 5% compared with the same period in 2024.

During this time, lease renewals accounted for the largest share of transaction volume at 43%, followed closely by new leases at 40%. Owner-occupier deals contributed a solid 9%, while expansions made up 8%.

Regional cities outperformed Warsaw in terms of letting activity, with office take-up hitting a record high of over 387,000 sqm – a 37% year-on-year increase. This strong performance was primarily driven by robust occupier demand in Kraków.

Demand in regional cities continued to come predominantly from the IT sector, as well as services and manufacturing. Renewals increased their share of the transaction volume to 58%, while new leases and expansions accounted for 34% and approximately 6% respectively. Owner-occupier deals represented around 1% of the total leasing volume.

At the end of the second quarter of 2025, Poland’s average vacancy rate stood at 14.2%, up 0.1 pp on the first quarter of 2025 but down by 0.2 pp compared with June 2024. Warsaw’s vacancy rate was 10.8%, an increase of 0.3 pp from the previous quarter. Slight downward movements in vacancies were recorded in Łódź, Lublin, and Szczecin (each down by 0.7 pp), while Katowice saw a notable uptick of 1.6 pp. The average vacancy rate for regional cities remained high at 17.5%. Total office availability across all the surveyed markets amounted to 1.86 million sqm, almost matching the volume of unoccupied space recorded in Q2 2024.

In June 2025, prime office rents in Warsaw stood at EUR 24.00-27.00/sqm/month in the city centre and EUR 15.00-19.00/sqm/month in non-central locations. Rental growth was strongest for new office completions in the city centre. By contrast, office rents in existing buildings with high occupancy levels – both in central and non-central areas – rose largely in line with inflation, driven by the indexation of asking rents.

In regional cities, average prime office rents in central locations were EUR 14.00-17.00/sqm/month, with new developments and buildings in premium locations commanding above-average rental rates.

Elevated office construction, fit-out and project financing costs continue to significantly impact rental rates in projects underway. Rents in existing office buildings largely depend on the attractiveness of a building to prospective tenants and the specific conditions of the local market.

Investment market: Office investment volume in the second quarter of 2025 totalled EUR 232 million across 10 transactions, evenly split between Warsaw (EUR 116 million) and regional cities (EUR 116 million). The standout deal was the sale of HighFive 1 and 2 in Kraków (a total of 23,600 sqm) by Niam-managed investment fund to Stena Real Estate. In another notable transaction, Syrena RE acquired Zaułek Piękna (8,100 sqm) in central Warsaw from Manova Partners. The second quarter also saw several acquisitions of office properties by Polish private investors, highlighting the sustained activity of domestic private capital over the past 12-24 months.

Debt market: Banks’ appetite for financing office assets mirrors investor sentiment, as financial institutions place strong emphasis on the exit potential, assessed based on current and projected demand for specific property types. With office vacancy rates remaining high in regional cities, new office space taking longer to lease and appetite for transactions being limited, banks remain highly selective about financing offices in regional markets and older buildings in the Polish capital. Approximately 52% of Poland’s total Class A and B office stock was built before 2015 and falls short of meeting some ESG criteria. As a result, key factors considered by banks when financing older office properties include primary energy levels and planned decarbonisation pathways. Banks financing acquisitions of older office buildings also frequently offer decarbonisation funding for upgrades to bring these properties into compliance with ESG standards.

Banks generally show a stronger appetite for financing office acquisitions than for refinancing. Funding for new developments strongly depends on pre-let levels, the developer’s quality and the planned divestment strategy.

The average loan-to-value (LTV) ratio for existing prime office assets is 50% of market value, with annual repayments of approx. 2.5%-3% and a balloon repayment at the end of the loan term. The lending period is typically up to five years, depending on the weighted average unexpired lease term (WAULT). Margins for prime buildings have slightly compressed and now range between approx. 2.0 % and 2.5% per annum. The front-end fee is approx. 0.5%-1% of the loan amount. The base rate is either 1M or 3M EURIBOR, with around 70% of loans hedged through IRS or options.

KEY CONSTRUCTION COMPLETIONS

Building	City	Key tenants	Developer	Sqm
The Bridge	Warsaw	Santander Bank	Ghelamco	47,000
Office House	Warsaw	Imagine, Maersk, Crowe	Echo Investment	27,800

KEY LEASE TRANSACTIONS

Tenant	City	Building	Lease type	Sqm
Shell	Kraków	Dot Office	Renewal	22,900
Polkomtel	Warsaw	Multimedialny Dom Plusa	Renewal	22,700
Motorola Solutions	Kraków	Green Office	Renewal	17,100

KEY INVESTMENT TRANSACTIONS

Building	City	Buyer	Seller	Sqm
Wronia 31	Warsaw	Uniqa Real Estate	LaSalle IM	16,600
High Five I & II	Kraków	Stena Real Estate AB	Niam AB	23,600
Plac Zamkowy – Business with Heritage	Warsaw	Private investor	Senatorska Investments	5,500

SZCZECIN

Office stock (sqm)	187,200
Office take-up (sqm)	3,900
Office supply (sqm)	0
Vacancy rate (%)	7.3%
Headline rent (EUR/sqm/month)	13.00–13.75

POZNAŃ

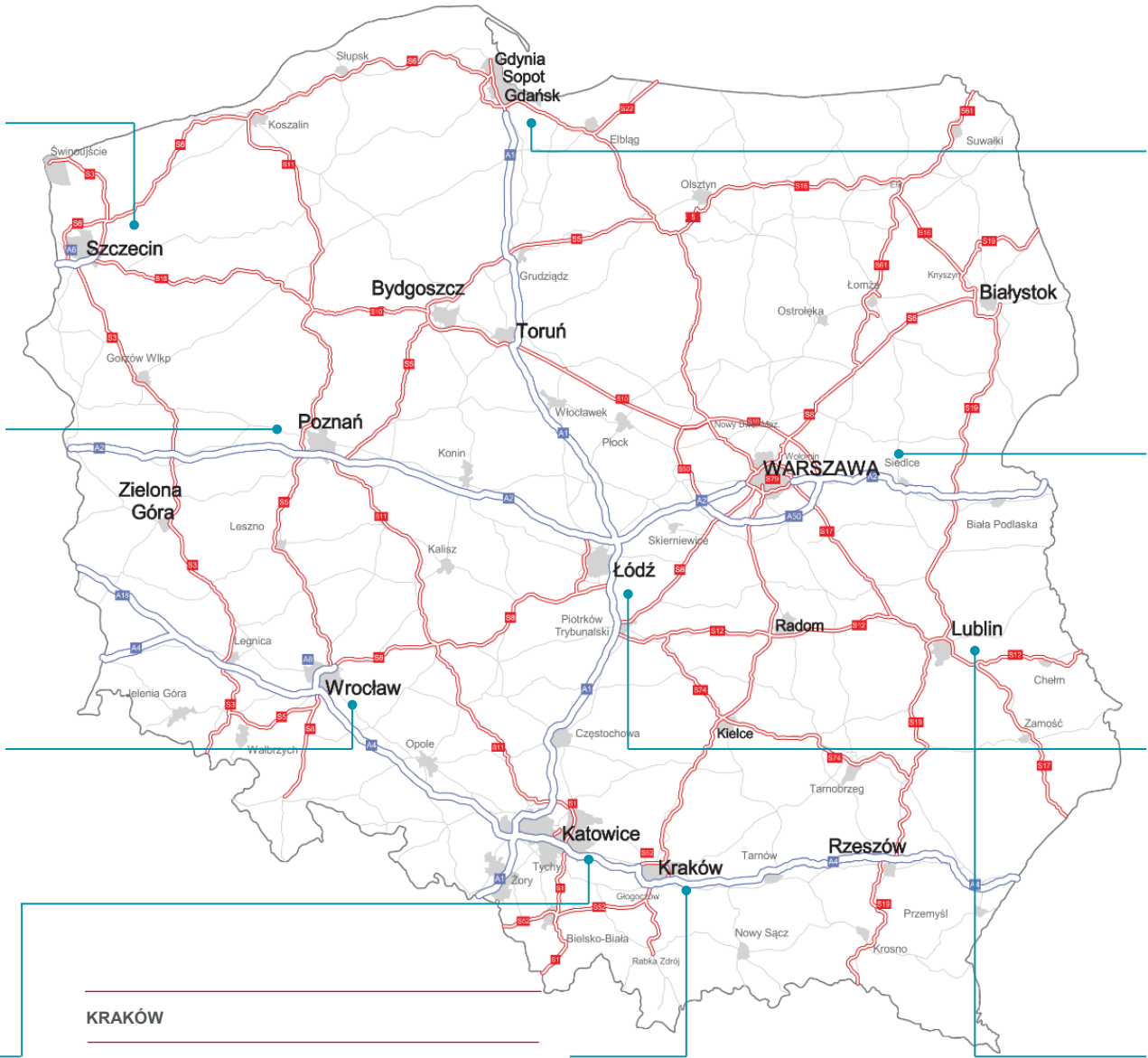
Office stock (sqm)	678,100
Office take-up (sqm)	32,100
Office supply (sqm)	2,400
Vacancy rate (%)	14.8%
Headline rent (EUR/sqm/month)	13.50–16.00

WROCLAW

Office stock (sqm)	1,355,100
Office take-up (sqm)	80,700
Office supply (sqm)	0
Vacancy rate (%)	20.5%
Headline rent (EUR/sqm/month)	13.50–16.00

KATOWICE

Office stock (sqm)	761,200
Office take-up (sqm)	22,900
Office supply (sqm)	0
Vacancy rate (%)	22.7%
Headline rent (EUR/sqm/month)	13.50–15.50



KRAKÓW

Office stock (sqm)	1,834,700
Office take-up (sqm)	172,000
Office supply (sqm)	0
Vacancy rate (%)	17.3%
Headline rent (EUR/sqm/month)	15.00–17.00

TRICITY

Office stock (sqm)	1,067,000
Office take-up (sqm)	53,400
Office supply (sqm)	0
Vacancy rate (%)	12.7%
Headline rent (EUR/sqm/month)	14.00–15.00

WARSAW

Office stock (sqm)	6,329,300
Office take-up (sqm)	301,400
Office supply (sqm)	85,200
Vacancy rate (%)	10.8%
Headline rent in the city centre	24.00–27.00
Headline rent in non-central locations	15.00–19.00

ŁÓDŹ

Office stock (sqm)	642,700
Office take-up (sqm)	10,300
Office supply (sqm)	0
Vacancy rate (%)	21.6%
Headline rent (EUR/sqm/month)	12.50–13.75

LUBLIN

Office stock (sqm)	220,900
Office take-up (sqm)	11,900
Office supply (sqm)	0
Vacancy rate (%)	10.4%
Headline rent (EUR/sqm/month)	12.00–13.75

* office take-up and supply in the year to date

OUR SERVICES FOR OFFICE TENANTS AND LANDLORDS

OFFICE AGENCY – WARSAW

JOANNA BLUMERT
Associate
Head of Occupier Services Warsaw
joanna.blumert@eur.cushwake.com

OFFICE AGENCY – REGIONAL
MARKETS

MICHAŁ GALIMSKI
Partner
Head of Regional Markets
michal.galimski@eur.cushwake.com

VALUATION & ADVISORY

MARCIN MALMON
Head of Valuation
and Advisory
marcin.malmon@cushwake.com

CAPITAL MARKETS

PAWEŁ PARTYKA
Partner
Head of Capital Markets Poland
pawel.partyka@eur.cushwake.com

PROJECT & DEVELOPMENT
SERVICES

ANDREW FRIZELL
International Partner
Head of Project & Development
Services CEE
andrew.frizell@cushwake.com

ASSET SERVICES

ZUZANNA PACIORKIEWICZ
International Partner
Co-Head of Asset Services, Business
Spaces, Asset Services CEE
zuzanna.paciorkiewicz@cushwake.com

RESEARCH

EWA DERLATKA-CHILEWICZ
Associate Director
Head of Research
ewa.derlatka-chilewicz@cushwake.com

STRATEGIC CONSULTING
& ESG

KATARZYNA LIPKA
Associate Director
Head of Strategic Consulting &
ESG
katarzyna.lipka@cushwake.com

AUTHORS

EWA DERLATKA-CHILEWICZ

Head of Research
+48 606 116 006
ewa.derlatka-chilewicz@cushwake.com

VITALII ARKHYPENKO

Consultant
+48 722 230 926
vitalii.arkhypenko@cushwake.com

A CUSHMAN & WAKEFIELD PUBLICATION

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2024, the firm reported revenue of \$9.4 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that *Better never settles*, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com

©2025 Cushman & Wakefield, all rights reserved. This publication is submitted subject to errors, omissions, change of details, withdrawal without notice, and to any special disclosure conditions imposed by third parties.