**New leases lead the way as availability continues to shrink in central locations**

**After the first three quarters of 2025, the Warsaw office market sends a clear signal: office availability – especially in prime locations – is sharply shrinking. According to global real estate services firm Cushman & Wakefield, Warsaw’s overall vacancy rate fell to 9.7%, with the central zone reporting just 6.9%. This, coupled with new supply constraints and stable demand, is expected to lead to upward pressure on rental rates in the city centre. Interestingly, the third quarter saw a notable shift in take-up, as new leases took the lead once again, representing 45% of year-to-date activity, and renewals accounted for 42%.**

**SUPPLY: Office construction remains stable at a low level, with several projects set to break ground**

In the third quarter of 2025, Warsaw’s total office stock stood at 6.25 million sqm. According to Cushman & Wakefield, the Warsaw office market is projected to expand by approximately 50,000 sqm by the end of the year across two projects: Studio A and V Tower, both located in City Centre West.

Several larger projects are also underway, including Karimpol’s Skyliner II, and Upper One, the flagship office tower of Strabag RE.

*“With new developments concentrated in the city centre, tenant caution in relocating, and elevated construction and financing costs, new office supply is expected to remain constrained in the coming years. That said, construction work is set to begin soon on the second phase of Ghelamco’s VIBE, another office building within the Towarowa 22 complex, developed by Echo Investment/AFI, as well as the demolition of the Prosta 69 building, to be replaced by CPI’s LightOn,”* says **Vitalii Arkhypenko, Market Analyst, Cushman & Wakefield**.

**TAKE-UP: Leasing activity picks up**

Occupier activity in the Warsaw office market remained steady in the first three quarters of 2025, with take-up showing green shoots of recovery, primarily driven by smaller and medium-sized tenants relocating.

*“From January to September 2025, leasing activity totalled 486,500 sqm, just 2% lower than in the same period in 2024. Notably, the key change compared with the previous quarter was in take-up by transaction type, with new leases once again leading the way and accounting for 45% of the year-to-date total, followed by renewals at 42%. Expansions made up 7% while owner-occupier deals contributed 6%. The largest transactions of the third quarter included Luxmed’s new lease for 5,600 sqm at West Warsaw Office and Alcon’s renewal of its 5,000 sqm lease at New City,”* comments **Ewa Derlatka-Chilewicz, Head of Research Poland**, **Cushman & Wakefield.**

According to Cushman & Wakefield, office demand is being driven by the rapid growth of shared service centres, with additional upside potential also seen in the IT, banking, pharmaceutical and public sectors. Occupier interest remains focused on the central zone, but other locations such as Służewiec and the Jerozolimskie Corridor continue to offer attractive, competitively priced alternatives – viable options for both large corporations and smaller companies entering the market.

*“Occupier activity in the quarters ahead is expected to remain broadly in line with the 2023–2024 levels. It will, however, continue to be influenced by overall economic conditions and the expansion and cost-optimisation strategies of multinational companies,”* adds **Ewa Derlatka-Chilewicz**.

**VACANCIES: Market absorbs office space**

At the end of September 2025, Warsaw’s vacancy rate stood at 9.7%, down 1 pp year-on-year and 1.1 pp quarter-on-quarter, with office availability shrinking to just under 606,000 sqm. This decline was driven by both steady occupier demand and the withdrawal of several buildings from stock for repurposing for residential use, mostly in non-central locations.

*“The fall in the overall vacancy rate below 10% sends an important signal to the market, but tracking its variations is key. In central locations, where vacancies account for just 6.9% of total stock, the market is tightening, benefiting landlords. Meanwhile, non-central locations, with 12.1% of vacant stock, continue to offer tenants more room for negotiation and serve as a strategic alternative for companies seeking to optimise occupancy costs while remaining in attractive areas,”* comments **Vitalii Arkhypenko.**

According to Cushman & Wakefield, with new office supply expected to remain constrained, Warsaw’s vacancy rate is likely to continue compressing in 2026 and 2027, allowing the market to absorb surplus office space. Any further decline in office availability in central locations may both fuel rental growth and drive the refurbishment of older properties, helping them compete more effectively for tenants.

**RENTS: Upward trend in central locations continues**

In September 2025, prime office rents in Warsaw stood at EUR 22.00-27.00/sqm/month in the Centre and at EUR 13.50-17.00/sqm/month in non-central locations. The strongest rental growth was recorded for new office completions in the Centre. By contrast, office rents in existing buildings with high occupancy levels – in both core and peripheral locations – rose largely in line with inflation, driven by the indexation of asking rents.

Looking ahead, Cushman & Wakefield expects upward pressure on rents to continue in the coming quarters, particularly for projects under construction and prime office buildings in the Centre. Meanwhile, intensified competition and relatively higher vacancy levels are likely to keep rental rates relatively stable at most office buildings in non-central locations.

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**About Cushman & Wakefield**

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](http://www.cushmanwakefield.com/).