

MARKET REPORT · OFFICES

WROCŁAW OFFICE MARKET

Rents, vacancy, supply and subleases in Wrocław's modern office stock from the **tenant's perspective**.

Q3 2026

AS OF 30.09.2026

1.32m

M² OF STOCK

20.21%

VACANCY

€14.31

AVG. RENT / M² / MONTH

1,660

M² UNDER
CONSTRUCTION

01 · EXECUTIVE SUMMARY

VACANCY AT 20.21%, THE RISE HAS STALLED

In Q3 2026 the rise in vacancy on Wrocław's office market came to a halt. The rate fell to **20.21%** from a record 20.86% a quarter earlier, although it is still 0.62 pp higher than a year ago. The average asking rent is **€14.31/m²** (+1.3% y/y) and only **1,660 m²** is under construction.

MODERN STOCK

1,317,494 m²

132 buildings · 65 class A / 67 class B

VACANCY RATE

20.21%

▼ -0.65 pp q/q · ▲ +0.62 pp y/y

AVERAGE ASKING RENT

€14.31/m²

▼ -0.6% q/q · ▲ +1.3% y/y

UNDER CONSTRUCTION

1,660 m²

0.13% of stock · 1 scheme

SUBLEASES

12,561 m²

▲ +11% vs 07.2026 · mainly Szczepin and Krzyki

SERVICE CHARGE

PLN 25.00/m²

median of advances · unchanged vs 07.2026

1. VACANCY: -0.65 PP QUARTER ON QUARTER

After five quarters of increases the vacancy rate fell from 20.86% to 20.21% and space available immediately shrank by 2,500 m². Year on year, however, the rate is 0.62 pp higher, and 3.4 pp higher than at the start of 2023.

2. RENTS: €14.31/M², +1.3% YEAR ON YEAR

The average asking rate is €0.19/m² higher than a year ago and €1.21/m² (9.2%) higher than at the start of 2023. Since 2025 it has moved within a €14.06-14.51/m² band; in Q3 it eased by €0.08/m².

3. CENTRUM HOLDS THE LARGEST SURPLUS

Centrum accounts for 45% of the stock and 62% of the city's vacant space, with vacancy at 27.88%. The tightest districts are Psie Pole (4.91%) and Krzyki (8.62%), which also has the highest average rent (€16.07/m²).

4. SUPPLY: 0.13% OF STOCK UNDER CONSTRUCTION

One scheme is under construction: Pasaż Porto R (1,660 m², Centrum, due Q4 2026). Pasaż Victoria (780 m²) was delivered in 2026 and Swobodna SPOT Building A in Krzyki (14,556 m²) in 2025.

WHAT DOES IT MEAN FOR TENANTS?

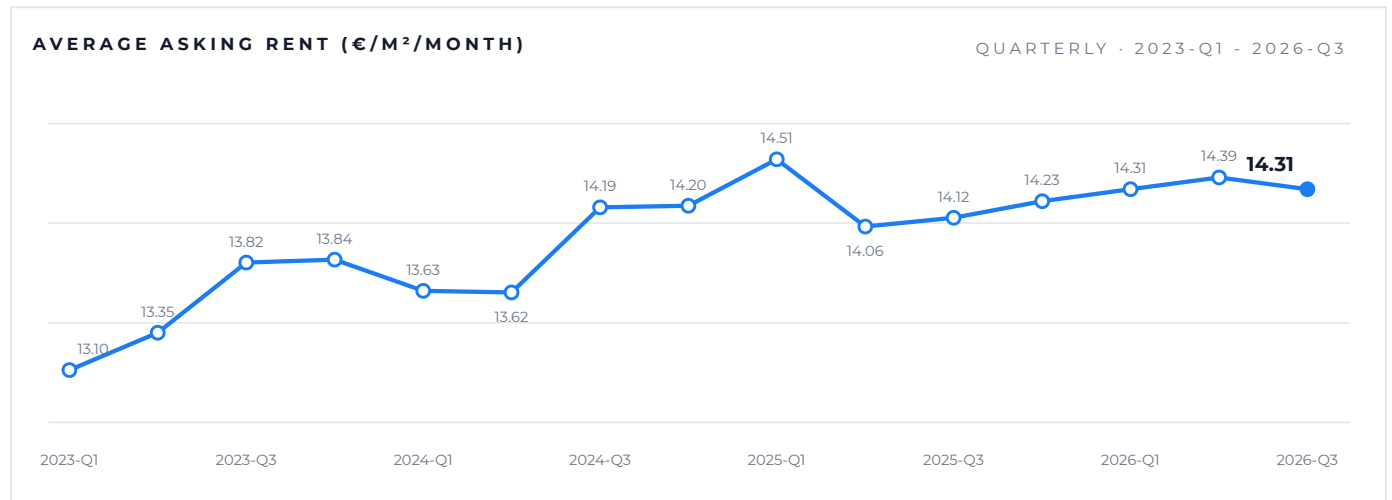
High vacancy and almost no new supply make for a favourable set-up for tenants, but **the window may be narrowing**: in Q3 vacancy fell for the first time in eighteen months, and practically nothing new is being built. Leases expiring in **2027-2028** are worth opening 18 to 24 months ahead. The widest room for negotiation today is in Centrum and Szczepin.



02 · RENTS

€14.31 - €1.21 MORE THAN AT THE START OF 2023

The average asking rent for available space is €14.31/m², €0.19/m² more than a year ago. Most of the increase since the start of 2023 (€13.10/m²) came in 2023-2024, and the market's highest average, €14.51/m², was recorded in Q1 2025. Since then rents have stood still despite rising vacancy, and landlords compete on incentives.



HIGHEST ASKING RENTS

BUILDING	€/M ²	VACANCY	AVAILABLE M ²
Plac Wolności 4	19.90	19.2%	250
Cuprum Novum	18.33	8.4%	702
Pasaż Victoria	17.87	99.9%	779
Krakowska 35	16.96	22.5%	2,654
Swobodna SPOT Budynek A	16.75	62.0%	9,023
Infinity	16.52	10.3%	1,921
Wielka 27 / Artefakt	16.50	33.0%	3,000
Millennium Tower II	16.39	10.5%	1,422

ANALYST COMMENTARY

District averages range from €12.50/m² (Psie Pole) to €16.07/m² (Krzyki), a gap of 29%. The Centrum average is €14.42/m². Asking rents above €18/m² apply to just two buildings and small available units (250 and 702 m²). The median service charge is PLN 25.00/m² and is highest in Szczepin (PLN 29.70/m²); it has to be added to the headline rent in the lease budget.

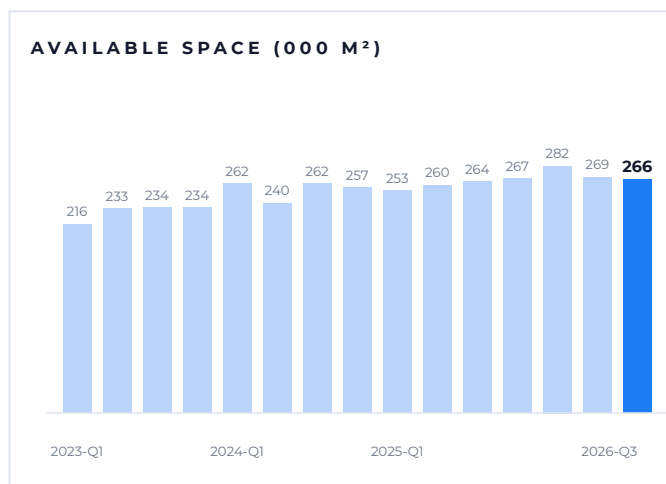
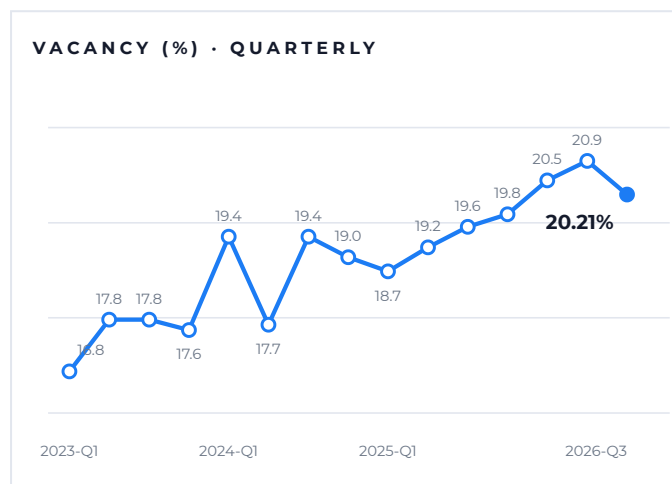
BROOKFIELD PARTNERS PERSPECTIVE

The asking rent is only a starting point. The real effective cost (NER), after rent-free periods, fit-out contributions and other incentives, is lower than the headline figures. The higher a building's vacancy, the more room there is to negotiate. In Wrocław this applies above all to Centrum and Szczepin, where vacancy exceeds 23%.

03 · VACANCY AND AVAILABILITY

VACANCY AT 20.21%, UP 0.6 PP Y/Y

Space available immediately stands at 266,300 m², 2,300 m² more than a year ago but 15,600 m² below the Q1 2026 peak (281,900 m²). In Q3 the vacancy rate fell for the first time since the start of 2025.



LARGEST BLOCKS OF VACANT SPACE

01	Dominikański A/B Centrum · class A · €14.75/m ²	16,674 m ²
02	Centrum Orląt Centrum · class B · €13.50/m ²	13,827 m ²
03	Bema Plaza Centrum · class B · €13.50/m ²	11,454 m ²
04	Grunwaldzki Center Centrum · class A · €13.50/m ²	9,826 m ²
05	Swobodna SPOT Budynek A Krzyki · class A · €16.75/m ²	9,023 m ²

SUBLEASES - HIDDEN SUPPLY (M²)

Szczepin	4,916
Krzyki	3,852
Centrum	2,005
Fabryczna	1,390
Psie Pole	398

12,600 m² of sublease space is concentrated in Szczepin and Krzyki (70% of the volume). In Krzyki, where vacancy is 8.62%, a sublease is often the quickest route to a ready office.

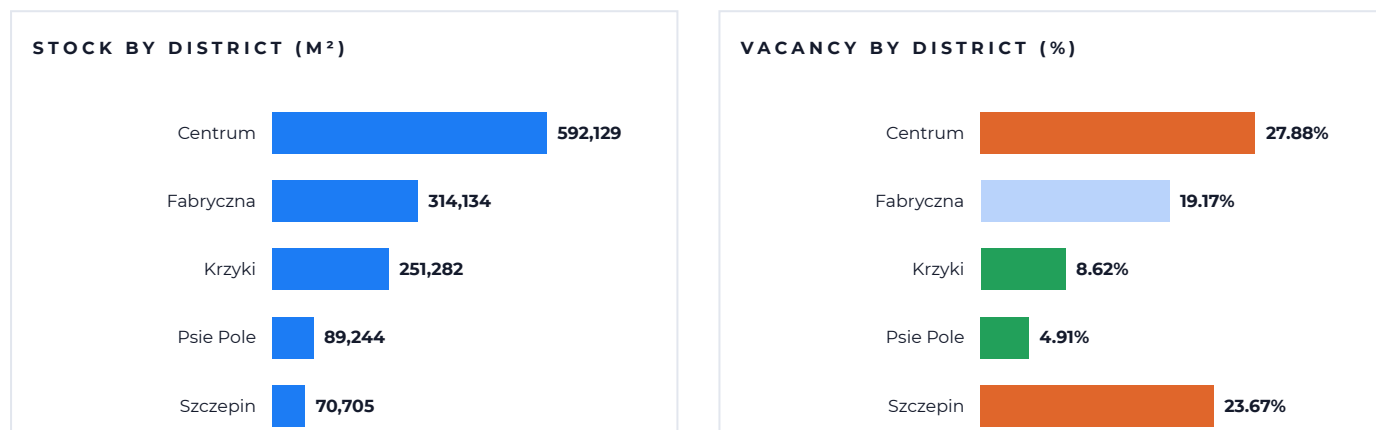
BROOKFIELD PARTNERS PERSPECTIVE

Real supply for a tenant = vacancy + subleases + space released within 12 months. Vacancy and subleases alone add up to about 281,000 m², 4.7% more than official availability.

04 · DISTRICTS

PSIE POLE 4.91%, CENTRUM 27.88%

Centrum and Fabryczna hold 69% of Wrocław's stock. The least vacant space is in Psie Pole (4.91%) and Krzyki (8.62%), the most in Centrum, where more than a quarter of the space is vacant (27.88%). Centrum alone has 165,000 m² of vacant space, 62% of all availability in the city.



DISTRICT	BUILDINGS	STOCK (M ²)	VACANCY	VACANT (M ²)	SUBLEASE (M ²)	RENT (€/M ²)	SERV. CH. (PLN)
Centrum	68	592,129	27.88%	165,111	2,005	14.42	25.50
Fabryczna	30	314,134	19.17%	60,205	1,390	13.64	26.69
Krzyki	22	251,282	8.62%	21,652	3,852	16.07	23.47
Psie Pole	7	89,244	4.91%	4,380	398	12.50	19.25
Szczepin	5	70,705	23.67%	16,738	4,916	14.90	29.70

Colour: **green** - vacancy well below the average (landlord's market), **orange** - well above (more room to negotiate). Districts data: OfficeList Pulse database as of 22.10.2026 (total vacancy 20.35%, 268,086 m²). Krzyki has the highest average rents (€16.07/m²) and Psie Pole the lowest (€12.50/m²). Fabryczna (19.17%) is close to the city average, while Szczepin, with a small stock (70,700 m²), has 23.67% vacancy and the highest service charges (PLN 29.70/m²).

05 · SUPPLY AND OUTLOOK

1,660 M² UNDER CONSTRUCTION

One scheme is under construction: Pasaż Porto R in Centrum (1,660 m², class B, due Q4 2026), equal to 0.13% of a 1.32m m² stock. Wrocław has practically no new office supply in the pipeline today.

UNDER CONSTRUCTION

BUILDING	LOCATION	CLASS	M ²	DELIVERY
Pasaż Porto R	Długa · Centrum	B	1,660	Q4 2026

RECENTLY DELIVERED

BUILDING	LOCATION	CLASS	M ²	YEAR
Pasaż Victoria	Tęczowa · Centrum	B	780	2026
Swobodna SPOT Budynek A	Swobodna · Krzyki	A	14,556	2025

The only building in the database delivered in 2026 is Pasaż Victoria (780 m²). Swobodna SPOT Building A in Krzyki, delivered in 2025, still has 62% of its space vacant (9,023 m²) at €16.75/m².

BROOKFIELD PARTNERS OUTLOOK · Q4 2026

With no new supply, vacancy can only fall on the back of demand, so we expect stabilisation rather than a rapid improvement. Headline rents should stay within the €14.06-14.51/m² band they have held since the start of 2025, and landlords will keep competing on incentives, especially in Centrum and Szczepin. Tenants with leases running to 2028 should pursue **renegotiation and a relocation scenario** in parallel. As an adviser acting exclusively for tenants, we do not represent landlords, so our recommendations are free of conflicts of interest.



METHODOLOGY AND DISCLAIMER

This report is based on data from OfficeList Pulse, Brookfield Partners' proprietary analytics platform tracking 132 buildings of modern office stock (class A and B) in Wrocław. Quarterly indicators (vacancy rate, available space, average rent) are as of the end of Q3 2026; stock structure, districts, buildings, subleases, service charges and schemes under construction reflect the database as of 22.10.2026. Rents: average asking rates for available space; service charges: median of advertised advances. This material is for information only and does not constitute an offer within the meaning of the law.

LET'S TALK ABOUT YOUR LEASE

Write to us and get in touch with our adviser:

info@brookfield.pl | +48 22 100 11 16



Paulina Protasow

Senior Adviser

Brookfield Partners