



Warsaw Office Market

July 2025



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TOTAL OFFICE SUPPLY

6.33
million sq m

SPACE UNDER
CONSTRUCTION

140,000
sq m

↓ -50% y-o-y

NEW SUPPLY

85,200
sq m

↑ 34% y-o-y

VACANCY RATE

10.8%

↓ -10 bps y-o-y

TOTAL TAKE-UP

301,400
sq m

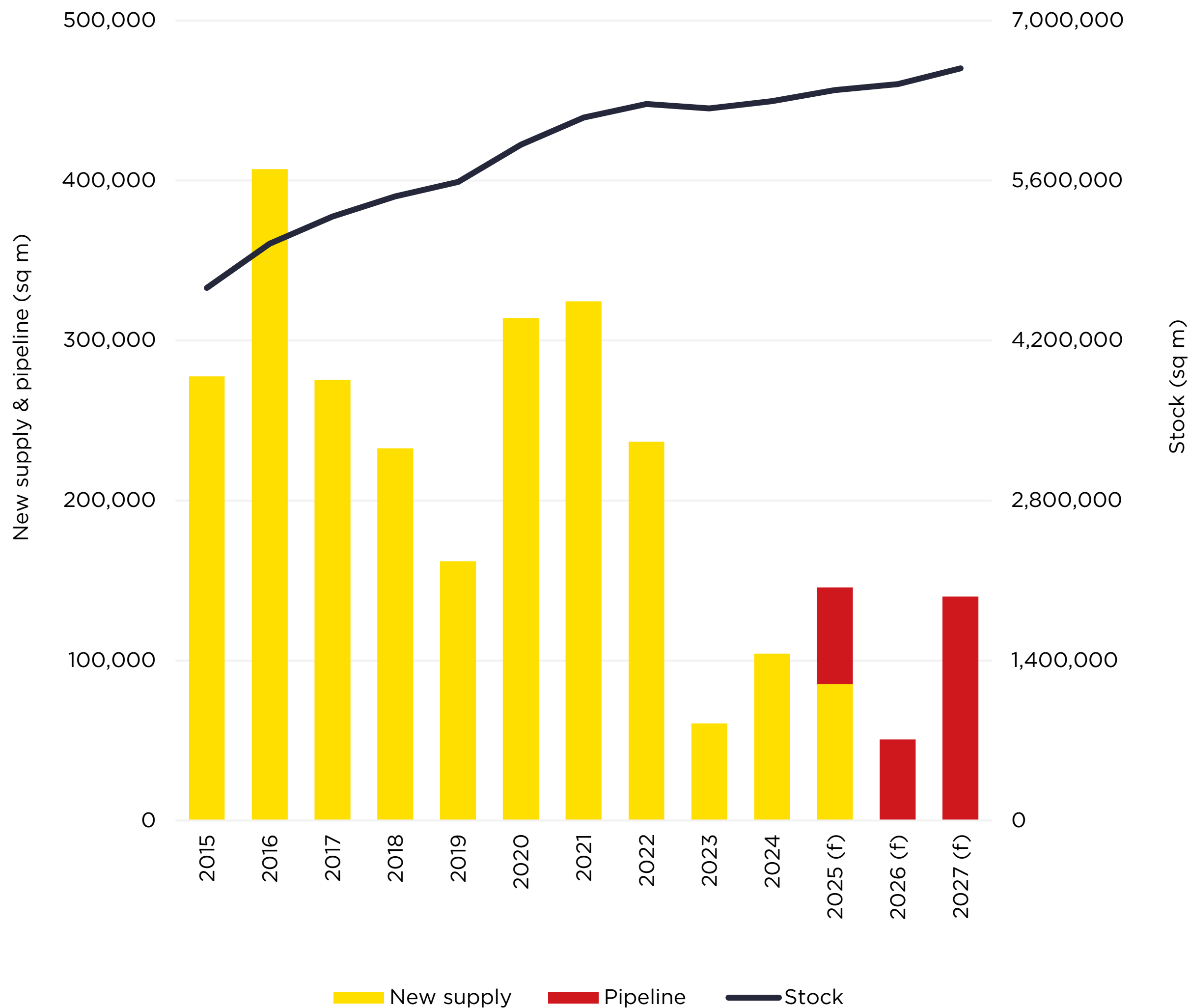
↓ -5% y-o-y

NET ABSORPTION

66,900
sq m

↑ 123% y-o-y

NEW SUPPLY AND PIPELINE IN WARSAW



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According to our analysis, **up to 250,000 sq m of new office space may be delivered by 2027.** Such a low level of new supply is good news for the owners of prime office buildings, who can expect increased interest in their properties.

Daniel Czarnecki
Head of Landlord
Representation
Office Agency
Savills Poland



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Tenant demand is focused on **projects that offer top quality, sustainability certifications, and central locations.** This is a continuation of the „flight to quality” trend that we have been observing for several quarters now.

Jarosław Pilch
Head of Tenant
Representation
Office Agency
Savills Poland

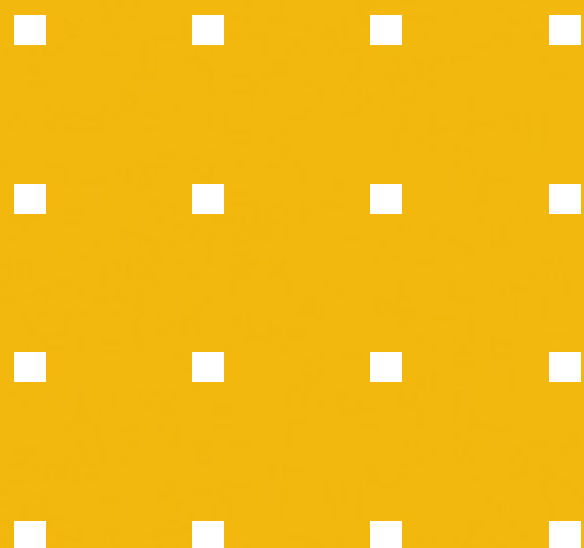


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