Offices
Brno & Ostrava

H1 2026

Brno and Ostrava Office Market Update: Assessment of Supply, Demand, and Leasing Trends

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- Brno is expected to see 38,800 sq m of new office space completed this year, slightly exceeding the 37,000 sq m scheduled for delivery in Prague. Vacancy has increased year on year and remains more than twice as high as in Prague. Despite this, prime rents continue to rise.

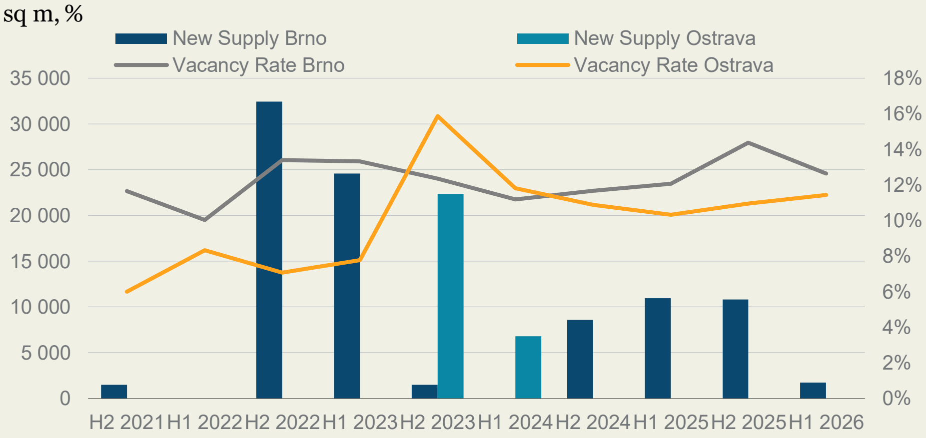
  The Ostrava office market remains relatively static, characterised by minimal new development, subdued occupier activity and rising vacancy.

SUPPLY IN BRNO
Only one office building, Svatopetrská D (1,750 sq m), was completed in the first half of 2026, while construction commenced on the BRIXX Brno project (1,400 sq m). Total modern office stock in Brno reached 717,500 sq m. Nine projects, totalling 87,600 sq m of modern office space, are currently under construction. The largest projects include Dornych (27,600 sq m), Ponávka A4 (16,800 sq m) and Nová Zbrojovka – D4 (10,500 sq m). A further 37,100 sq m is expected to be completed in H2 2026, with an additional 50,500 sq m scheduled for delivery in 2027 and 2028.

SUPPLY IN OSTRAVA
No new office building was completed in the first half of the year. The only project currently under construction is Polyfunkční dům Václav, providing 3,000 sq m of office space and scheduled for completion in 2027.

New Supply and Vacancy Rate in Brno and Ostrava

sq m, %



Source: Knight Frank Research, RRF

Main Indicators

H1 2026

Total Supply

Brno: 717,500 sq m

Ostrava: 245,700 sq m

Prime Rent

Brno:

17.50-18.50 EUR / sq m / month

Ostrava:

14.00-14.50 EUR / sq m / month

Vacancy Rate

Brno: 12.7%

Ostrava: 11.4%

Prime headline rents in Brno increased slightly in the first half of 2026, currently ranging from €17.50 to €18.50 per sq m per month.

Prime headline rents on the Ostrava office market remained unchanged at €14.00 - 14.50 sq m/month.

VACANCY

In Brno, the vacancy rate declined by 1.7 percentage points in H1 2026 compared with the end of 2025, reaching 12.65%. However, this represented a year-on-year increase of 0.6 percentage points.

In Ostrava, the vacancy rate increased to 11.4%, up by 1.1 percentage points year on year and by 0.5 percentage points compared with the end of 2025.

MOST SIGNIFICANT TRANSACTIONS

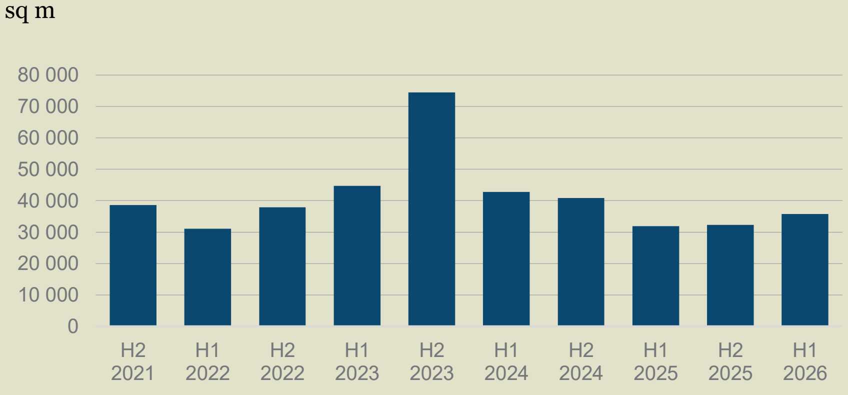
Manufacturing companies continue to account for the largest share of total take-up in Brno, followed by technology and financial companies.

The largest transaction in Brno was the lease renegotiation by Siemens at Ponávka A3 (1,990 sq m), alongside new leases signed by Bilfinger at Spielberk IQ C, D, E and F (1,780 sq m) and JAMF at Titanium X (Skylight X) (1,630 sq m).

Take-up in the Ostrava market remains limited, with professional services firms and companies from the media and advertising sectors accounting for the largest share of activity in H1 2026.

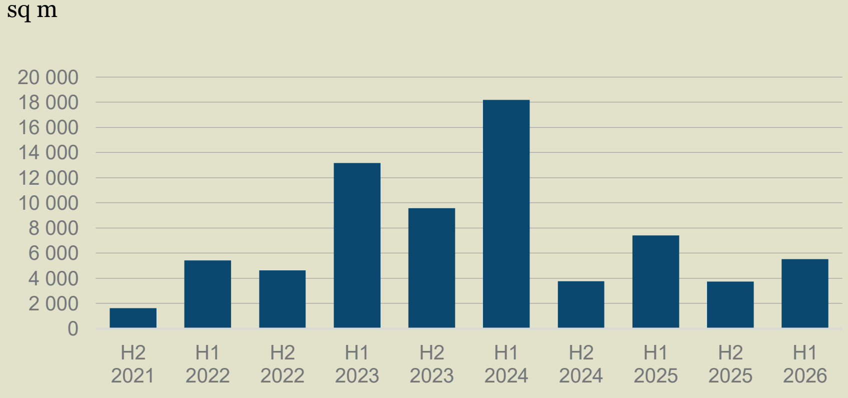
The largest transactions in Ostrava included a 1,050 sq m lease by Renomia at Organica and a 1,030 sq m transaction by a public sector organisation at The Orchard Ostrava – Bldg. 1.

Take-up in Brno



Source: Knight Frank Research, RRF

Take-up Ostrava



Source: Knight Frank Research, RRF

DEFINITIONS

Stock: Total completed office space (occupied and vacant), newly built since 1990 or refurbished, A and B class offices, owner occupied and for lease. Buildings fewer than 1,000 sq m are excluded.

New supply: Completed newly built or refurbished buildings that obtained a use permit in the given period.

Take-up: A gross figure representing the total floor space known to have been let or pre-let, sold or pre-sold to tenants or owner-occupiers over a specified period. It does not include space that is under offer. A property is taken up when the contract is signed. Total take-up includes renegotiations, lease extension and subleases, net take-up excludes these.

Vacancy rate: Ratio of physically and contractually vacant space in completed buildings on the total stock.

Sublease: Space offered for lease by a tenant who is contractually obliged to occupy the premises for a longer period than what they need.

Prime rent: Achieved headline rents that relate to new prime, high specification units in prime locations. However, there might be exceptional assets on the market, in which higher rent could be achieved.

If you have any question about our research or would like to acquire more information or would seek any real estate advice, we would love to hear from you.

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