

Why Medical Clinics Are Reshaping Prague's Office Market

Market insight summarising key trends in selected office market segments.

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EXECUTIVE SUMMARY

For healthcare providers, modern office buildings can offer superior accessibility, operational efficiency, talent attraction and patient experience when compared with many traditional healthcare premises. In Prague, medical occupiers are becoming an increasingly important component of office demand, reflecting a broader trend towards high-quality, patient-focused healthcare environments. Average annual demand from medical occupiers increased substantially during 2021–2025 compared with the preceding five-year period.

THE EVOLUTION OF HEALTHCARE SPACE

Historically, most healthcare services were concentrated within hospitals or purpose-built medical facilities. Advances in medical technology, changing patient expectations and increasing pressure on healthcare systems have enabled a growing range of services to be delivered in outpatient settings.

Services increasingly accommodated outside hospitals include:

- ✓ Specialist consulting practices
- ✓ Diagnostic imaging centres
- ✓ Day surgery facilities
- ✓ Physiotherapy and rehabilitation centres
- ✓ Dialysis centres
- ✓ Wellness and preventative healthcare clinics
- ✓ Multi-disciplinary healthcare hubs

This model allows providers to be located closer to patients while often improving operational efficiency.

► *Healthcare delivery is undergoing significant change. Across Europe and North America, hospitals, specialist practices and private healthcare providers are increasingly moving services closer to patients through outpatient clinics, diagnostic centres and ambulatory care facilities. This shift is creating new opportunities for medical providers to occupy modern office buildings rather than traditional healthcare premises.*



WHY MODERN OFFICE BUILDINGS APPEAL TO HEALTHCARE PROVIDERS

ACCESSIBILITY FOR PATIENTS

Location remains one of the most important factors influencing patient choice. Many Grade A office buildings provide:

- ✓ Direct public transport connections
- ✓ Barrier-free access
- ✓ Modern lift infrastructure
- ✓ Convenient parking solutions
- ✓ Central locations close to workplaces and residential districts

For patients, particularly elderly or mobility-impaired individuals, ease of access can significantly improve the overall healthcare experience.

ENHANCING PATIENT EXPERIENCE

Today's patients increasingly expect healthcare environments that reflect modern service standards. Contemporary office buildings can offer:

- ✓ Attractive reception areas
- ✓ Natural daylight
- ✓ High-quality indoor environmental conditions
- ✓ Comfortable waiting areas
- ✓ Food and retail amenities
- ✓ Wellness-focused surroundings

These elements can help differentiate a clinic from competitors whilst supporting patient satisfaction and retention.



SUPPORTING WORKFORCE ATTRACTION & RETENTION

Healthcare providers face growing competition for skilled professionals. Healthcare companies increasingly seek buildings that help attract and retain talent through:

- ✓ High-quality work environments
- ✓ Sustainable and healthy buildings
- ✓ Flexible workplace configurations
- ✓ Strong public transport connectivity
- ✓ Access to amenities and services

These factors are increasingly important for doctors, nurses and administrative professionals alike.

OPERATIONAL ADVANTAGES

Modern office buildings can provide the flexibility required by growing healthcare businesses. Many clinics require:

- ✓ Consultation rooms
- ✓ Treatment areas
- ✓ Diagnostic facilities
- ✓ Administrative functions
- ✓ Training and meeting facilities

Internal Knight Frank research highlights that healthcare occupiers commonly seek larger floorplates, enhanced building services and flexibility to accommodate specialised layouts and patient flows. For expanding providers, office buildings often facilitate phased growth without requiring relocation.

BENEFITS FOR MULTI-SPECIALTY CLINICS

One of the strongest emerging trends is the development of integrated healthcare centres that bring multiple specialisms together under a single roof.

Potential benefits include:

- ✓ Greater convenience for patients
- ✓ Increased cross-referrals between practitioners
- ✓ Shared reception and administrative services
- ✓ Operational efficiencies
- ✓ Improved utilisation of diagnostic equipment

Large office floorplates can often accommodate this model more effectively than traditional fragmented medical premises.



THE PRAGUE OPPORTUNITY

Despite low levels of vacancy Prague's modern office stock presents a significant opportunity for healthcare providers seeking expansion.

We expect the trend of increased demand from healthcare operators considering occupation within leading office projects to continue.

Knight Frank's recent leasing experience includes medical clinic requirements ranging from approximately 1,500 sq m to 6,000 sq m within major office projects as well as increasing similar demand in regional cities.

KEY CLINICS

CLINIC	District	Project
ISCARE	Prague 9	Harfa Office Park
ISCARE	Prague 7	Lighthouse
EUC Laboratoře	Prague 9	Harfa Business Centre B
GENNET	Prague 5	Pekařská 6
EUC	Prague 6	AFI Vokovice
Canadian Medical	Prague 6	AFI Vokovice
Canadian Medical	Prague 8	APEIRON Office Centre

LOOKING AHEAD

The long-term fundamentals supporting healthcare real estate remain strong:

- ✓ Ageing populations
- ✓ Rising healthcare expenditure
- ✓ Growth in outpatient care
- ✓ Advancements in medical technology
- ✓ Increasing patient expectations regarding convenience and service quality

These trends are expected to continue driving demand for modern, accessible and flexible healthcare environments.

KNIGHT FRANK VIEW

The question for healthcare providers is no longer whether office buildings can accommodate healthcare uses, but which buildings can best support future clinical operations, staff wellbeing and patient experience.

For many providers, modern office buildings now represent a compelling alternative to traditional medical premises, offering the accessibility, flexibility and quality required to support the next generation of healthcare delivery.



AI has been used for research and text editing of this report.

If you have any questions about our data or would like more information or expert real estate advice, please don't hesitate to get in touch — we'll be glad to help.



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