

# Hello!

BRATISLAVA

Office Market overview 2022

It's March 2023

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# Year 2022 in numbers



Total take-up reached 163,000 sq.m., almost 32% decrease comparing YoY



Total net take-up reached 90,000 sq.m., over 25% decrease comparing YoY



**Vacancy rate by the end of the year stands at 11.21%; cca. 220,700 sq.m.**

- The highest rate reached outer city zone (14.97%);
- The lowest rate was recorder in south bank – city part Petržalka (6.32%)
- Subleases takes another 28,000 sq.m. out of vacant premises



## Key leasing transactions

- IT sector 6,700 sq.m. (renegotiation); insurance sector 4,500 sq.m. (renegotiation)
- New take-ups: government sector 6,000 sq.m + 5,000 sq.m.
- No big tickets on the table comparing to 2021 (IBM, MIRRI)

# Year 2022 in numbers



**Total stock reached app. 1.97 mil. sq.m**

New buildings counts 28,500 sq.m.

- Omnia BC, Tomasikova, Ruzinov
- Nido phase II., Trnavska cesta, Nove Mesto
- Lake side park phase II., Tomasikova, Nove Mesto



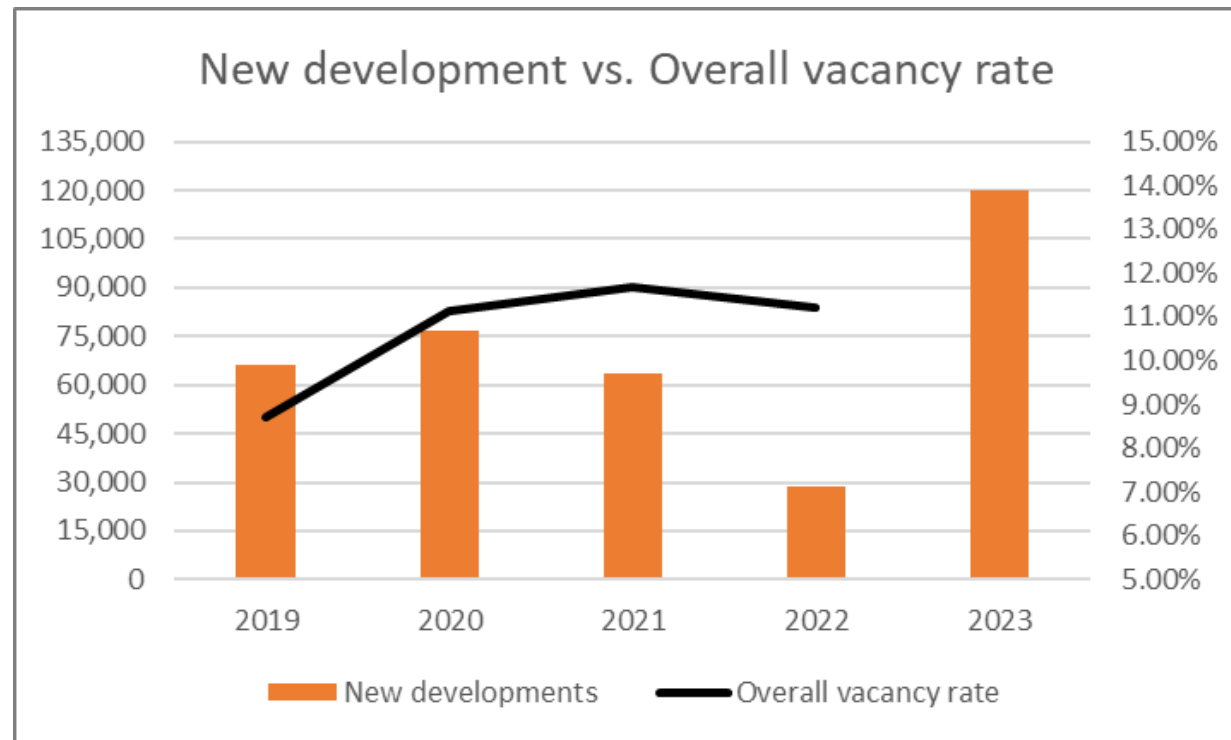
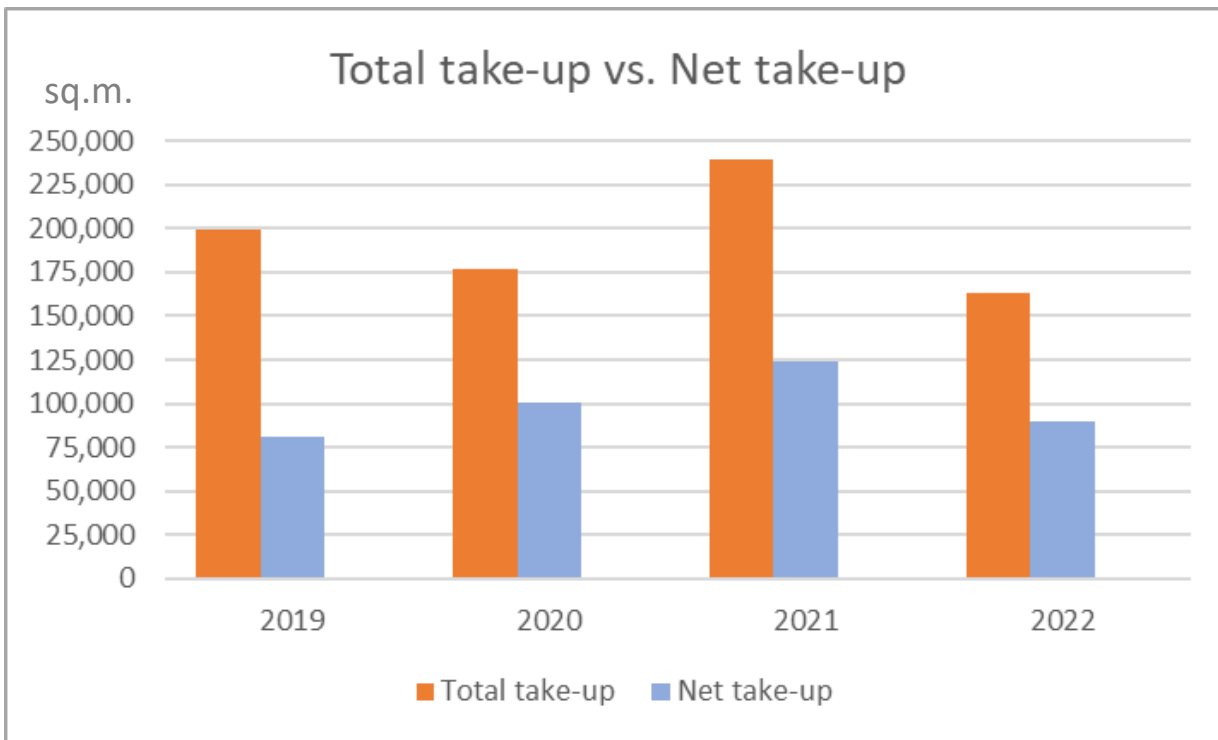
**By the end of the year, prime headline rents achieved 16.50-17.00 EUR/m2/month + VAT**

Incentives quite stabilized – 1 rent free equals to 1 year of the lease

Cost for fitting the premises were rising and delivery periods were postponed (inflation, war..)

Due to this, lease terms are signed for longer period, usually 7 years for new developed buildings

# Year 2022 comparison



# 2023 upcoming office developments

Major office developments within Bratislava city, counting (120,200 sq.m. GLA)

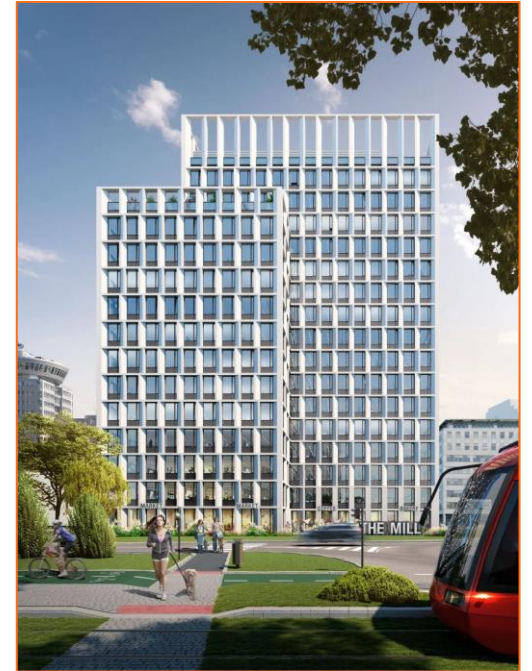
Nove Apollo (55,000 sq.m. GLA)



Pribinova X & Y (39,500 sq.m. GLA)



The Mill (25,700 sq.m. GLA)



# Cheers!

Thanks for your attention

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