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# Regional office markets in Q2: stability amid rising occupier activity

**According to *Review: Office Market. Regional Cities*, the latest reportfrom BNP Paribas Real Estate Poland, Poland’s regional city office markets remained stable in the second quarter of 2025, with occupier demand being robust despite limited new supply. Take-up was dominated by lease renewals, confirming tenant caution regarding relocations in light of the constrained availability of modern office space.**

**New offices under construction – Wrocław leads the way**

No new office buildings were completed in Poland’s eight key regional markets during the second quarter of 2025. New office supply in the first half of the year totalled just 2,400 sqm, delivered through Poznań’s Dymka 188, which was completed in the first quarter.

This slowdown in completions reflects limited development activity, driven by a decline in pre-letting and investor caution regarding project financing and commercialisation timelines. Nevertheless, the office development pipeline remains strong, with more than 312,000 sqm scheduled for delivery in 2025–2026.

The highest concentration of office construction activity is in Wrocław, which has several large-scale projects under way. The largest is Quorum Office Park B, expected to deliver more than 53,000 sqm, making it the biggest office building under development across Poland’s regional markets.

**Office demand continues its upward trajectory**

Office take-up in the second quarter of 2025 hit 217,400 sqm, up 28% on the first quarter and 49% year-on-year. Kraków recorded the strongest leasing activity, accounting for 56% of all transactions and maintaining its leading position among regional cities. Wrocław came second with a 17% share, followed by Tricity with 12%.

The largest deal of the past four quarters was the extension of Shell’s lease for nearly 23,000 sqm at DOT Office in Kraków.

**Lease renewals continue to dominate**

Office take-up remains driven by lease renewals, reflecting current market conditions and tenant needs. Pre-lets accounted for just 5.7% of the total transaction volume in the second quarter of 2025. This take-up structure suggests that companies are cautious about moving offices and are making informed decisions with regard to costs and prime office space availability.

*“Lease renewals, rather than relocations, currently dominate both in Warsaw and across regional cities. This is attributed to economic uncertainty, high fit-out costs and the limited availability of modern office space. That scarcity poses the greatest challenge for tenants, intensifying competition for premium locations and hindering relocations and corporate growth,”* says **Małgorzata Fibakiewicz, Senior Director, Office Agency, BNP Paribas Real Estate Poland.**

**Rents and vacancies remain stable**

At the end of June 2025, the overall vacancy rate across Poland’s regional markets averaged 17.5%, unchanged from the previous quarter. This equated to nearly 1.18 million sqm of unoccupied office space across the regions.

Of all the surveyed cities, Katowice recorded the highest vacancy rate at 22.7%, equivalent to around 173,000 sqm of available office space. At the other end of the spectrum, Szczecin once again posted the lowest vacancy rate of just 7.3%, translating into only 14,000 sqm of office space available for lease – the smallest volume among the regional markets.

*“Despite the challenges facing the commercial property market, prime office rents in Poland’s regional markets have remained stable at relatively high levels for several quarters. At the end of the second quarter, they stood at EUR 16.00-18.00/sqm/month, particularly in buildings with high environmental certification ratings or in prestigious locations,”* says **Wiktoria Weilandt, Associate, Office Agency, BNP Paribas Real Estate Poland.**

**Outlook for the coming quarters**

The recent rebound in leasing activity, coupled with stable rental rates, indicates that occupier demand for top-tier office space in regional cities remains strong. Although new supply is still limited, development activity is gradually picking up, with the sector’s growth likely to be supported in the quarters ahead by robust demand.

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