Press Release

Vienna Research Forum

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Vienna Office Market

Letting Performance Collapses

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The 2nd quarter of 2026 in a nutshell

- Contracts concluded/rental performance
  42 contracts signed / 16,140 m²
- Largest letting/letting performance:
- Submarket with 1,268 m² / 7.86% of total rental activity
- New lettings/pre-letting
  15,662 m² / 97.04% - 479 m² / 2.97%
- Vacancy rate: 4.42%

In the second quarter of 2026, the total leasing volume for spaces meeting the VRF criteria on the Vienna office market amounted to 16,140 m²—a decrease of 32,563 m² (-66.86%) compared to the first quarter of 2026. Compared to the second quarter of 2025, this represents a decrease of 13,154 m² (-44.90%), according to the Vienna Research Forum (VRF) following its analysis of the latest key figures for the Vienna office market.

The VRF only considers modern office space that is no more than 25 years old or has undergone comprehensive refurbishment and meets specific quality criteria, including air conditioning, elevators, and sustainability standards.

Largest letting

The largest let, at 1,268 m², took place in the West submarket. This represents 7.68% of the total lettings volume on the Vienna office market in the second quarter of 2026. Another major let was recorded – in the 10th district, in the Hauptbahnhof submarket – at 1,015 m² (6.29% of the total lettings volume in the second quarter of 2026). In total, 42 lettings were recorded in the VRF portfolio in the second quarter of 2026 – 11 fewer than in the previous quarter and 8 fewer than in Q2 2025.

A total of 70 transactions covering a combined 26,907 m² were reported to the VRF; of these, 42 transactions totaling 16,140 m² involved spaces that meet the VRF's criteria. Of this total, 15,662 m² were new leases and 479 m² were pre-leases. A total of 157 m² was reported for subleases.

Vacancy Rate in the Second Quarter of 2026: 4.42%

The vacancy rate for VRF's portfolio of modern office buildings in Vienna stood at 4.42% in the second quarter of 2026. The vacancy rate rose by 0.06% compared to the previous quarter. Compared to the second quarter of 2025, this represents an increase of 0.21%.

The lowest vacancy rate, at 3.01%, was recorded in the Norden submarket, while the highest, at 9.28%, was in the Donaucity submarket, followed by the AirportCity Vienna submarket at 7.08%.

About the Vienna Research Forum:
The Vienna Research Forum was initiated by the Association for the Promotion of Quality in the Real Estate Industry (immQu) with the leading agents on the Vienna office real estate market, CBRE GmbH, Colliers International Immobilienmakler GmbH, EHL Immobilien GmbH, OPTIN Immobilien GmbH, ÖRAG Immobilien Vermittlung GmbH, OTTO Immobilien GmbH and Spiegelfeld International GmbH.

They enter the most important parameters, such as letting performance, vacancy rates and building completions into the VRF database anonymously and independently of each other. These are then published quarterly in the interests of comparability and as support for investors and companies.

Submarket Analysis Q2 2026, incl. Vacancy and Rental Performance:

Submarket Name	Active Properties Total Area in m²	Active Properties Total Area in m² Class A	Active Properties Total Area in m² Class B	Vacancy Rate in %	Total Rental Performance quarter
Inner Districts- CBD	2 080 500	945 184	1 118 292	3,79%	5 731
Donaucity	586 689	394 063	192 626	9,28%	885
Prater	758 559	351 964	406 595	3,64%	1 003
Erdberg - St. Marx (East)	693 120	514 176	178 944	3,32%	479
Hauptbahnhof (Central St.)	540 303	437 868	102 435	5,77%	1 545
Wienerberg (South)	532 733	357 064	175 669	3,12%	4 283
North	432 810	298 796	134 014	3,01%	0
West	220 140	43 437	135 140	5,02%	1 268
AirportCity Vienna	103 064	68 228	34 836	7,08%	946
Total	**5 947 918**	**3 410 780**	**2 478 551**	**4,42%**	**16 140**

The total stock of modern office space in Vienna, as recorded by the VRF and updated at the end of Q2 2026, amounts to 5.947.918 m². Approximately 56.68% of this space is classified as Class A and 41.82% as Class B in accordance with VRF standards. Vacancy levels for all projects were reviewed and updated accordingly.

** Vienna Research Forum registers new rentals and pre-lettings as rental performance but not lease renewals. Subleases are recorded but not reported.*

** The portfolio may change from quarter to quarter due to regular adaptation of unclassified properties, conversions and completions.*

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