Press Release

Vienna Research Forum

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Vienna Office Market

Leasing volume rises significantly

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The 3rd quarter of 2026 in a nutshell

- Contracts concluded/rental performance
  43 contracts signed / 28,695 m^2
- Largest letting/letting performance:
- Submarket CBD with 1,300 m^2 / 4.52% of total rental activity
- New lettings/pre-letting
  28,695 m^2 / 100.00% - 0 m^2 / 07%
- Vacancy rate: 4.53%

In total, 80 lettings with a combined floor area of 51,356 m^2 were reported to the VRF in the third quarter of 2026. Of these, 43 transactions, totalling 28,695 m^2, related to office space meeting the VRF criteria. The 28,695 m^2 comprised newly let space. In addition, 543 m^2 of sublettings were reported.

This means that letting activity within the VRF stock increased by 12,553 m^2, or 77.78%, compared with the previous quarter. However, the year-on-year comparison shows a significant decline: 55,201 m^2, or 65.80%, less space was let than in the third quarter of 2025.

The VRF analysis includes exclusively modern office space that is no more than 25 years old or has undergone comprehensive refurbishment in the meantime, and that meets defined quality criteria. These include, among other things, air conditioning, lift facilities and sustainability standards. Only new lettings and pre-lettings in buildings with more than 1,000 m^2 of office space and predominantly office use are included in the VRF analysis. Lease renewals are excluded.

Largest Letting in the Northern Submarket

The largest letting in the third quarter was recorded in the CBD submarket, covering 1,300 m^2. This accounted for 4.53% of total letting activity. Another significant letting took place in the Airport submarket, covering 1,275 m^2, or 4.44% of the quarterly total.

A total of 43 lettings were recorded in the VRF stock in the third quarter of 2026. This was one transaction more than in the previous quarter and five fewer than in the third quarter of 2025.

Vacancy Rate Rises Slightly to 4.53%

The vacancy rate in the VRF stock of modern office buildings stood at 4.53% in the third quarter of 2026. This represents a slight increase of 0.10 percentage points compared with the previous quarter. Year on year, the vacancy rate rose by 0.02 percentage points.

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.

The lowest vacancy rate was recorded in the Erdberg – St. Marx (East) submarket, at 3.00%. The highest vacancy rate was observed in the Donaucity submarket, at 8.82%, followed by the Western submarket at 6.83%.

Total Letting Activity and Letting Activity within the VRF Stock

	Reported Lettings Total	Total office space (m^2)	Reported Lettings VRF	VRF office space (m^2)	of which New lettings (m^2)	of which Pre lettings (m^2)	Sub-lettings Additional space (m^2)
2025 Q3	76	92.445	48	83.895	58.207	25.688	45
2025 Q4	87	62.592	59	54 056	47 722	6 334	124
2026 Q1	77	67 067	53	48 703	41 211	7 492	2 800
2026 Q2	70	26 907	42	16 141	15 662	479	0
2026 Q3	80	51.356	43	28.695	28.695	0	543

Submarket Analysis Q3 2026, incl. Vacancy and Rental Performance:

Submarket Name	Active Properties Total Area in m^2	Active Properties Total Area in m^2 Class A	Active Properties Total Area in m^2 Class B	Vacancy Rate in %	Total Rental Performance quarter
Inner Districts- CBD	2 097 900	977 208	1 119 692	4,30%	6 830
Donaucity	586 689	394 063	192 626	8,82%	3 074
Prater	758 559	351 964	406 595	3,62%	6 432
Erdberg - St. Marx (East)	693 120	514 176	178 944	3,00%	570
Hauptbahnhof (Central St.)	537 526	435 091	102 435	5,29%	2 157
Wienerberg (South)	532 733	357 064	175 669	3,22%	1 362
North	438 310	298 796	134 014	3,42%	6 256
West	190 854	43 437	147 417	6,83%	667
AirportCity Vienna	103 064	68 228	34 836	4,83%	1 345
Total	5 938 755	3 440 027	2 492 228	4,53%	28 693

In September 2016, the VRF conducted its first-ever survey of Vienna's total stock of modern office space and has been updating this data on an ongoing basis: According to the survey, the total stock amounts to 5,938,755 m^2, of which approximately 57.93% is Class A space and 41.97% is Class B space, as defined by the VRF standard. In addition, vacancy rates were reviewed and updated for all projects.

** 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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