

DUBLIN OFFICE MARKET

Q1 2018



OVERVIEW

The Dublin office market saw take up reach 71,200 sq m in the opening quarter of 2018, a very active three-month period. Within the Central Business District (CBD), a 38% uplift in activity was recorded on the previous quarter, with 42,750 sq m of space occupied.

A strong quarter was also recorded for signed, reserved and pre-let deals, resulting in pre-committed space now standing at its highest level in the current cycle. An impressive two-thirds of the space due for delivery in the CBD this year is already pre-let or reserved. This will continue to be a prominent feature of the market this year.

A sectoral analysis of take up saw the IT/Telecommunications sector continue to perform strongly, absorbing 30% of take up in Dublin in the opening quarter and 40% in the CBD. Furthermore, a trend of large lettings propelling the leasing market is expected to be sustained for the year ahead.

Supply levels tightened by 11.5% in the quarter, to stand at 441,550 sq m at quarter end, representing a vacancy rate of 12.4%. Net of space that is either signed or reserved, the vacancy rate falls to 7.5%.

Prime headline office rents in the CBD increased to €646 per sq m in quarter one, ahead of previous peak levels, and are expected to remain at this level for the year.

71,200 sq m

DUBLIN OFFICE TAKE UP REACHED 71,200 SQ M IN THE FIRST QUARTER OF 2018.

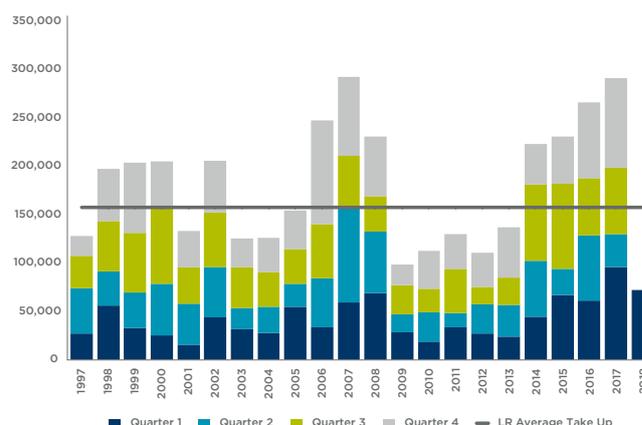


€646

PRIME HEADLINE OFFICE RENTS IN THE CBD ROSE TO €646 PER SQ M IN Q1 2018, AHEAD OF PREVIOUS PEAK LEVELS.



Dublin Office Market Take Up (Sq M)



Source: Cushman & Wakefield Research

Key Statistics – Q1 2018

	Dublin	CBD
Take Up	71,200 Sq M	42,750 Sq M
Largest Occupation	NTMA at No.1 Dublin Landings – 13,850 Sq M	
Largest Deal Signed/Pre-let	WeWork at No.2 Dublin Landings – 9,650 Sq M	
Most Dominant Sector	IT/Comms	IT/Comms
Availability	441,550 sq m	191,400 sq m
Vacancy Rate	12.4% (Net VR 7.5%)	10.3% (Net VR 5.0%)
Under Construction	355,350 sq m	290,100 sq m
Pre-let	21%	25%

Source: Cushman & Wakefield Research

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