

Office Market Update

Lisney

COMMERCIAL REAL ESTATE

Q1 2026



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OVERVIEW

Activity in the Dublin office market slowed in Q1 2026 following a stronger Q4 2025, with take-up broadly in line with the same period last year.

Demand continued to focus on city centre locations and high-quality accommodation, particularly fitted offices and grade A space with strong sustainability credentials. Availability increased marginally in the quarter, although the headline vacancy rate

remained below levels recorded a year earlier. Development activity also remained limited, with no completions or new building construction commencing in Q1.

▼ 36,000 sqm
Take-Up

▼ 43
No. of Transactions

▼ 840 sqm
Average Lot Size

▲ 70%
Busiest Region
City Centre

▶ 31%
Busiest Sector
Professional services

▶ €678 - €700 psm
City Centre
Prime Headline Rent
(€63 - €65 psf)

▲ 71,100 sqm
Reserved
78% in the city centre

▲ 14.9%
Headline Vacancy Rate

▶ 120,300 sqm
Under Construction

The Hive Building, Sandyford, Dublin 18





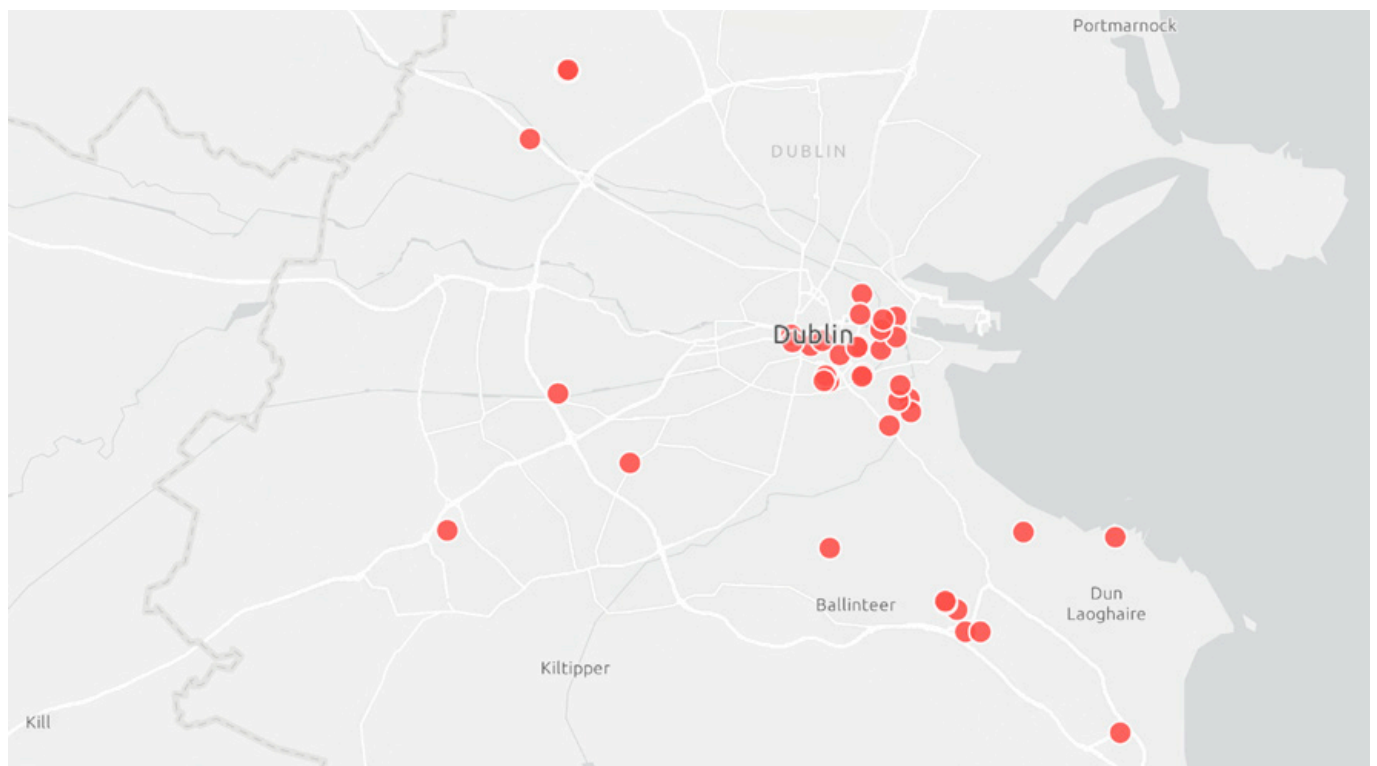
ACTIVITY

Top 10 Office Transactions (Q1 2026)

Building	Sqm	Region	Occupier
Building 2, Coopers Cross, North Docklands, Dublin 1	4,650	City North	MetroLink
1 Cumberland Place, Fenian Street, Dublin 2	3,020	City South	Rippling
Block 16 Joyce Way, Parkwest Business Campus, Dublin 22	2,410	West Suburbs	Sale to Owner Occupier
Four & Five Park Place, Harcourt Road, Dublin 2 (fifth floor)	1,990	City South	Orix Aviation
Four & Five Park Place, Harcourt Road, Dublin 2 (second floor)	1,940	City South	Metlife
Malt House, Grand Canal Quay, Dublin 2	1,600	City South	Tenable
Building 3, The Campus, Cherrywood, Dublin 18	1,570	South Suburbs	Outsurance
The Reflector, 8 Hanover Quay, Dublin 2	1,510	City South	Accenture
Fibonacci Square, Ballsbridge, Dublin 4	1,180	City South	Griffin
Four & Five Park Place, Harcourt Road, Dublin 2 (part seventh floor)	1,090	City South	Confidential

Source: Lisney

Office Take-Up Q1 2026



Source: Lisney

MARKET ACTIVITY

Dublin office market take-up reached 36,000 sqm in Q1 2026, down from 66,900 sqm in Q4 2025.

Activity was broadly in line with Q1 2025 (38,300 sqm) but remained well below the 10-year quarterly average of 58,000 sqm. Since 2021, Q1 has been the weakest quarter of each year for office take-up, with activity strengthening through subsequent quarters.

Deal Insights

- A total of 43 transactions were completed in Q1 2026, down from 61 in Q4 2025. Although transaction numbers were also broadly consistent at the start of each year - 42 deals in Q1 2025, 30 in Q1 2024 and 43 in Q1 2023.
- The average deal size in Q1 stood at 840 sqm, down from 1,100 sqm in Q4 2025 and below both 910 sqm in Q1 2025 and the 10-year average of 1,200 sqm. However, the Q4 figure was skewed by the sale of Aurora House, and excluding this transaction, the average deal size in Q4 was 930 sqm.
- The top 10 deals accounted for 58% of total take-up, with three deals exceeding 2,000 sqm. The largest transaction was the letting of 4,650 sqm at Building 2, Coopers Cross, North Docks, Dublin 1. This deal accounted for 13% of Q1 take-up.

The top 10 deals accounted for 58% of total take-up, with three deals exceeding 2,000 sqm.

- The city centre remained the most active region, accounting for 70% of total take-up in Q1 2026, up from 59% in Q4 and broadly in line with the average quarterly share of 73% in 2025 and 72% in 2024. The lower share recorded in Q4 2025 was largely driven by the Aurora House sale in the suburbs. Excluding this transaction, the city centre represented 71% of activity during the quarter.
- The various suburbs accounted for the remaining 30% of take-up, with activity spread across the south (15%), west (8%), and north (7%).
- Smaller lettings (under 1,000 sqm) continued to dominate activity, with 33 of the 43 deals completed in Q1. Combined, these transactions accounted for 42% of total take-up (15,000 sqm). This was broadly in line with the elevated levels recorded during 2023, when smaller transactions accounted for between 39% and 47% of quarterly take-up. Historically, the share has been lower, with the 10-year quarterly average standing at 32%.

Building 2, Coopers Cross, Dublin 1



Occupier Trends

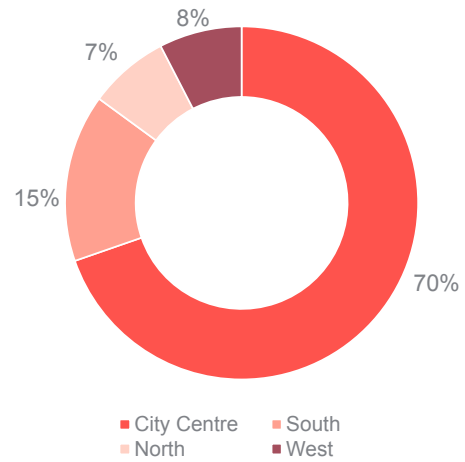
- Domestic and North American occupiers were the most active in Q1, accounting for 35% and 32% of take-up respectively, while UK and European occupiers accounted for 7% and 6%. Over the longer term, the share of take-up between Irish and North American occupiers has varied from quarter to quarter. North American occupiers tend to dominate stronger quarters, while Irish occupiers have maintained a more consistent level of activity across most quarters. In Q1, the average lot size taken by the Irish occupiers was 850 sqm, compared to 970 sqm taken by North American companies.
- Professional Services was the most active sector in Q1, accounting for 31% of total take-up. Tech and financial occupiers followed at 23% and 10% respectively. Pharma / health-related occupiers activity cooled notably, falling from 14% to just 2% in Q1, closer to its five-year quarterly average of 5%.

Building Profile

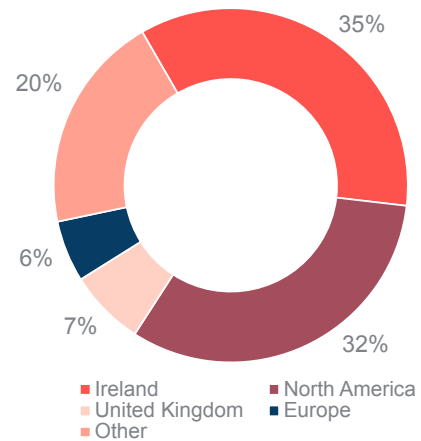
- In Q1 2026, seven deals were completed in newly constructed buildings (13,400 sqm).
- A further five deals were completed in refurbished properties (2,950 sqm).
- As has been the case over the years, previously occupied space dominated activity accounting for 31 deals (19,630 sqm).



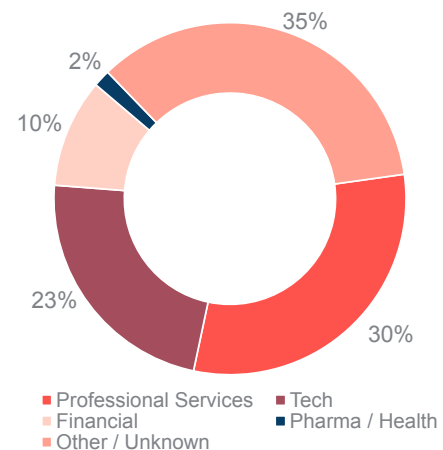
Take-Up by Region (Q1 2026)



Take-Up by Occupier Origin (Q1 2026)



Take-Up by Occupier Sector (Q1 2026)



Source: Lisney



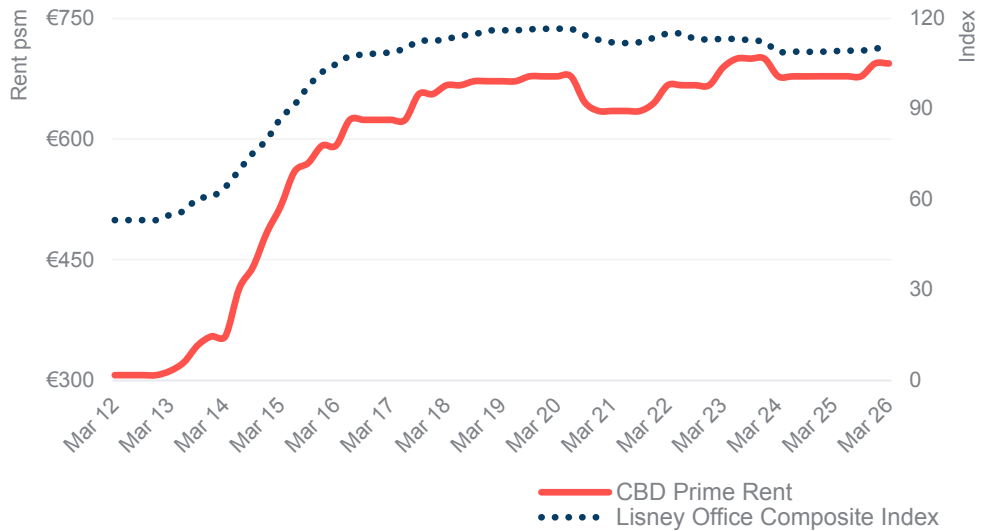
TERMS

The prime city centre headline rent remained stable in the quarter at €678-€700 psm (€63-€65 psf). Prime rents have now persisted at this level since the end of 2023. Rental rates on prime secondary space also remained stable at around €457 psm (€42.5 psf) in Q1.

Overall, Lisney's office rent index for the Dublin region (covering prime and secondary buildings across all areas) increased by 0.8% in March 2026 compared to 12 months, although it remained 5.6% below March 2020 levels.

Headline Office Rent (Q1 2012 – Q1 2026)

Source: Lisney



DEMAND

Occupier demand remains concentrated in prime city centre locations as employers continue to focus on enticing staff back into the office. Occupiers favour high-quality accommodation, particularly fully fitted offices and new grade A space with strong sustainability credentials. As a result, landlords of older office stock is increasingly under pressure to improve specification and BER ratings to remain competitive.

At the end of March 2026, just over 77,000 sqm of space was reserved, 78% of which was in the city region. This includes Open AI taking Tropical Fruit Warehouse in Dublin 2 (7,830 sqm) as an assignment from TikTok; State Street reserving 7,250 sqm at 2 Grand Canal Quay in Dublin 2; and Asana agreeing 2,580 sqm at The Sidings, Grand Canal Dock in Dublin 2. Block 7 & 8 at Founders District in Dublin 4 (2,630 sqm) was also reserved.

While this represents a reduction on levels seen in recent years, underlying demand remains relatively stable, supported by activity from AI occupiers, as well as continued interest from professional services companies. The potential impact of AI on future space requirements is becoming a consideration for occupiers, albeit has not been fully worked out. In addition, geopolitical uncertainty and interest rate expectations are weighing on confidence in certain sectors. Both factors mean that some occupiers are taking longer to make decisions on requirements.

Occupiers remain focused on building quality and operational efficiency when assessing accommodation requirements. Sustainability is one of the key considerations for occupiers, particularly when assessing renewal or relocation options. Consequently, landlords are encouraged to improve the energy performance of buildings and meet the credentials required, particularly when lease events are approaching.

SUPPLY

At the end of March 2025, approximately 680,300 sqm of modern, purpose-built office space was vacant across Dublin, slightly up from 673,400 sqm three months earlier.

Available	680,300 sqm
Grade	61% used 33% new / not previously occupied
Headline Vacancy Rate	14.9%

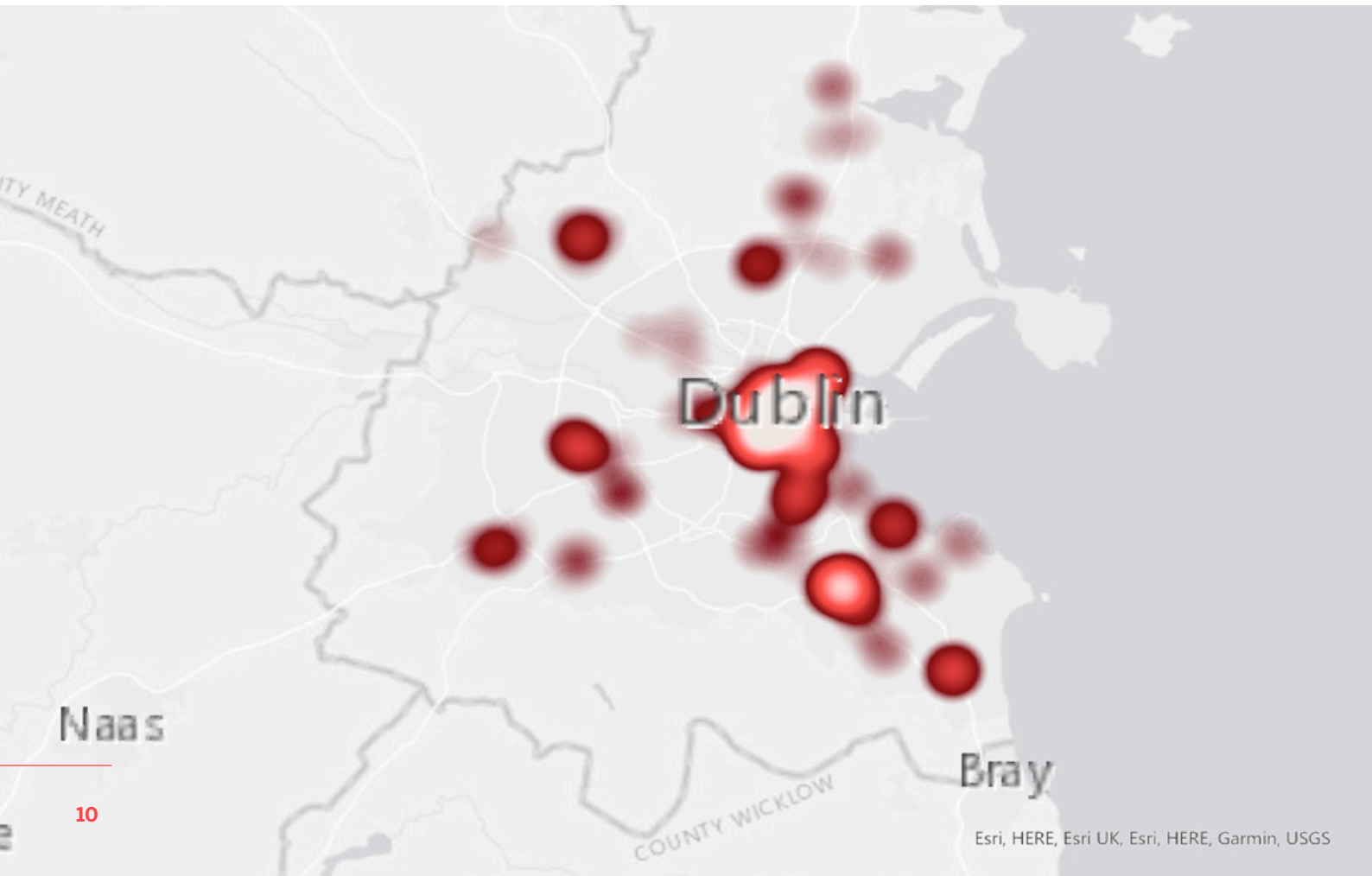
Most of the available space was concentrated in the city centre (67%), followed by the south suburbs (18%), north suburbs (10%) and west suburbs (5%).

The largest availability within a single scheme remained in Fibonacci Square in Ballsbridge, Dublin 4, where 32,900 sqm was available on a sub-let basis. This was followed by Cooper’s Cross One and Two, Dublin 1, with 27,100 sqm available, and Block 7 & 8 Founders District, Dublin 4, where 28,320 sqm is available.

Dublin’s overall headline vacancy rate stood at 14.9% at the end of March 2026, slightly up from 14.7% in December 2025, but below 16.7% in March 2024. Despite the improvement over the past year, the vacancy rate remains well above the 6.9% recorded in early 2020, with much of the increase still attributed to new developments and grey space. The vacancy rates across the regions varied, with the city centre headline rate at 15.2% and the true rate (after removing obsolete stock that is never likely to be occupied again) at 14.7%.

Grey space availability remained reasonably static in Q1 2026, standing at 175,200 sqm, but well below the peak of 242,400 sqm recorded in Q2 2023. While still elevated relative to pre-2022 levels, the general trend since mid-2023 suggests a gradual decline.

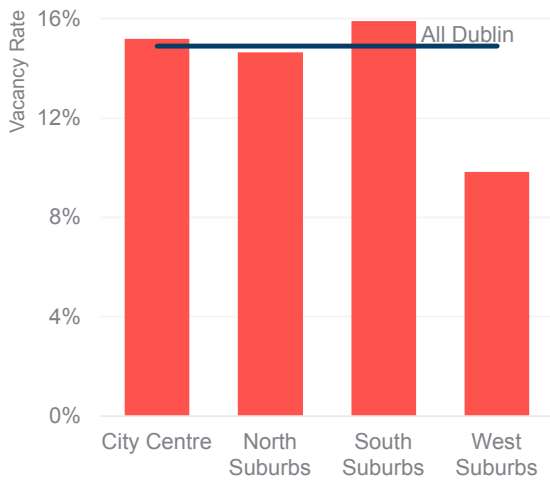
Office supply Q1 2026



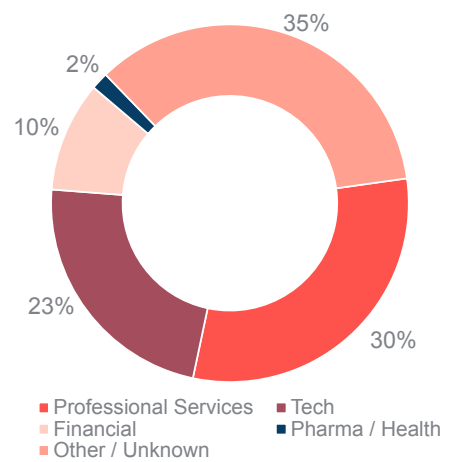


Cobalt House One,
Blanchardstown Corporate Park, Dublin 15

Headline Vacancy Rate by Region (Q1 2026)



Supply by Region (Q1 2026)



Source: Lisney

NEW STOCK

In Q1 2026, no office accommodation was completed and no new office construction commenced.

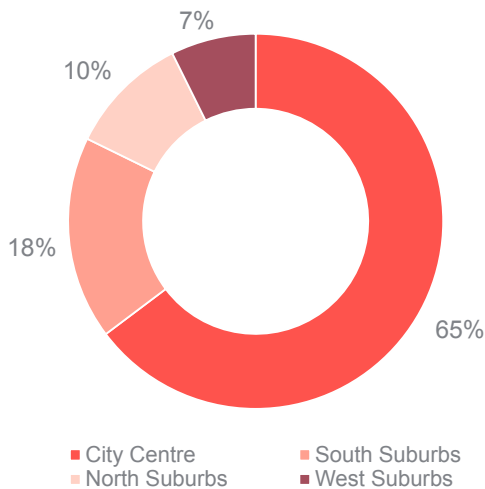
Under Construction	120,300 sqm
Largest Scheme Under Construction	Waterfront Central, North Wall Quay, Dublin 1
Average New Scheme Size	17,200 sqm City Centre
Deal Agreed / Reserved Pre-Completion	68%

Approximately 120,300 sqm of office space was under construction at the end of March. However, it is encouraging that a couple of new schemes are expected to break ground later this year, including Hibernia’s Clanwilliam Quarter in Dublin 2, which is targeting LEED Platinum and BER A2 certifications. The largest schemes under construction in Q1 included:

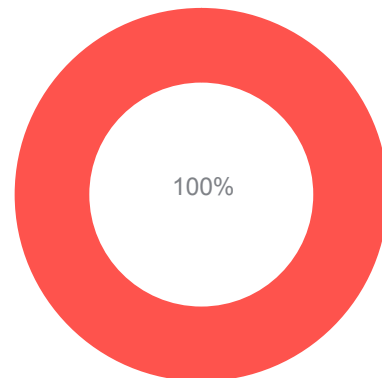
- Waterfront Central, North Wall Quay, Dublin 1 (40,000 sqm) – part is available with Citi Bank taking 60% of the scheme
- Harcourt Square, Dublin 2 (32,000 sqm) – pre-let to KPMG as its new HQ
- 1 Adelaide Road, Dublin 2 (14,860 sqm) – pre-let to Deloitte as its new HQ, bringing all Dublin operations into one scheme

While there are several new schemes available to let, the last property cycle showed that these can get taken up very quickly as the market improves. Currently, the only developments being built speculatively (without pre-lets in place) are 2 Grand Canal Quay (14,500 sqm) and 160 Townsend Street, both in Dublin 2 (9,500 sqm), and both have strong interest from large occupiers. This creates a risk of a shortage of grade A and zero-emission accommodation emerging later this year to meet demand for occupiers seeking best-in-class office space.

Existing Office Stock by Region (Q1 2026)



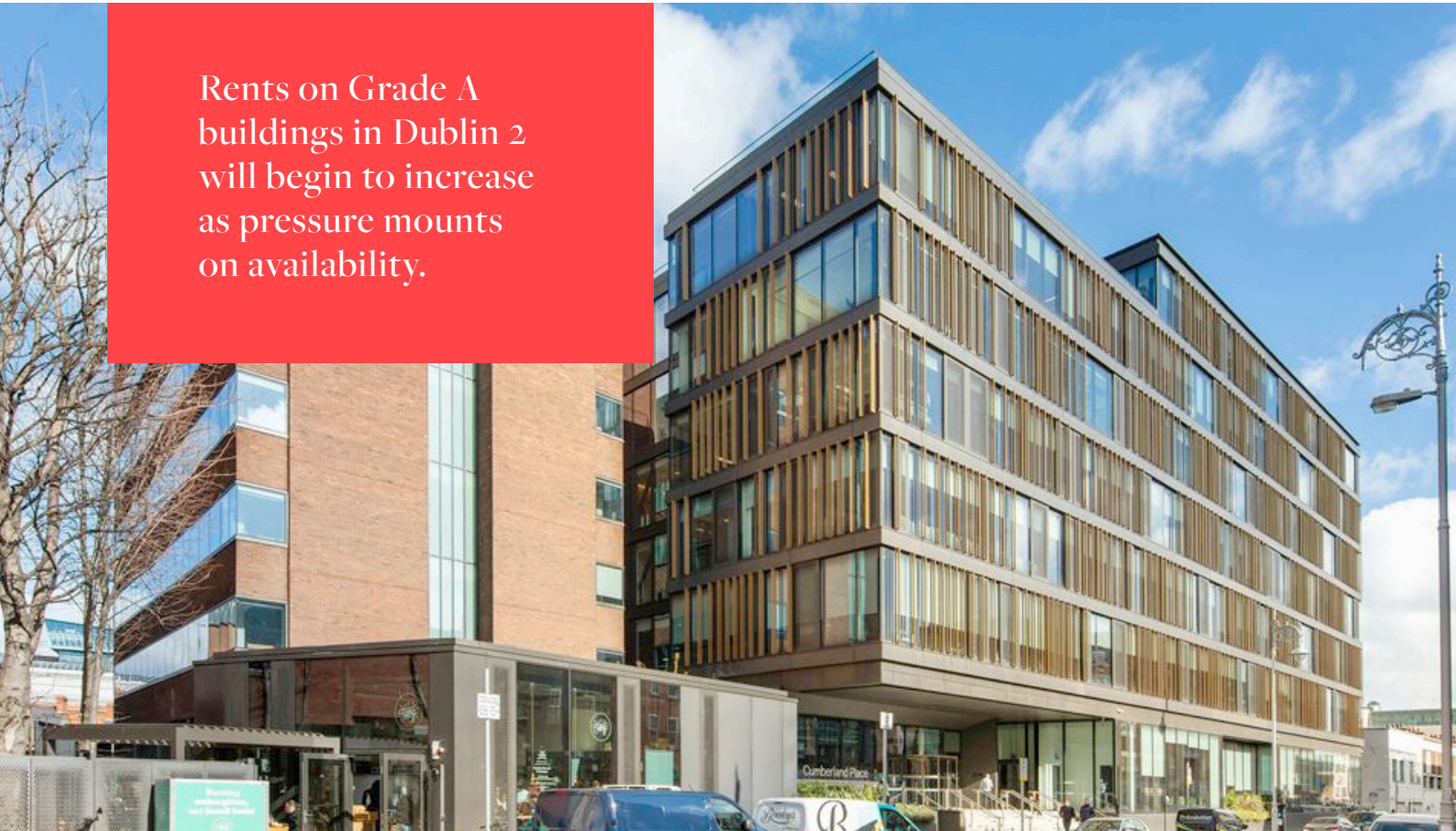
Office Stock Under Construction (Q1 2026)



Source: Lisney



Rents on Grade A buildings in Dublin 2 will begin to increase as pressure mounts on availability.



1 Cumberland place, Fenian Street, Dublin 2

OUTLOOK

- Occupiers' flight to quality will continue. Corporate tenant demand will remain focused on Grade A+ high specification, tech-enabled, net zero, city centre offices to meet sustainability commitments and attract talent within vibrant, amenity-rich environments.
- Smaller, more cost-conscious businesses also want the best-in-class buildings in central locations, but their decisions will be dictated by affordability. In recent years, they benefited from the flexibility offered by fully fitted grey space, which provided cheaper solutions. However, this opportunity will diminish further in the months ahead, and the capital expenditure necessary to carry out fit-out works will be a barrier for some to occupy new, best-in-class buildings, even if the rent is affordable.
- The headline vacancy rate continues to overstate effective availability, with supply of prime CBD accommodation already tighter than the overall market suggests. If current trends persist, this is likely to shift lease terms for high-quality city space in favour of landlords in short term, leading to upward pressure on rents.
- As prime accommodation options narrow, demand is likely to broaden into less sought-after city districts, such as D1 and D8, and refurbishment of Grade B buildings will accelerate to meet occupier requirements.
- Rents on Grade A buildings in Dublin 2 will begin to increase as pressure mounts on availability.
- Refurbishment strategies are expected to become more selective and asset-led, with viability increasingly determined through detailed cost-benefit analysis rather than standard upgrade approaches. This will weigh costs against potential improvements in energy performance, building quality and long-term asset competitiveness.

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