

OFFICE MARKET REPORT VIENNA | H1 2026

First half of 2026



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The focus is clear:
customer-oriented solutions that lead to profit in a targeted
and integrated manner.

Modesta Real Estate is the specialist when searching for investment properties, office, logistics, industrial or commercial real estate in Austria and the CEE region as well as for the subsequent location analyses and contract negotiations.

Modesta Real Estate also offers professional consulting and valuations, corporate real estate services, and the conception of highly efficient marketing strategies for existing properties. With their know-how, they help clients to make the right decisions in real estate-specific matters. Modesta Real Estate's network extends from its offices in Vienna and Bratislava throughout Austria to the entire CEE region and includes European and American investment companies and investors. A young, dynamic team is specially trained in the commercial real estate sector and thus guarantees professional real estate consulting at the highest level.

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OVERALL ECONOMIC SITUATION IN AUSTRIA

At the beginning of 2026, the Austrian economy continues to stabilize after overcoming the recession of 2023 and 2024. Current forecasts indicate a resurgence in economic output, albeit at a modest pace. At the same time, inflation remains elevated, while the labor market is only gradually showing signs of easing.

ECONOMIC GROWTH AND GDP

After economic output contracted by about 0.7 % in 2024, the Austrian economy returned to growth in 2025 with real GDP growth of 0.5 %. For 2026, the institutes expect growth to accelerate to 1.2%, followed by 1.4% in 2027.

Inflation, as measured by the Consumer Price Index (CPI), has recently proven to be more persistent than expected: After reaching 2.9% in 2024, inflation rose to 3.5% in 2025. A decline to 2.6% is forecast for 2026 and to 2.4% for 2027.

INVESTMENT AND INNOVATION

Investment activity had slowed significantly in recent years—particularly in the industrial and construction sectors. However, with improving consumer sentiment, lower key interest rates, and a more stable international environment, a gradual revival of investment is expected in 2026.

The recovery in 2025 was driven primarily by private consumer spending and a resurgence in export demand, while construction investment gradually stabilized. However, with the flare-up of the crisis in the Middle East at the beginning of 2026, uncertainty has returned to the market, causing some investment and location decisions to be delayed.

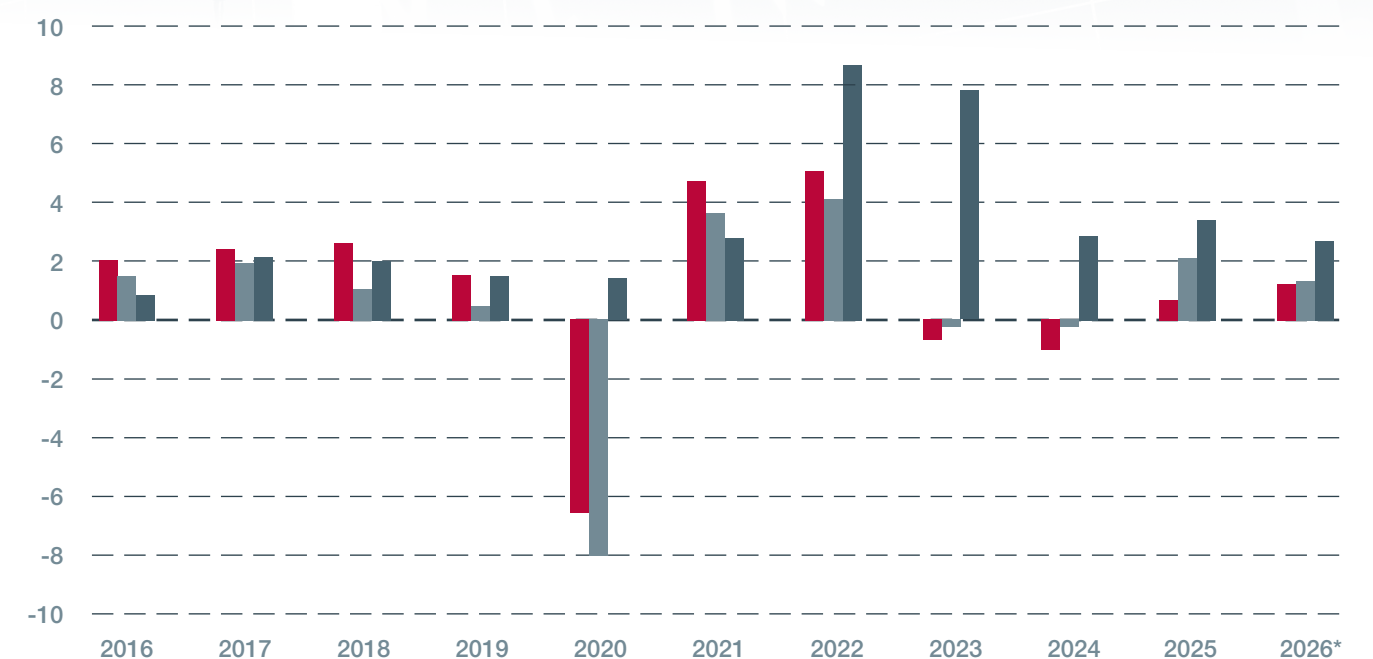
LABOUR MARKET

In the labor market, the upward trend in unemployment continued: After standing at 7.0% in 2024, the unemployment rate rose to an average of 7.4% in 2025. A slight decline to around 7.3% is expected for 2026, and to 7.0% for 2027. In a longer-term comparison, the rate thus remains at a moderate level.

CONCLUSION: RECOVERY AND CAUTIOUS OPTIMISM FOR 2025

Overall, the Austrian economy is on a cautious path to recovery at the start of 2026. GDP is growing again, supported by private consumption, rising export demand, and an incipient upturn in investment. However, persistently high inflation and geopolitical risks are dampening momentum, so steady but moderate growth is expected for 2026.

Economic development in Austria 2016 - 2026



■ Change in Real GDP in %** ■ Change in Private Consumer Spending in %** ■ CPI Inflation Rate

* Prediction, ** in each case compared to the previous year

AUSTRIAN ECONOMY ON CAUTIOUS PATH TO RECOVERY

STAY vs GO 2026

TIGHT SUPPLY MEETS NEW DRIVERS OF DEMAND

The Vienna office market has become more selective. Rising rents and construction costs, a historically low supply of new space, and a noticeable shift in demand are bringing a strategic question to the forefront for many companies: stay or move. The “Stay vs. Go” evaluation process is no longer just a buzzword, but an integral part of well-informed location decisions.

STAY VS. GO: Contract Extension Becomes a Strategic Option

More and more companies are systematically reevaluating their locations—and in doing so, are realizing that staying in their existing properties also offers significant potential.

The reason lies in price trends:

While prime rents have risen to €29.50/m², many existing rents—which were fully indexed years ago—are now significantly above current market levels—in extreme cases, about a quarter higher than today’s prime rent. For tenants, this opens up considerable room for maneuver when renegotiating expiring leases. Accordingly, the number of lease renewals has increased significantly in recent years. At the same time, landlords are also showing growing interest in retaining existing tenants, as vacancies are detrimental to both parties. Lease renewals not only enable economic optimizations but also allow for adaptation to new work environments—often serving as a sensible alternative to moving.

NEW DRIVERS OF DEMAND: The Digital Economy, AI, and Life Sciences

At the same time, the structure of demand is shifting. In the first quarter of 2026, the digital economy accounted for the largest share of leasing activity—about one-third—followed by the public sector. Over the course of the year, the pharmaceutical and healthcare sectors, as well as IT and high-tech, were among the strongest demand drivers. **The eastern part of the city is experiencing particularly dynamic growth:**

The Erdberg–St. Marx submarket is benefiting from brisk demand from the artificial intelligence and life sciences sectors. With the Life Science Center Vienna, an additional 14,000 m² of office and laboratory space will be created here by 2029—proof that knowledge-based and research-oriented industries are becoming key drivers of the Vienna office market.

LIMITED SUPPLY: New housing construction at a historic low

Those who nevertheless decide to relocate will find a limited supply of high-quality space. New space development will drop to approximately 76,000 m² in 2026, marking the lowest completion volume in nearly three decades; construction activity in 2027 is also expected to remain subdued and driven solely by demand. High construction and financing costs mean that new projects are being realized almost exclusively in the high-end segment, while more affordable space is practically no longer being developed.

The result is a two-tiered market:

Despite a moderate vacancy rate of 4.37%, high-quality, well-connected space in established locations remains scarce, while functionally outdated or peripheral properties are coming under increasing marketing pressure. Location and quality thus remain the decisive criteria—and continue to justify higher rental rates.

CONCLUSION: The market rewards well-prepared decisions

The Vienna office market remains challenging, but it offers opportunities for those who can realistically assess developments and make well-informed decisions. A limited supply of premium space, rising rents, and shifting demand make a thorough analysis more important than ever—whether at an existing location or in a new building.

This is precisely where professional consulting comes in:

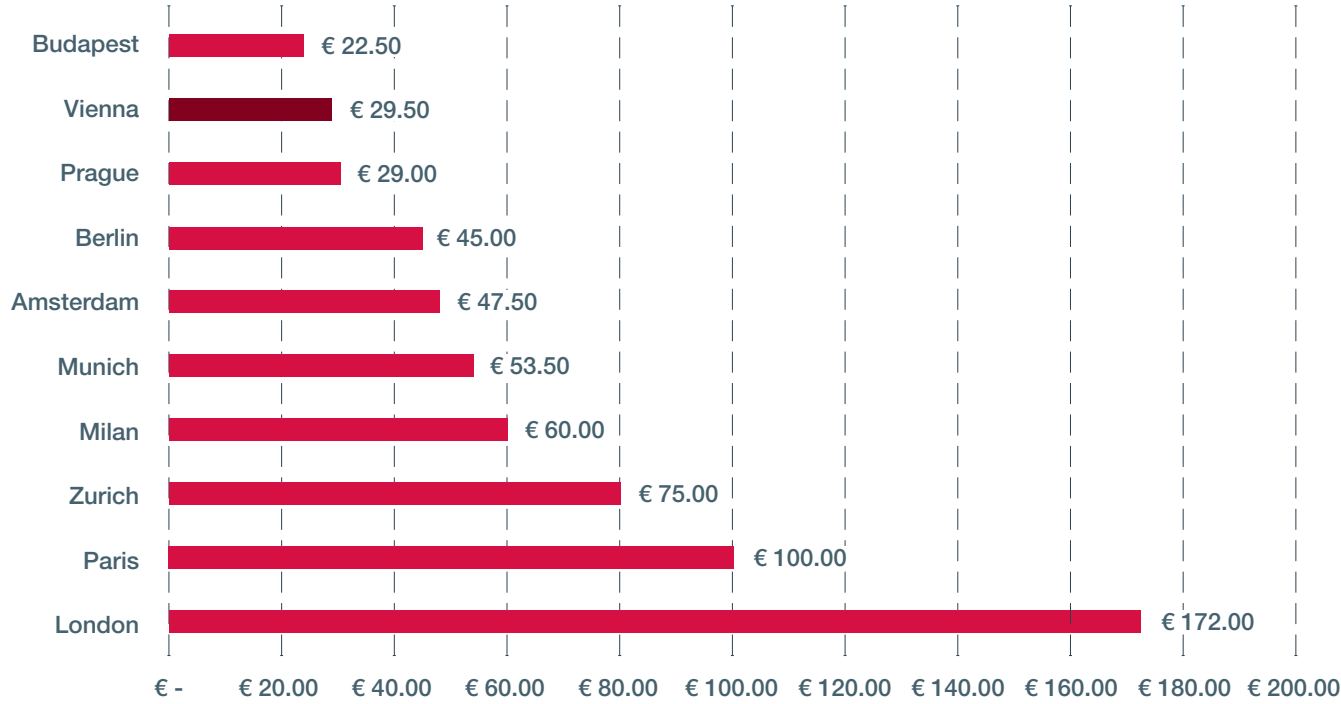
It provides the transparency needed to turn the “stay vs. go” question into a sound location strategy.

OFFICE MARKET VIENNA SPRING/SUMMER 2026 | OVERVIEW

Rental prices (per sqm, net)		
Prime rents	€ 29.50	→
Rents in good locations	€ 15.00 – 19.00	↑
Rents in average locations	€ 13.00 – 16.00	↑
Office space rental		
2025	ca. 201,500 sqm (VRF)	→
2026*	ca. 150,000 – 200,000 sqm	→
Vacancy		
	4.37 % (VRF)	→
Office space on offer		
Stock	11.7 Mio sqm	→
Stock (Class A & B)	5.9 Mio sqm (VRF)	→
New area production 2025	ca. 106,000 sqm	↑
New area production 2026*	ca. 76,000 sqm	↑

*Prediction

TOP OFFICE RENTS IN EUROPE (PER SQM, NET)



RENTAL PRICE OVERVIEW VIENNA & SURROUNDINGS

Rental prices: € 12.50 - 19.50

NORTH

Properties:

- Square One (1190)
- Carré Muthgasse (1190)
- Millenium Tower (1200)
- Optimum (1200)
- TwentyOne (1210)
- Plus Energy Quartier 21 (1210)
- Grand Central (1210)
- Peak Vienna (1210)



Rental prices: € 10.00 - 19.00

WEST

Properties:

- Hietzinger Kai 137 & 139
- Workstation Wien West (1140)
- Storchengasse 1 (1150)
- Forum Schönbrunn (1120)
- O.A.X. (1120)
- U4-Center (1120)
- VIO Plaza (Projekt, 1120)



Rental prices: € 12.00 - 23.00

INNER DISTRICTS
(CBD)

Properties:

- LeopoldQuartier (1020)
- Ensemble Schwarzenbergplatz (1040)
- Francis (1090)
- myHive Ungargasse (1030)
- Doppio Due (1090)



Rental prices: € 12.00 - 18.50

SOUTH
Wienerberg

Properties:

- Myhive am Wienerberg (1100)
- The Brick (1100)
- Euro Plaza (1120)
- Inno Plaza (1120)
- Silo Next (Projekt, 1230)
- Silo Plus (1230)
- Campus 21 (2345)



Rental prices: € 13.00 - 22.00

WIEN DONAU CITY
& Umgebung

Properties:

- Andromeda Tower (1220)
- Ares Tower (1220)
- DC Tower 1 & 2 (1220)
- IZD Tower (1220)
- Saturn Tower (1220)
- Vienna TwentyTwo (1220)



SEESTADT/ASPERN

Rental prices: € 12.00 - 18.00

Properties:

- Campus West (1220)
- HOHO Wien (1220)
- Mischa (1220)
- Robin Seestadt (1220)
- SeeHub (1220)
- Seeparq (1220)
- Sirius (1220)
- Technologiezentrum Seestadt (1220)



NORTH-EAST
Lassallestraße /
Messe / Prater

Rental prices: € 14.00 - 21.00

Properties:

- Austria Campus (1020)
- 2nd Central (1020)
- E-Zone (1020)
- Quartier Lassalle (1020)
- Prater Glacis (1020)
- Weitblick, Viertel Zwei (1020)
- Galaxy Tower (1020)
- Nordbahnstraße 50 (1020)
- Vienna Works (1020)



CITY CENTRE

Rental prices: € 16.00 - 28.50

Properties:

- Goldenes Quartier Office (1010)
- Haus am Schottentor (1010)
- Strauchgasse 3 (1010)



EAST

Rental prices: € 11.50 - 19.50

Properties:

- Austro Tower (1030)
- Landmarx (1030)
- MQM (1030)
- ENNA (1030)
- Solaris (1030)
- ORBI Tower (1030)
- ViE (1030)
- Tricore (1030)
- Office Campus Gasometer (1110)

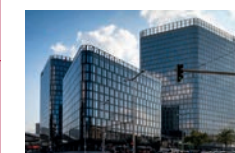


MAIN STATION
Quartier Belvedere

Rental prices: € 15.00 - 23.00

Properties:

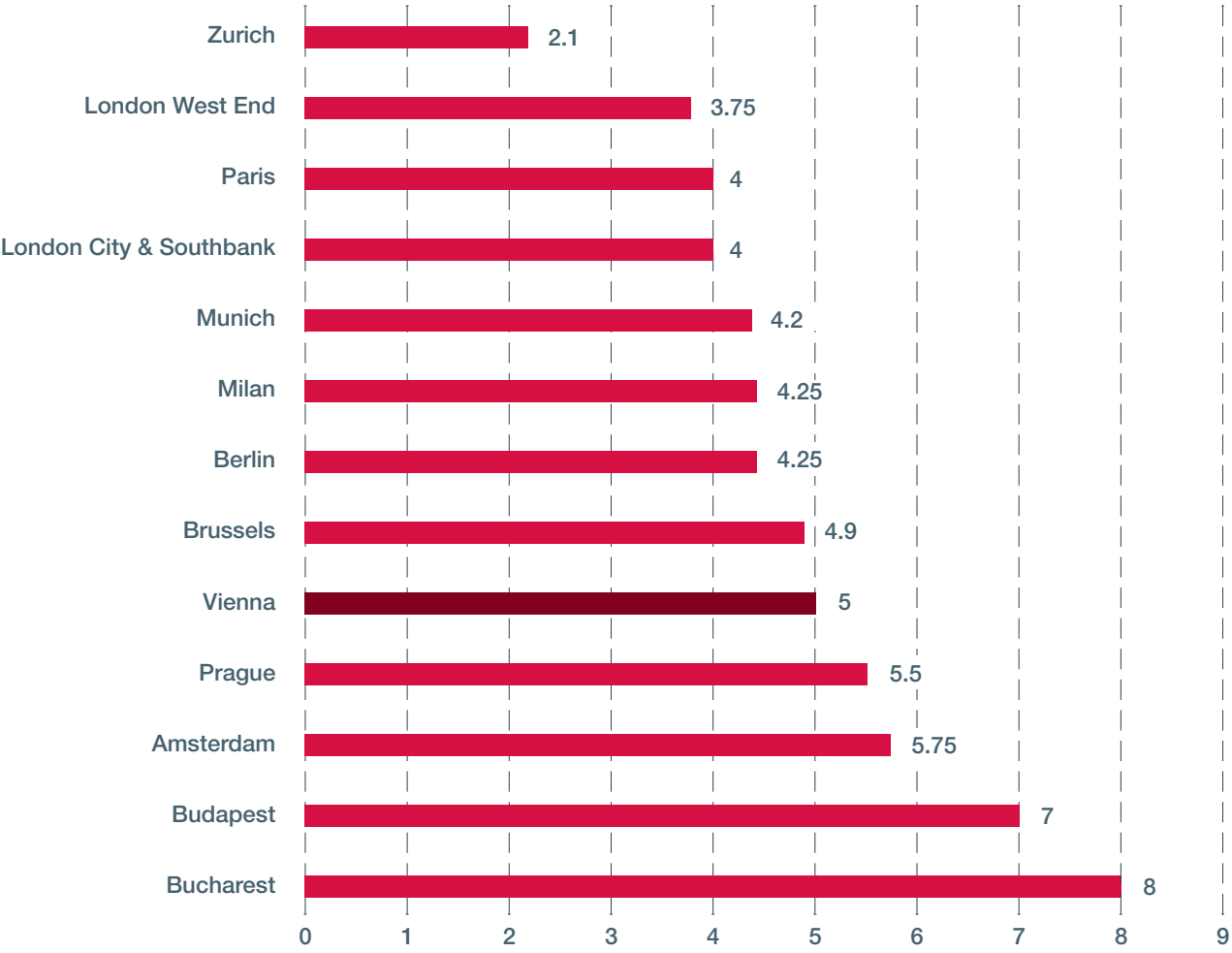
- QBC 1+2 (1100)
- LAX 2B (1100)
- The ICON Vienna (1100)
- Bel & Main (1100)
- LMNT Offices (1110)
- Tower Canettistraße (1110)



OFFICE MARKET VIENNA SPRING/SUMMER 2026 | OVERVIEW

Investment		
Investment volume Q2 2026	ca. € 500 Mio.	↑
Prime yields	5.00 %	↑
Yields in B location	5.00 % – 8.00 %	↑

Prime office yields in Europe



LETTINGS H2 2025 / H1 2026

Region	Property	Tenant	Area
Inner Districts (CBD)	1020, LeopoldQuartier Office	IT company	3,800 sqm
	1090, FRANCIS	Pharmaceutical company	1,600 sqm
East	1030, Litfaßstraße	Pharmaceutical company	7,000 sqm
	1030, QBIK	Public tenant	6,500 sqm
	1110, Modecenterstraße 15	Retail company	1,823 sqm
	1110, Modecenterstraße 15	IT company	1,577 sqm
	1030, Erdberger Lände 40	IT company	1,220 sqm
Donaucity	1220, DC1	Retail company	2,900 sqm
	1220, TwentyTwo	Insurance company	1,800 sqm
North-East Lassallestraße	1020, Lassallestraße 3	Non-Profit	1,781 sqm
	1020, Rothschildplatz 2	Service	1,020 sqm
South	1230, Silo Next	Pharmaceutical company	2,500 sqm
	1120, Euro Plaza	Industrial company	1,100 sqm
West	1120, U4-Center	IT company	2,300 sqm

(geplante) FERTIGSTELLUNGEN 2026 – 2027

Property	Submarket	Area	Completion
VIENNA TWENTYTWO (BT1)	Donaucity	16,400 sqm	2026
unique 22 (BT3)	Donaucity	3,500 sqm	2026
DC Tower 2	Donaucity	26,600 sqm	2026
ENNA	East	22,000 sqm	2026
MC15	East	8,652 sqm	2026
Village Works (BF 9A)	Main Station	7,500 sqm	2026
Salzgries 12*	Inner Districts (CBD)	2,700 sqm	2026
Renngasse 13*	Inner Districts (CBD)	3,300 sqm	2027
Village im Dritten (BF 4B)	Main Station	9,850 sqm	2027
BBRZ Büro	Donaucity	19,000 sqm	2027
Boehringer Ingelheim	Wienerberg (South)	10,000 sqm	2027

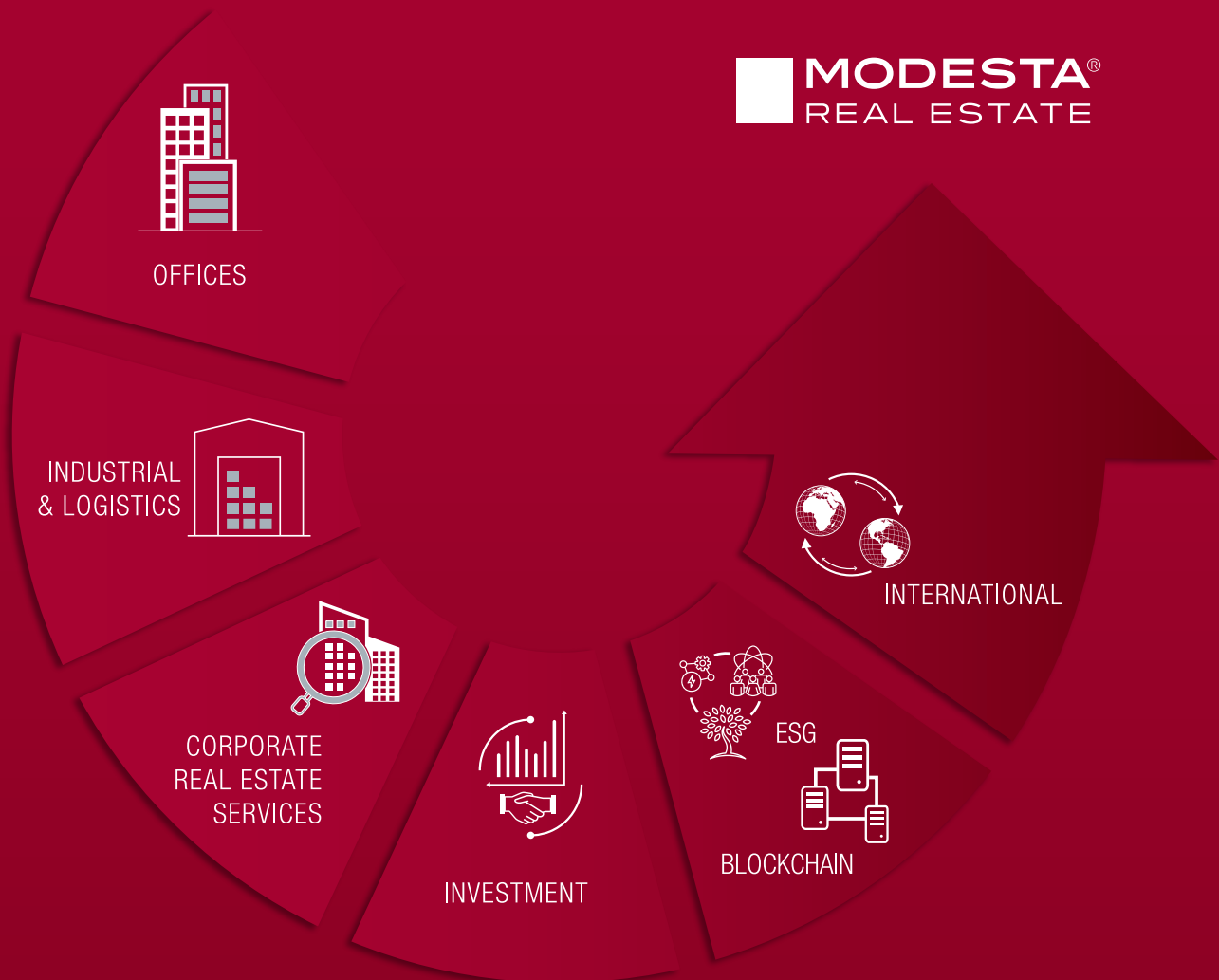
*Overall refurbishment



THE MAIN INSTITUTIONAL TRANSACTIONS
2025 / 2026

Property	Usage	Area	Seller	Buyer	Period
Renngasse 2	Office	12.000 sqm	Signa Group	JR Real Invest	Q1 2025
Gertrude-Fröhlich-Sandner-Straße 3	Office	7.654 sqm	Unilmmo: Global	ATL Immoinvest Group	Q2 2025
Rinnböckstraße 3	Office	8.120 sqm	Union Investment RE Austria	Buschmann Holding	Q1 2025
Haider Straße 39-40	Office	12.130 sqm	Dattl Realinvest	Privat	Q2 2025
Thomas-Klestil-Platz 6	Office	6.650 sqm	Bank Austria Real Invest	Buschmann Holding	Q1 2025
Thomas-Klestil-Platz 4	Office	6.440 sqm	Bank Austria Real Invest	Buschmann Holding	Q1 2025
Hietzinger Kai 101-105	Office	22.000 sqm	KGAL	Kollitsch Invest	Q1 2026
Muthgasse 11	Office	18.200 sqm	Privat investors	N/A.	Q1 2026
Franz-Jonas-Platz	Office	11.000 sqm	S IMMO AG	N/A..	Q1 2026





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