



KEY STATS



Q3 2026 Take-Up = **493,812 sq.ft.** (49 x deals)



Approx. **1.35 million sq.ft.** take-up in YTD across 143 deals. Down 30% year on year.



Approx. **1.09 million sq.ft.** in legals at the end of Q3.



0-10,000 sq.ft. (SME sector) continues to dominate the market by deal count

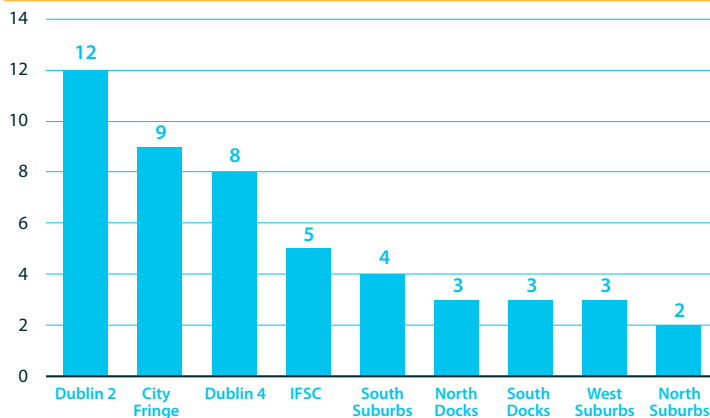


Noticeable increase in Landlords offering **'fully fitted' space** - particularly in CBD

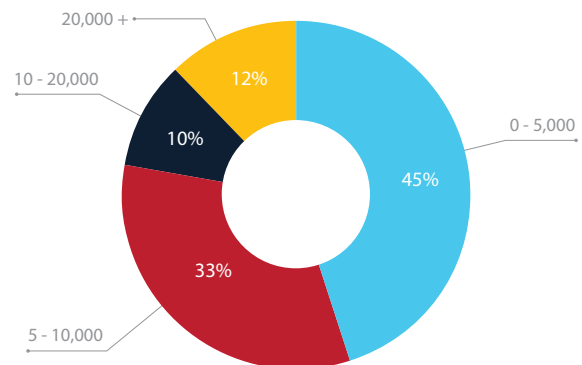
TOP 5 DEALS Q3 2026

Property	Size	Tenant
Tropical Fruit Warehouse Sir John Rogersons Quay, Dublin 2	88,261 sq.ft.	OpenAI
One Le Pole Square Second - Part Fourth Floor, Dublin 8	57,264 sq.ft.	klaviyo
16 Stephens Green Dublin 2	39,649 sq.ft.	Pembr
Kilmore House Lower Ground, Fourth & Sixth Floor, Spencer Dock, Dublin 1	30,070 sq.ft.	Optum
Block 8 Founders District Belfield Office Park, Clonskeagh, Dublin 14	28,320 sq.ft.	CIRCLE K

TAKE UP BY LOCATION Q3 2026



NO. OF DEALS BY SIZEBAND Q3 2026



DUBLIN OFFICE MARKET COMMENTARY

How do you see the Dublin office market finishing the year?

Assuming a good proportion of the 1 million sq.ft. currently in legals converts before year-end, I expect Dublin Office Take-Up to finish at around 2.3 million sq.ft. for the year. This would represent another strong year. (2.48 million sq.ft. in 2025). What's particularly encouraging (from both a market & economic perspective) is the continued level of activity from SMEs. There is a healthy volume of transactions being completed and, importantly, occupier demand remains strong in this space. The real challenge is not demand, but supply of quality options (not just Best in Class though). Increasingly, it's the availability of the right space, rather than demand itself, that's driving occupier decisions.

What are occupiers struggling with most now?

Many are struggling to find space that genuinely meets their requirements. Particularly relevant in the sub 0-10,000 sq.ft. size category where quality options remain limited. Vacancy rate stats indicators and the reality "on the ground" are as distant from one another as I've seen in a long time, particularly in Dublin 2/4. The pool of genuinely attractive options is very limited, and it is becoming a real issue in the market.

Will this shortage influence leasing decisions?

Without question. I expect lease renewals and lease extensions to remain a significant feature of the market over the next two to three years. For many occupiers, "staying put" will be a more realistic proposition than relocating. We're already seeing occupiers extending existing leases out by 1-2 years to ensure business continuity and hope more availability surfaces during this time.

Does this create opportunities for landlords?

Absolutely. There's a real opportunity for landlords to re-position older buildings/seek rental uplifts provided they bring them more closely in line with current occupier expectations. Remember, not every occupier needs a brand-new, "Best in Class" office. But the vast majority seek a high-quality working environment.

If occupiers can't find space in the CBD, what will they do?

As mentioned above, some will choose to renew their existing leases, while others will need to become more flexible in their search criteria. That will mean considering alternative locations, looking at refurbished office stock, or exploring buildings that may not have been on an original "shortlist".

