

Dublin Office Market



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Dublin Office Market Overview 2024 – Key Trends 2025

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Key Takeaways



492,181 sq ft

Office market take-up in Q4 2024



2,168m sq ft total take-up in 2024

Reaching the upper end of Knight Frank's forecast range for 2024



62%

Of space currently due to complete throughout 2025 and 2026 is pre-let



€242m

Invested in office assets in Q4 2024



€492m or 20% of total investment in 2024

Was invested in office assets



2025

- Occupier demand to remain strong
- Tight supply pipeline
- Vacancy to fall further
- Upward pressure on prime rents



Eyes on Trump

administration and the potential impact on both global & domestic markets

Occupier Trends

- Strong recovery in occupier activity with Finance and Professional Services companies leading demand

OCCUPIER ACTIVITY

Take-up of 492,181 sq ft in Q4 brought total take-up of office space in 2024 to 2,167,700 sq ft.

This was a strong overall level of activity and was at the upper end of the Knight Frank forecast range for the year as a whole.

The profile of occupiers that took office space continues to reflect the sectors with the strongest employment growth with Professional Services in particular accounting for 22% of all the space taken in the Dublin market in 2024.

Top 5 office leasing transactions, 2024

Property	Tenant	Sector	Size (Sq ft)
The Seamark Building, Dublin 4	HSE	State	182,340
One Wilton Park, Dublin 2	Stripe	TMT	156,000
One Adelaide Road, Dublin 2	Deloitte	Professional Services	151,000
Two Wilton Park, Dublin 2	EY	Professional Services	133,431
The Shipping Office, Dublin 2	BNY Mellon	Finance	78,919

Source: Knight Frank Research

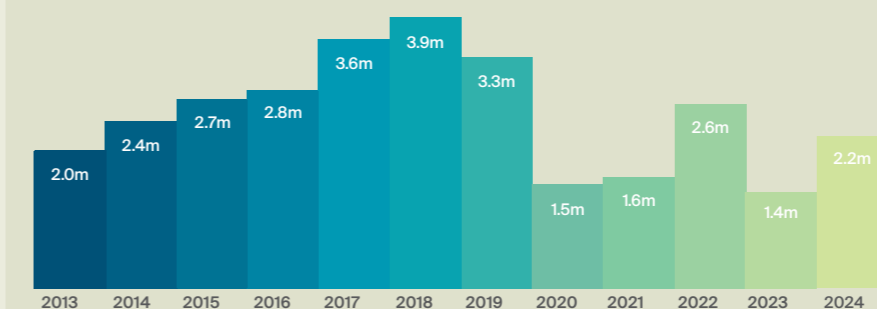
Deloitte's decision to take 151,000 sq ft of space at One Adelaide Road was the largest deal of the final quarter. This, combined with EY's decision to take in excess of 130,000 sq ft at Two Wilton Park, which was the largest Professional Services deal in Q3, illustrates the impact of this sector in driving activity in the market with these two deals equating to 13% of total take-up in 2024. Both companies chose office locations in Dublin 2.

Demand for space in the South Suburbs was the strongest of the suburban areas. The Dublin Academy of Education's decision to take 27,000 sq ft at Frascati House was the largest letting in this area in Q4. Overall, smaller deals continue to dominate activity in the South Suburbs.

Smaller deals also dominated activity in the West Suburbs, with the exception of SAP's taking of 18,179 sq ft at Waterside Innovation Campus and IPS's letting of almost 15,000 sq ft at Parkwest.

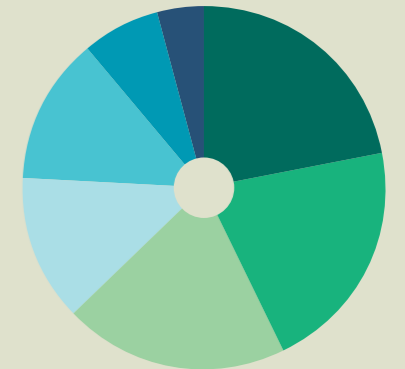
2025 starts with a strong level of reserved stock, close to 1.2m sq ft.

Total annual office take-up sq ft



Source: Knight Frank Research

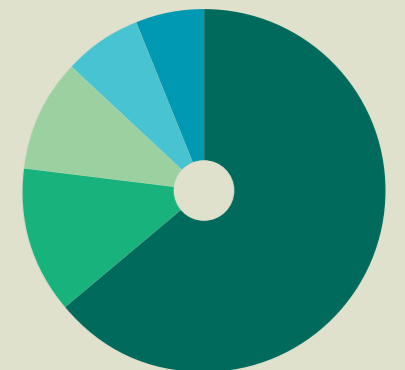
Take-up by sector, 2024



Professional Services	22%
TMT	21%
Finance	19%
Other	14%
State	13%
Pharma/Med	7%
Co-working	4%

Source: Knight Frank Research

Take up by location, 2024



City Centre	63%
Fringe	13%
South Suburbs	11%
West Suburbs	7%
North Suburbs	6%

Source: Knight Frank Research

Outlook

► Prime rental growth expected in 2025

VACANCY

Dublin's office market vacancy rate peaked before the end of 2024 at 15.9%, a little ahead of the timeline forecast by Knight Frank.

2025 opens with an overall market vacancy rate of 15.3% with considerable downward movement expected throughout this year and into 2026.

The vacancy rate for space with the best sustainable credentials will also fall in 2026, in particular in Dublin 2.

PIPELINE

Dublin's office development pipeline is becoming increasingly tight. 62% of the space that is currently under construction and due to complete throughout 2025 and 2026 is already pre-let.

There are three developments in excess of 100,000 sq ft available and due to complete in Dublin 2 in 2025 (Boston Sidings, Landen House and 2 Grand Canal Quay).

In 2026 there is no new space due to complete in Dublin 2 that is actually available. There is only one scheme in the North Docks in Dublin 1 that is under construction and available.

2027 currently risks zero completions in Dublin's office market.

RENTS

2025 opens with prime headline rents standing at €62.50 psf, having remained steady at this level throughout 2024 as we had expected.

Upward movement in prime rents will become evident from the middle of 2025. Pre-let's are expected to become a feature of the market by the end of the year given the very tight development pipeline post 2026.

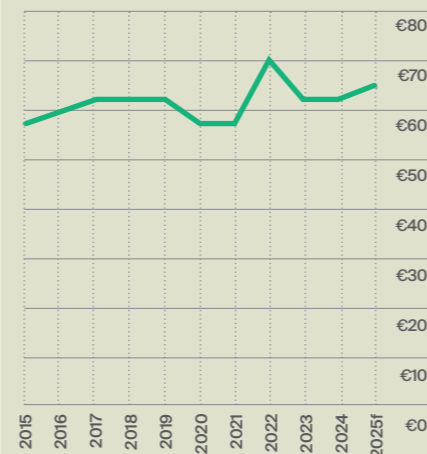
DEMAND

Knight Frank expect demand to remain strong in 2025, driven by some large requirements.

Occupier preference for space with the best sustainable credentials in the City Centre, particularly Dublin 2, will remain the key trend in the market with limited supply options set to become more of a concern for occupiers seeking to secure space for occupation in 2026 and beyond.

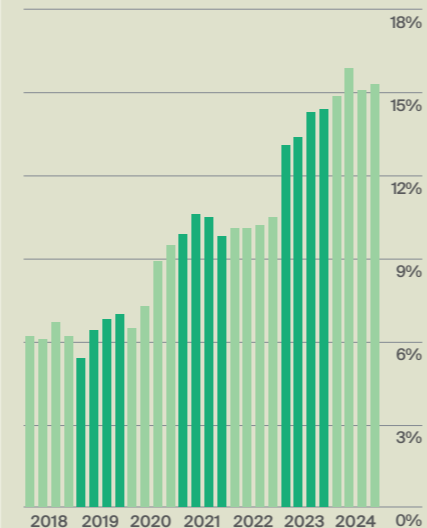
62%
of all space under construction and due to complete throughout 2025 and 2026 is pre-let

Prime rental series (per sq ft)



Source: Knight Frank Research

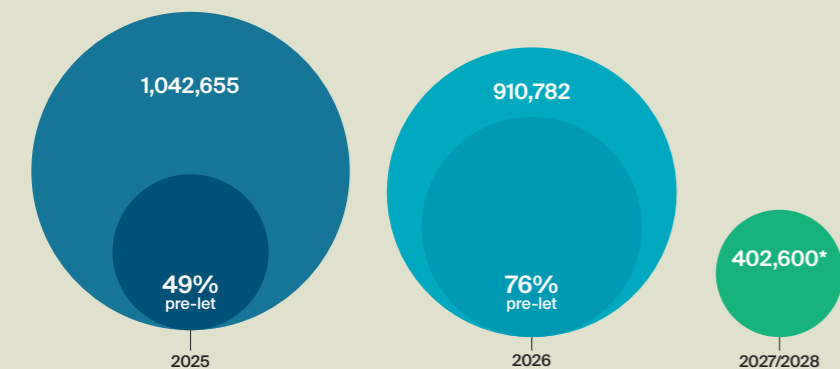
Dublin market vacancy rate



Source: Knight Frank Research

Dublin City Centre office pipeline

Total space due to complete, sq ft



*One development makes up this space. Building currently paused.

Source: Knight Frank Research

Investor Trends

► Relatively strong end to the year for office investment spend with increased momentum expected in 2025

Total investor spend reached €2.4 billion in 2024 with the final quarter adding €1.18bn to that total.

Within that however, one large retail transaction, the sale of Blanchardstown Shopping Centre by Goldman Sachs for €575m and which was the largest deal of the quarter, made up 50% of Q4 spend.

The sale of office assets made up €242m of the remaining €605m invested in Q4. This was a relatively strong finish to the year for the office sector which hit a low point in Q1 with only €29m worth of transactions completing.

A total of €492m was invested in office assets throughout 2024, exceeding a total of €385m in 2023.

Retail investment dominated in 2024 with two large shopping centre assets, Blanchardstown and The Square Tallaght, the latter of which traded for €130m, making up the majority of retail investment. A number of other regional shopping centres and retail parks traded such as Mahon Point in Cork for €50m and two retail parks in Donegal and Kerry for a combined €40.5m.

Office share of investor spend came in at 20% for the year as a whole, behind retail on 42%.

The two largest office transactions of the year closed in Q4. The largest was the North Dock deal and then the purchase of Connaught House in Dublin 4 by Fine Grain for €65m.

Occupier interest in office assets is expected to increase in 2025, supported by stronger demand and strong employment growth.

Yields are expected to tighten throughout 2025 and into 2026 as prime office assets become available to the market.

5%-5.25%

Prime office yields

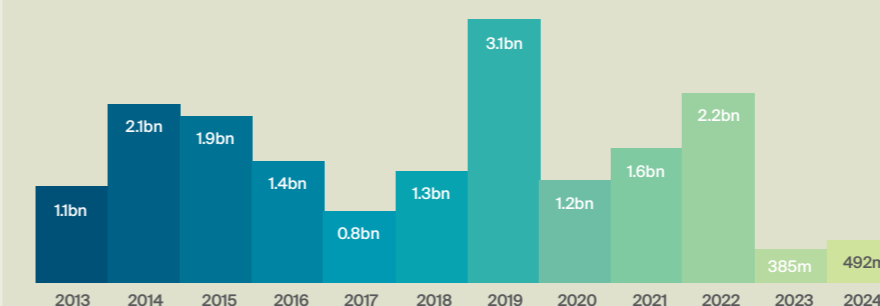
“The largest office transaction of the year completed in the final quarter with the purchase of North Dock by Starwood for €80m.”

Top 5 office investment transactions, 2024

Property	Vendor	Price
North Dock, Dublin 1	Interpath	€80,000,000
Connaught House, Dublin 4	Grant Thornton	€65,000,000
One Warrington, Dublin 2	Irish Life	€41,000,000
40 Molesworth Street, Dublin 2	State Street	€37,500,000
Eimpark Green Portfolio, Dublin 4	Starwood	€22,500,000

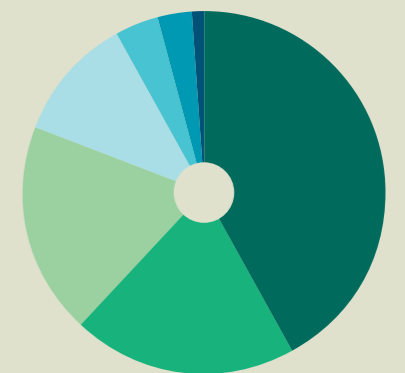
Source: Knight Frank Research

Dublin office investment volumes (€ billions)



Source: Knight Frank Research

Investment spend by sector, 2024



Source: Knight Frank Research



Dublin Office Market
Q3 2024



Ireland Living
Sectors 2024



Ireland Development
Land Market Aug 2024



Dublin Logistics &
Industrial Market May 2024



The Wealth Report
2024



Ireland Student
Housing Market 2023

We like questions, if you've got one about our research,
or would like some property advice, we would love to hear from you.

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