



PRAGUE

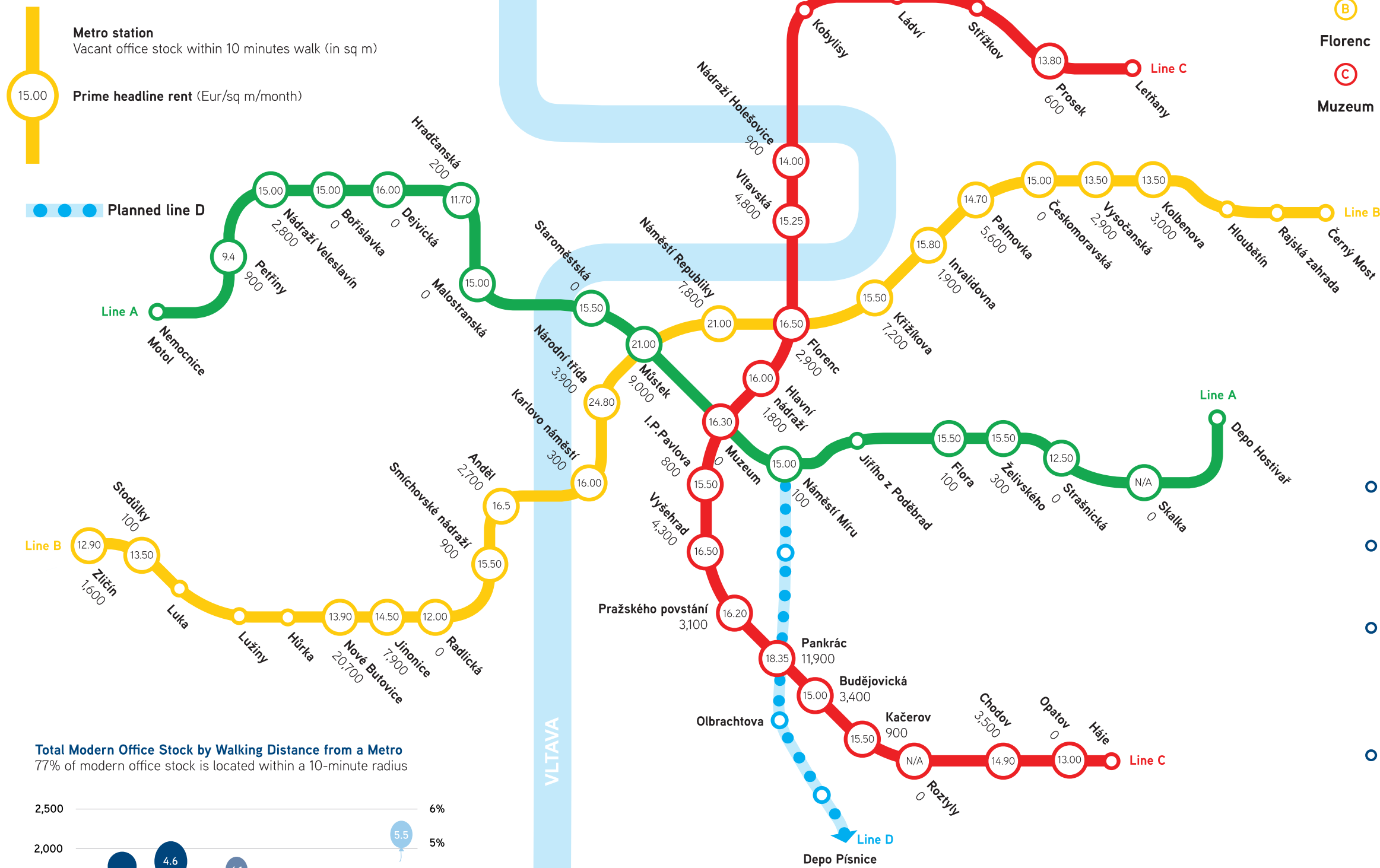
OFFICE METRO MAP

JUNE | 2019



PRAGUE OFFICE METRO MAP

Office prime headline rents and vacant stock (June 2019) are illustrated in the metro map below.



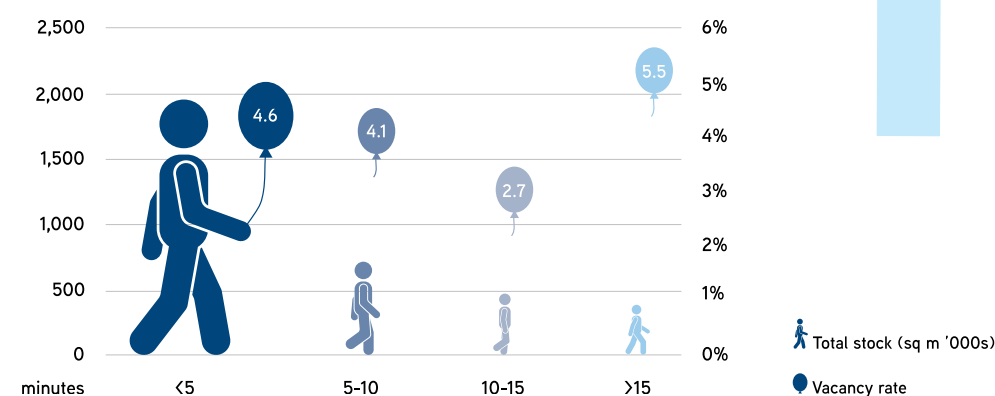
	Total stock	Vacant stock	
A	256,600	4,400	1.7 %
Můstek	188,100	9,000	4.8 %
B	1,254,400	66,600	5.3 %
Florenc	173,100	2,900	1.7 %
C	788,900	36,400	4.6 %
Muzeum	24,500	50	0.2 %

Between Q4 2017 ad Q1 2019

- Total stock grew from 3.34 million sq m to 3.51 million sq m
- Total stock within 10 minute walking distance grew from 2.54 million sq m to 2.69 million sq m
- Vacant stock dropped from 250 thousand to 153 thousand sq m. Within 10 minute walking range, it dropped from 185 thousand to 119 thousand
- Three metro stations have a 10-minute walking distance office stock exceeding 200 thousand sq m: Pankrác with 268,800 sqm, Náměstí republiky with 210,200 sq m and Křižíkova with 200,100 sq m
- Current pipeline under construction is 337 thousand sq m, of which 320 thousand is within 10 minute walk from metro

Total Modern Office Stock by Walking Distance from a Metro

77% of modern office stock is located within a 10-minute radius



Pipeline under construction (sq m)		
Radlická	42,000	Budějovická 25,300
Palmovka	36,400	Bořislavka 24,300
Českomoravská	27,100	Pankrác 22,700
		Dejvická 20,900

FOR MORE INFORMATION

OFFICE AGENCY

Petr Žalský
+420 601 056 858
petr.zalsky@colliers.com

RESEARCH & FORECASTING

Ondřej Vlk
+420 602 940 066
ondrej.vlk@colliers.com

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Na Příkopě 859/22
Slovanský dům B/C
110 00, Prague 1



www.colliers.com/emea/research