

Offices: 250 rental transactions in Prague last year

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250 rental transactions were concluded in modern office buildings in Prague last year, there were 307 of them in 2008. The average size per rental contract, however, reached 990 m² which represents a relatively significant growth in comparison to the previous two years (843 and 682 m² in the years 2008 and 2007). Of total demand for Prague offices, 26 % were for the Pankrác - Budějovická location. Other popular locations were Karlín with 18 % and Butovice - Stodůlky with a 15 % share.

“This year, we expect a slight slowdown in rents and lowering of the realized demand, a large part will probably be from renegotiations of rental conditions in current premises. Construction of new buildings will continue to a limited extent this year and we therefore expect a decrease in the unoccupancy rate,” forecasts Katarína Wojtusiak from the consultancy CB Richard Ellis. So far this year, for example, companies Baxter and TNT Express have completed a rental transaction.

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