



OFFICES

Q2

SUMMARY

OFFICE SECTOR IN NUMBERS Q2 2021

ACTIVITY

15,100 SQM

27 TRANSACTIONS

67% IN THE CITY CENTRE

OCCUPIER PROFILE



LARGEST DEAL

1,750 SQM

SUB-LETTING TO PHILIP LEE SOLICITORS IN CONNACHT HOUSE, DUBLIN 4

SPACE RESERVED

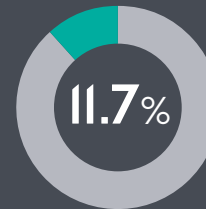
86,100 SQM

PRIME HEADLINE RENT

€635 PSM

€59 PSF

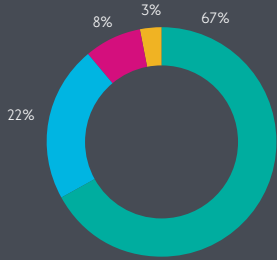
DUBLIN VACANCY RATE



OVERVIEW

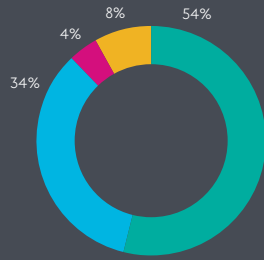
The Dublin office market began to operate more feely in Q2 but this was coming from a very low base. While transactions remained relatively low, the amount of accommodation reserved grew over the quarter and is a positive indicator for activity in the second half of the year and into 2022. The vacancy rate has increased by 3.7 percentage points annually as grey space and newly completed buildings add to supply. Rents generally remained stable in Q2 and for Dublin overall are down by just 4% annually. Construction continues, but schemes have been delayed due to lockdown-related site closures.

TAKE-UP BY REGION Q2



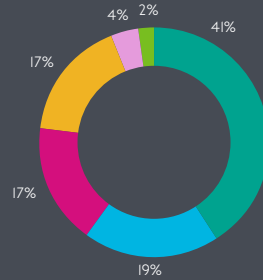
- City Centre
- North
- South
- West

TAKE-UP BY OCCUPIER ORIGIN Q2



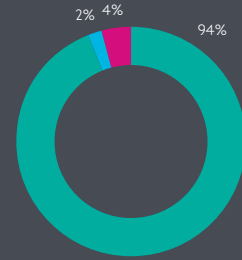
- Ireland
- United States
- United Kingdom
- Other

TAKE-UP BY OCCUPIER SECTOR Q2



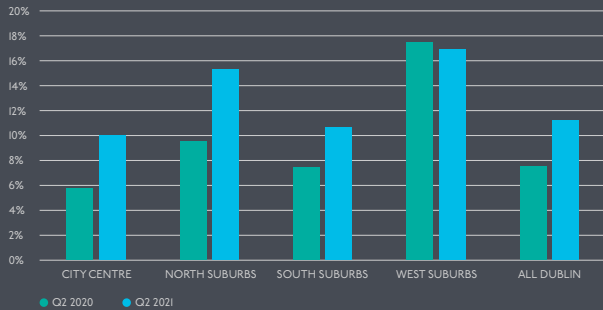
- Professional Services
- Pharma / Health / Life Sciences
- Media
- IT
- State
- Financial
- Education
- Other

OFFICE STOCK UNDER CONSTRUCTION (JUNE 2021)

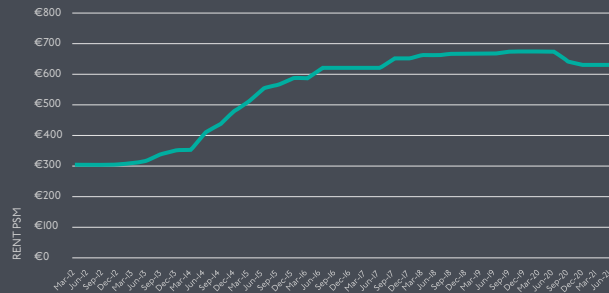


- City Centre
- North Suburbs
- South Suburbs

VACANCY RATE



RENT PSM



[CLICK HERE TO FIND OUT MORE](#)

MEET OUR TEAM

THE OFFICE TEAM



JAMES NUGENT
Senior Director



PAUL HIPWELL
Senior Director



MAEVE FURLONG
Divisional Director



DEBORAH MAHON
Divisional Director



AOIFE O'NEILL
Divisional Director



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