Offices Snapshot

Q2 2026

The sector indicators are compiled quarterly from a detailed and exhaustive study prepared by experts in the Knight Frank Spain office and are based on real data and market trends.

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Office investment volume recorded its strongest first half-year performance in 2026 since 2019

- Strong take-up within Madrid's M-30 ring road during H1, partly driven by expansions from tenants already established in the area, is putting further pressure on the available supply and reinforcing secondary markets as a strategic alternative.

OCCUPIER MARKET. MADRID

At the end of the first half of 2026, Madrid recorded office take-up of approximately 184,500 sqm (88,500 sqm in Q2). Although market fundamentals, such as job creation and economic growth, remain positive, total take-up is expected to reach around 450,000 sqm by year-end, constrained by the limited availability of space within the M-30 area.

During the first six months of 2026, activity within the M-30 stood out, accounting for nearly 58% of total take-up, compared with 41% in 2025.

A significant portion of this demand has been driven by consolidation and space expansion moves by tenants already located in the area.
This has further reduced availability in both the CBD (3.3%, with Grade A availability at just 0.5%) and the Secondary Market (3.6%), creating opportunities for other locations, which are emerging as attractive alternatives for occupiers seeking to optimize costs while maintaining quality and connectivity.

By sector, the education sector remained the most prominent, accounting for 18% of total take-up during the first half of 2026.

Madrid

Take up H1 2026

184,500 sq m
(283,100 sq m H1 2025)

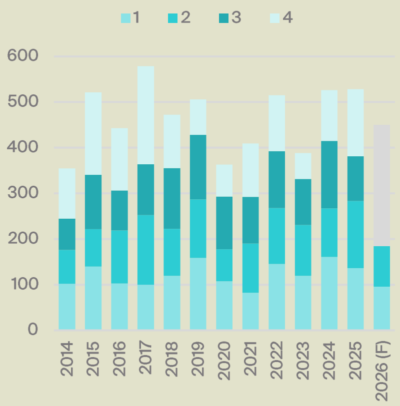
Top 3 occupier transactions Q2 2026

6,700 sq m
CEF/UDIMA | Gral. Martínez Campos, 30
Owner occupation

6,651 sq m
Andersen | Hermosilla, 3
Leasing

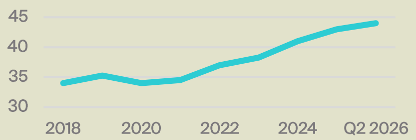
4,492 sq m
Julius Baer Agencia de Valores | Marqués de Mondejar, 21
Leasing

Madrid quarterly take-up
Thousands sq m



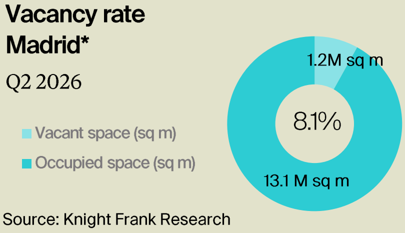
Source: Knight Frank Research

Prime Rent
€/sq m/month



Source: Knight Frank Research

Vacancy rate Madrid*
Q2 2026



Source: Knight Frank Research

% Take-up by surface area and maximum rent by macro zones. Q2 2026

IN ORDER OF TAKE-UP	PRIME RENT (€)
CBD 35% of the take-up	45.00
Secondary Centre 23% of the take-up	33.00
Descentralised 22% of the take-up	24.00
Out of Town 20% of the take-up	14.00

INVESTMENT MARKET
MADRID AND BARCELONA

In just six months, investment in single-tenant office buildings has already exceeded the total annual volumes recorded in 2024 and 2023, and has reached nearly 75% of the 2025 total. By the end of the first half of the year, office investment had surpassed €1.66 billion, and including change-of-use transactions, total investment exceeded €1.73 billion. During this period, virtually all investment was split almost equally between Madrid and Barcelona.

During Q2, transactions totaling more than €750 million were completed. Notable deals included Grupo Icyesa's acquisition of Torre RBA in Barcelona for €100M through a sale-and-leaseback transaction, as well as Atrea Real Estate's purchase of the Los Cubos building in Madrid from Henderson Park for €91 M.

This latest transaction highlights investor appetite for high-quality office assets that have been fully repositioned, boast strong ESG credentials, and are backed by blue-chip tenants, even in locations outside the traditional CBD.

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

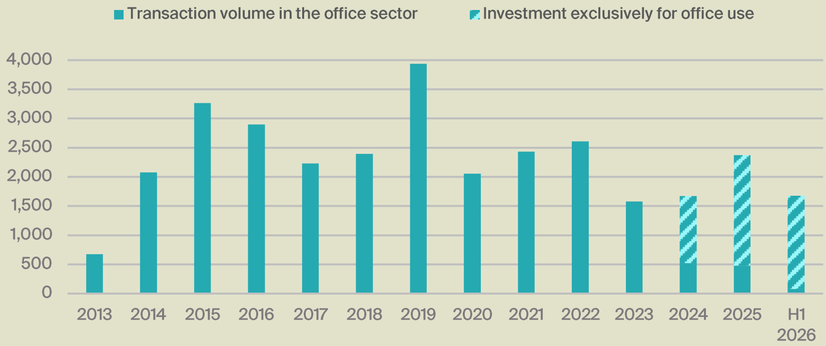
Bernardo Gómez-Arroyo,
Director, Head of Offices
+34 600 919 162
bernardo.gomez@es.knightfrank.com

Raúl Vicente
Director, Head of Agency Offices
+34 600 919 023
raul.vicente@es.knightfrank.com

Daniel Caprarin
Head of Research
+34 600 919 087
Daniel.caprarin@es.knightfrank.com

Office investment in Spain*

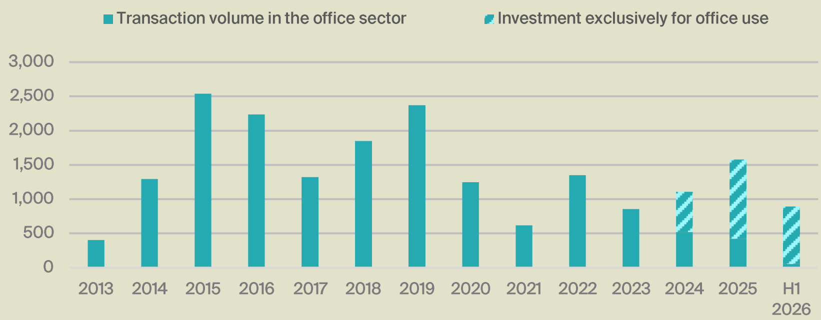
€M



Source: Knight Frank Research
* Since 2024, the methodology will be changed to include office assets with use changes

Office investment in Madrid*

€M



Source: Knight Frank Research
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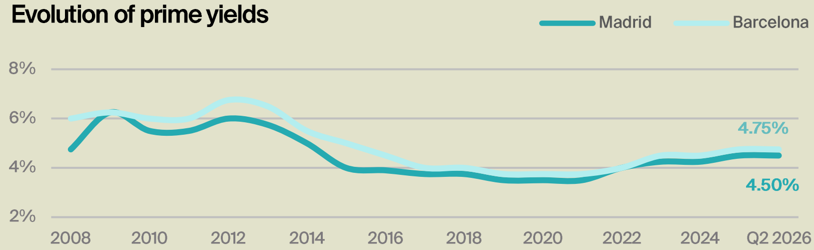
Evolution of prime yields



Source: Knight Frank Research

Europe prime yields. Q2 2026

London (City)	5.25 %	=
Prague	5.00%	=
Dublin	4.75%	↓
Brussels	5.25%	=
Berlin	4.90 %	↑
Munich	4.30 %	=

Source: Knight Frank Research

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