VILNIUS · LITHUANIA · 2026

OFFICE MARKET

H1 2026

MARKET OVERVIEW & LEASING ACTIVITY

TOTAL MARKET STOCK

1,266,908 sqm

REPORTING PERIOD

January – June 2026

PREPARED BY

Office Hunters

MARKET OVERVIEW & LEASING ACTIVITY

Despite a relatively slow start to the year, leasing activity in the Vilnius office market accelerated during H1 2026, reaching nearly 39,400 sqm. Class A buildings continued to dominate demand, accounting for approximately 61% of total leased space. Market activity was primarily driven by companies from the financial, IT, SSC, and public sectors.

TOTAL TAKE-UP
39,622 sqm
FY 2025: 65,684 sqm

NUMBER OF DEALS
62
FY 2025: 96 deals

AVG DEAL SIZE
639 sqm
FY 2025: 684 sqm

LARGEST DEAL
5,500 sqm
FY 2025: 5,060 sqm

TAKE UP BY CLASS – SHARE OF SQM

Class A	2025 · 57.0%	H1 26 · 61.5%
Class B1	2025 · 38.5%	H1 26 · 36.4%
Class B2	2025 · 4.5%	H1 26 · 2.2%

LOCATION ZONE – SHARE OF SQM

CBD	2025 · 40.0%	H1 26 · 55.8%
City Center	2025 · 18.0%	H1 26 · 12.4%
Other Business Districts	2025 · 42.0%	H1 26 · 31.8%

SPACE OPTIMISATION

Occupiers are reducing excess office space and seeking greater efficiency, while continuing to prioritise high-quality buildings, well-connected locations, and workplaces that support employee experience and talent attraction.

Office requirements are now shaped by actual utilisation and workplace strategy rather than headcount growth. Demand remains strong for newly fitted, high-quality space — while well-located second-generation offices with existing fit-out continue to attract occupiers seeking faster implementation and lower capital expenditure.

TOP SECTORS – H1 2026 SHARE OF SQM

Financial Services / SSC	18.8%
Mixed	16.1%
Government / Public	13.5%
IT / SaaS	10.1%
Unknown	7.6%
Fintech	6.5%
Other sectors	27.4%

SMALLER DEALS, HEADLINE TRANSACTIONS

The number of large transactions fell sharply, while sub-200 sqm deals grew to over a third of all activity — a market of smaller, more frequent decisions, punctuated by a handful of standout relocations.

DEAL SIZE DISTRIBUTION

By size bracket, 2025 vs. H1 2026

	2025			H1 2026		
Size bracket	Deals	% of deals	% of sqm	Deals	% of deals	% of sqm
<200 sqm	23	24.0%	4.5%	**23**	**37.7%**	**6.0%**
200–499 sqm	35	36.5%	17.3%	**16**	**26.2%**	**12.6%**
500–999 sqm	22	22.9%	22.6%	**10**	**16.4%**	**17.0%**
1,000–1,999 sqm	8	8.3%	17.0%	**7**	**11.5%**	**27.2%**
2,000–3,999 sqm	7	7.3%	30.9%	**1**	**1.6%**	**7.5%**
4,000+ sqm	1	1.0%	7.7%	**1**	**1.6%**	**13.9%**

Leasing activity in H1 2026 remained concentrated in smaller requirements, with transactions below 500 sqm increasing to 64% of all deals, compared with 60% in 2025. This contributed to a decline in the average lease size from 684 sqm to 639 sqm.

Despite fewer transactions overall, the 1,000–1,999 sqm segment increased its share of total take-up from 17.0% to 27.2%, indicating resilient demand for mid-sized corporate space. In contrast, the 2,000–3,999 sqm segment contracted significantly, reflecting the absence of multiple large occupier requirements seen in 2025.

Overall, the market remained driven by smaller occupiers, while total take-up continued to be influenced by a limited number of larger transactions.

TOP DEALS — H1 2026

Tenant	Building	Class	sqm
Confidential	Hero	A	**5,500**
Omnisend	Sąvaržėlė	A	**2,971**
VERT	Ūlonų	B1	**1,944**
Sveikatos ministerija	3 Būrės	A	**1,800**

FEATURED DEAL

Omnisend's 2,971 sqm lease at BC "Sąvaržėlė" was among H1's largest Class A transactions — reinforcing the building's position as one of Vilnius's most in-demand addresses.

RENT PRICES, €/SQM/MONTH

Class	2025	2026	Trend for 2027
Class A	16.00–21.00	**17.00–22.00**	Stable
Class B+	10.00–16.00	**10.00–17.00**	Stable

VACANCY RATE

Class A	10.5%
Class B	7.6%
Overall	8.9%

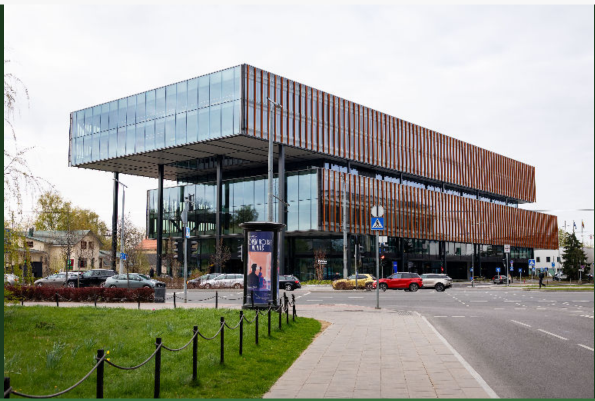
TOTAL MODERN OFFICE STOCK

CLASS A STOCK
574,705 sqm
45% of total stock

CLASS B STOCK
692,203 sqm
55% of total stock

TOTAL STOCK
1,266,908 sqm

COMPLETED IN H1 2026



FEATURED — CLASS A

Business Center "Sąvaržėlė"

Developer: Lords LB Asset Management · 20,800 sqm

One of H1's most notable office completions, designed by the internationally renowned architects at RSHP.

COMPLETED

Tech Zity Vilnius - Phase 1

16,500 sqm

PIPELINE

A total of 62,144 sqm of office space remains under construction, entirely represented by B+ class developments, marking a shift after a prolonged period during which the development pipeline was dominated by A-class projects.

OUTLOOK

''A mature office market, characterised by the phased delivery of new supply and demand led by local occupiers through relocations and expansion rather than new international entrants.''

OCCUPIER CONDITIONS

Occupiers continue to benefit from favourable market conditions, with a broad selection of available space and flexibility in commercial negotiations. Headline rents have remained largely stable, while landlords compete through fit-out contributions, rent-free periods and other incentives.

H2 2026 & STRUCTURAL TRENDS

Leasing volumes in H2 2026 are expected to remain broadly in line with 2025. The market shows the traits of a mature one — phased new supply, with occupiers prioritising space efficiency, workplace quality and ESG credentials over new international market entries.

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