

Dublin Flex Office Overview

H1 2026

savills

KEY STATS



89%

DUBLIN 2 SHARE OF ACTIVITY



€200

PRIME RENT PSF



85%

AVERAGE OCCUPANCY RATE



35%

TECH SHARE OF ACTIVITY

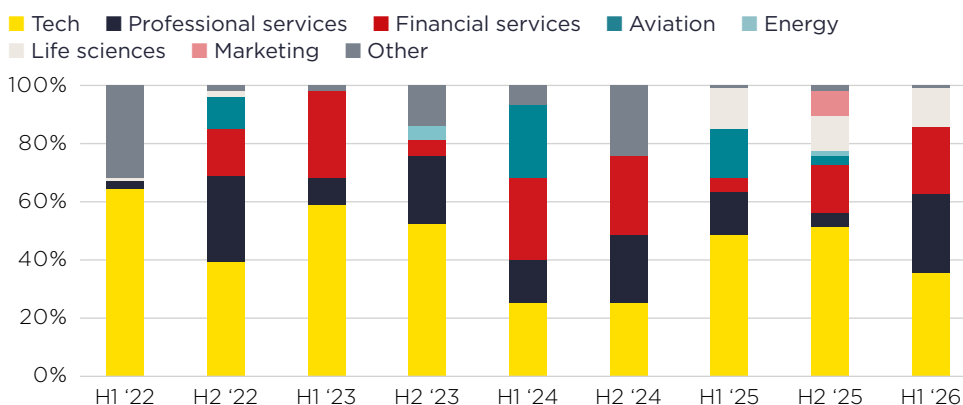
Tech the main driver of flex desk demand

As flexible offices assume a more prominent role in global office markets, understanding their evolution and performance within the Dublin context is increasingly important. As such, we have drawn on Savills proprietary data of flex office deals, beginning in 2022, to examine key market trends. Although the data does not represent the entirety of the market, it provides useful insight into Dublin's flexible office market.

Sectoral demand

Tech occupiers have taken the largest share of desks in every period recorded by Savills. Most notably, they accounted for half of all desks taken in the full-year 2025, with that share easing to 35% in H1 this year. While the tech sector remains the largest single source of demand, H1 saw a broad spread of activity, with professional

SHARE OF DESKS TAKEN BY SECTOR

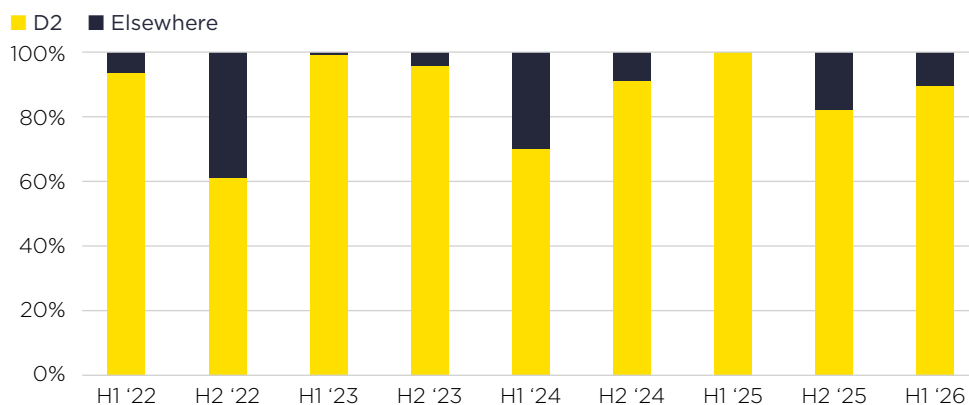


Source: Savills Research

and financial services together exceeding tech desk take-up with shares of 28% and 23%, respectively. Notable also was

the performance of Life Sciences, which accounted for 13% of desks taken. In terms of location, Dublin 2 remains the centre of activity, underpinned by the fact that the majority of demand and supply is naturally focused here.

DUBLIN 2 SHARE OF DESKS TAKEN



Source: Savills Research

Occupancy rate and rents

A mix of economic uncertainty, shifting political conditions, and evolving workplace policies is driving companies towards flexible space. As a result, the average occupancy rate across the CBD is strong at 85%. The strength of the market is also supporting rental levels, with prime rents reaching as high as €200 per sq ft. Looking ahead, we expect 165,000 sq ft of new flex space to open by the end of the year, 73% of which will be located in Dublin 2.



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