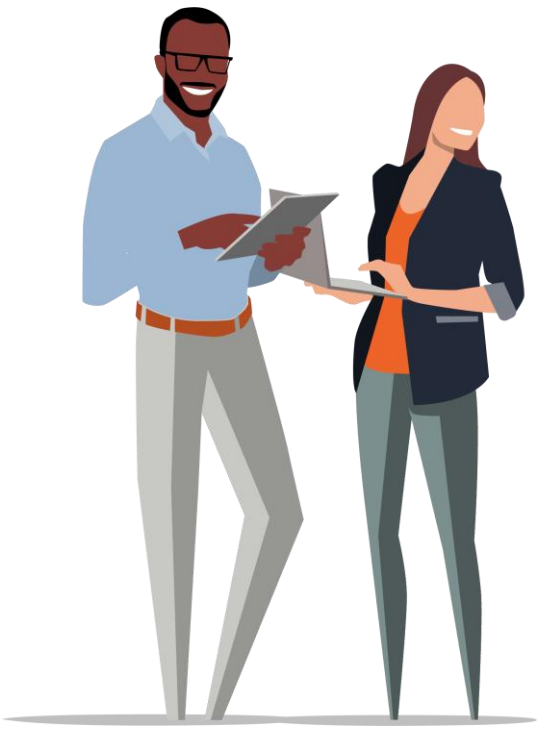
AVISON YOUNG

Office market report / H1 2025

Sofia, Bulgaria

Office market highlights

	Market inventory Class A&B	Direct Vacancy Rate	New Office Inventory	Construction pipeline (exp. delivery in 2025)	Asking rental levels Class A
Quick stats	↔	↓	↓	↑	↔
	2.07 million sqm	**12%**	**0** sqm	**77 200** sqm	**€12.5- €18** per sqm



- The actively trading inventory of completed class A&B office space tracked by Avison Young remains at 2.07 million sqm.
- In the first half of 2025, the vacancy rate for office space decreased, reaching 12%.
- The first half of 2025 saw no completions of new actively traded office space. Projects originally scheduled for delivery during this period were delayed, with completion now anticipated by year-end. As a result, the supply of new offices remains well below the ten-year average
- The total leased space during the period amounted to 66,661 sqm. New leases or expansions accounted for 49,689 sqm, while renewals of existing contracts totaled 16,972 sqm. These figures are the lowest recorded in the past two years.
- Asking rental rates for Class A office space generally remained in the range of €12.5 to €18 per sqm per month, showing a slight increase compared to the second half of 2024.

	Interest rate	Inflation	GDP Q1 2025	Unemploy-ment Q1 2025	Avg. monthly wage
Economic indicators	**1.91%**	**4.4%**	**+3.1%**	**3.9%**	**+12%** year on year
	July 2025	June 2025 to June. 2024	Higher than Q1 2024	- 1.2 % lower than Q4 2024	Reached € 1315 in Q2 2025

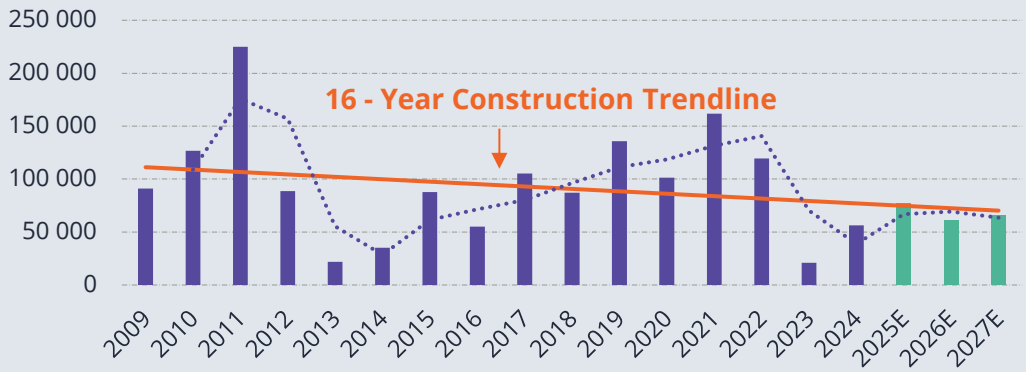
Source: National Statistical Institute, Bulgaria

2009 - 2027

Dynamics of completed and upcoming office spaces

In recent years, the volume of new office building construction has remained significantly below the levels observed in the previous decade. Following the more active development cycle of 2017–2021, the market has shifted to a more moderate pace. Projects launched after COVID have been fewer, and in the first half of 2025, due to construction delays, no new office buildings offering space for lease were completed. Most of these are expected to be finalized in the second half of the year, with forecasts for 2025–2027 pointing to a more sustainable pace of supply, focusing on energy efficiency and high-quality standards.

Completed office buildings (sqm)



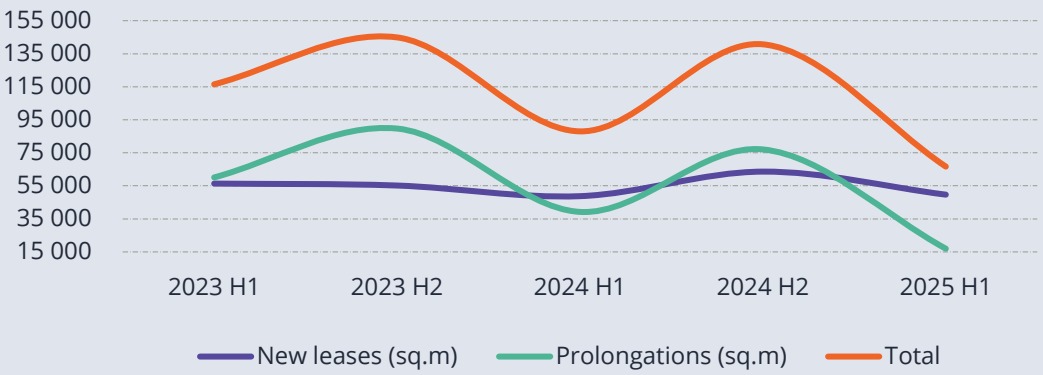
66,661 sqm

Transacted space

Leasing

In the first half of 2025, the total volume of leased office space in Sofia reached 66,661 sqm. Of this, 49,689 sqm resulted from new leases or expansions, while 16,972 sq. m came from renewals of existing contracts. Following the initial optimization of office space in the post COVID years, 2025 has seen a secondary effect from the consolidation of the hybrid work model. With an already lower occupancy base, companies are maintaining similar levels of newly leased space but showing weaker activity in renewals and expansions.

Transacted space during 2023, 2024 & H1 2025



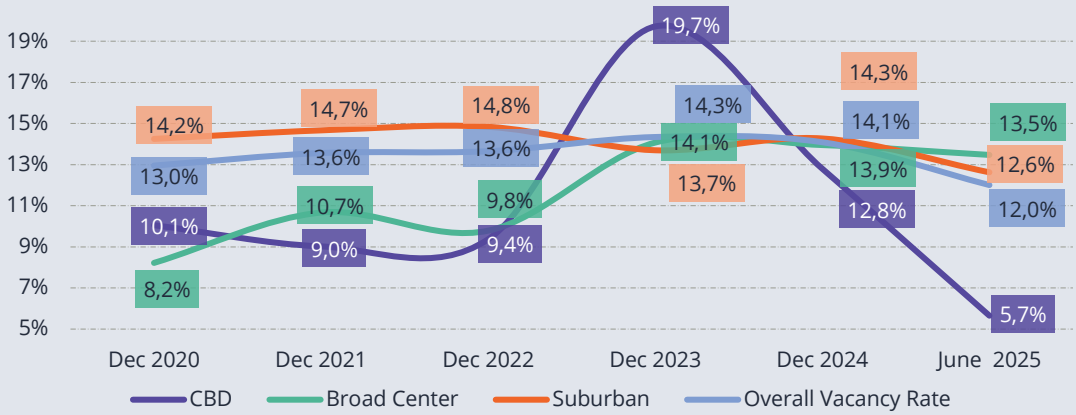
12%

Direct Vacancy rate

Vacancy

In the first half of 2025, the vacancy rate for office space in Sofia decreased to 12%. The increased occupancy is primarily attributed to limited new supply rather than a rise in demand. This limitation results both from weaker construction activity and the acquisition of several office buildings for owner-occupation, many of which are in the city's central districts. The reduction in available space limits options for tenants, intensifies competition for quality offices, and strengthens landlords' positions in negotiations.

Vacancy Rate by Area, Class A & B



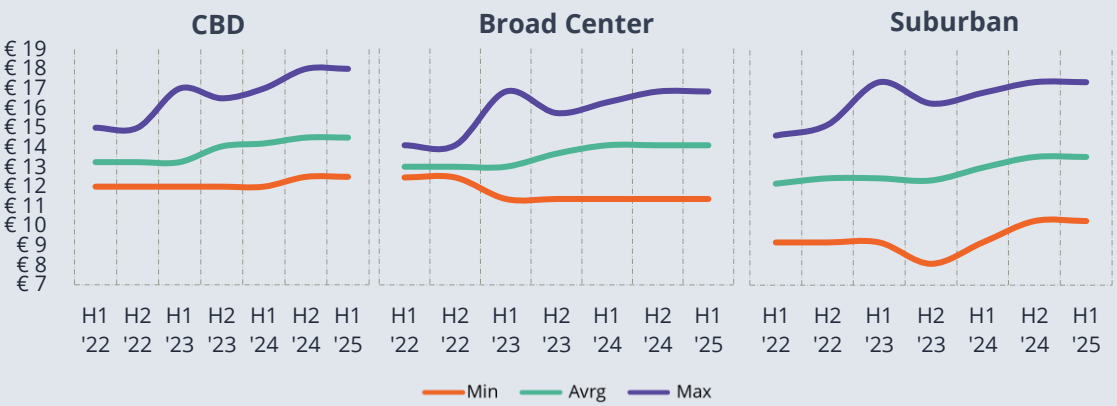
€ 12.5 – € 18

Avg. asking rates Class A

Rents

Asking rental rates for Class A office space in Sofia remain mostly within the range of €12.5 to €18 per sqm per month, with a slight, almost negligible increase reported in the first half of 2025 compared to the second half of 2024. This modest rise is due to limited new office supply, alongside sustained demand for modern office spaces in attractive locations that offer a high level of comfort, technological infrastructure, and ESG features. Service charges in this segment remain between €3 and €4 per sqm, with no significant changes.

Asking Rental Ranges Class A



Get more market information

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