

Vacant Office Space Monthly Report

Tokyo | Nov 2025

Dec 3, 2025

(1 tsubo = approx. 3.3 sqm)

Vacant office space data of the 23 wards of Tokyo in November 2025 were as follows:

- The **vacancy rate** in November 2025 was 1.57%, down 0.11pt from the previous month. The **availability rate** was 2.58%, down 0.06pt from the previous month (**Figure 1**).
- The **vacancy rate among the 5 central wards** was highest in the Chuo at 1.45%, and lowest in the Chiyoda at 0.75%. The vacancy rate in the Minato increased, while the vacancy rates in the Chuo, the Chiyoda, the Shinjuku and the Shibuya decreased from the previous month (**Figure 2**).
- **Vacant space** was 106,000 tsubo, decreasing 15,000 tsubo from the previous month (**Figure 3**).
- In terms of the **increase and decrease in vacant space**, the increase was 21,000 tsubo and the decrease was 36,000 tsubo. The decrease exceeded the increase (**Figure 4**).

Figure 1: Vacancy & Availability Rates (23 Wards, All Sizes)

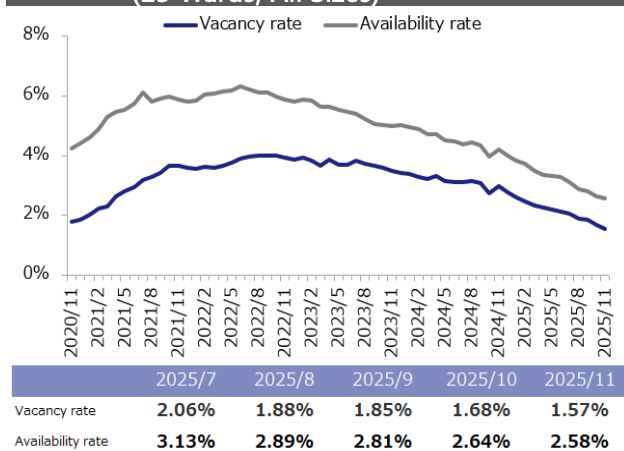


Figure 2: Vacancy Rate (5 Central Wards)

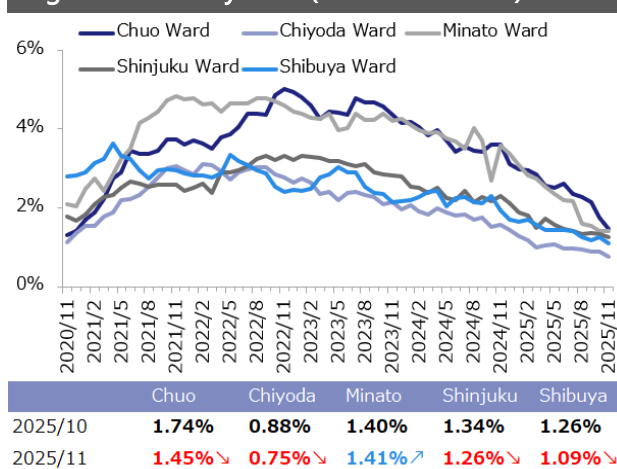


Figure 3: Vacant Space (23 Wards, All Sizes)

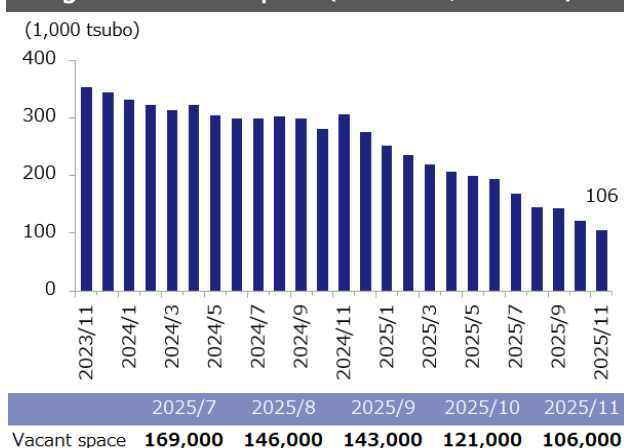
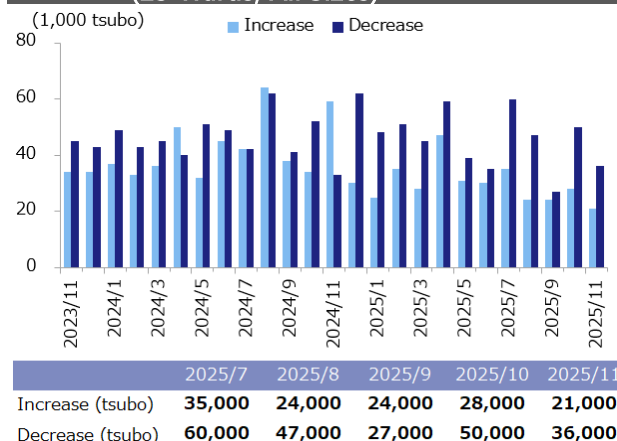
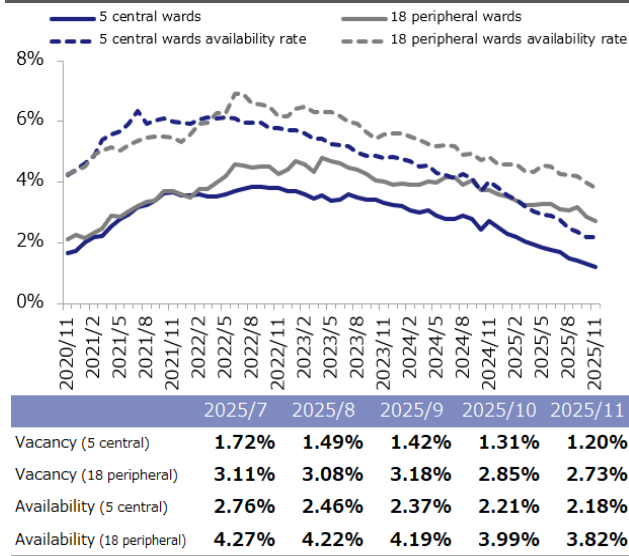
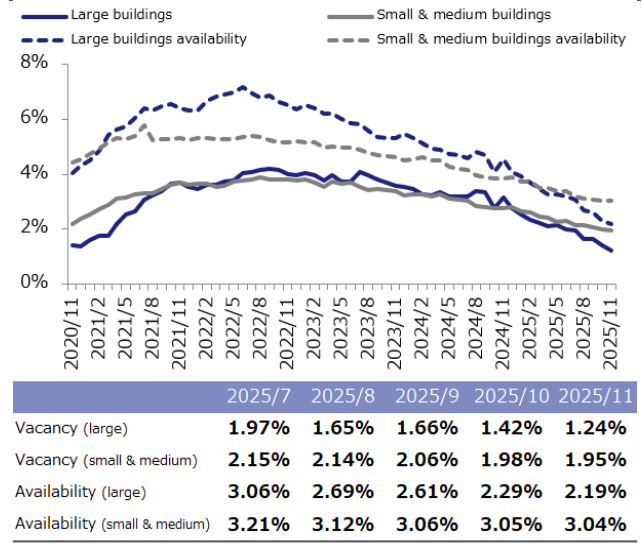


Figure 4: Increase & Decrease in Vacant Space (23 Wards, All Sizes)



- The **vacancy rate by area** was 1.20% in the 5 central wards, and 2.73% in the 18 peripheral wards. The **availability rate** was 2.18% in the 5 central wards, and 3.82% in the 18 peripheral wards (**Figure 5**).
- The **vacancy rate by building size** was 1.24% among large buildings (gross floor area (GFA) of 5,000 tsubo or more), and 1.95% among small & medium buildings (GFA of 300–less than 5,000 tsubo). The **availability rate** was 2.19% among large buildings, and 3.04% among small & medium buildings (**Figure 6**).

Figure 5: Vacancy & Availability Rates (by Area)

Figure 6: Vacancy & Availability Rates (23 Wards, by Size)


Survey Overview	
Target buildings	Usage: Office buildings Area 23 wards of Tokyo Size GFA of 300 tsubo or more
Data source	Data of available vacant space and buildings, independently collected by Xymax
Calculation method of vacancy and availability rates	<ul style="list-style-type: none"> • Vacancy rate = vacant space ÷ rentable area • Vacant space: Total available vacant space in completed buildings as of the time of survey • Rentable area: Rentable area of completed buildings as of the time of survey • Availability rate = available space ÷ rentable area • Available space: Total available space, which consist of vacant space and space for which notice of cancellation has been given
Calculation method of increase & decrease in vacant space	<ul style="list-style-type: none"> • Increase in volume of vacant space: <ol style="list-style-type: none"> a. Space in existing buildings formerly occupied by tenants; b. Total rentable area of new completions • Decrease in volume of vacant space: <ol style="list-style-type: none"> a. Space in existing buildings leased under a new agreement; b. Space in new completions for which lease is signed prior to completion; c. Space that had been vacant but the owner decided not to lease
Remarks	Where rentable space is not available, the rentable area is estimated from the gross floor area of the building using a formula developed in a joint study with the laboratory of Professor Naoki Kato at Kyoto University Graduate School of Engineering.

For further inquiries please contact below:

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