

Office Vacancy Monthly Report

Tokyo | July 2026

August 5, 2026

This report presents office vacancy data for Tokyo's 23 wards in July 2026.

- In July 2026, the **vacancy rate** rose 0.05 percentage points from the previous month to 1.41%. The **availability rate** fell 0.09 percentage points to 2.37% (Figure 1).
- **Among the Central Five Wards**, Chuo Ward recorded the highest vacancy rate at 1.49%, while Chiyoda Ward had the lowest at 0.69%. Rates rose in Chuo, Minato, and Shibuya Wards and fell in Chiyoda and Shinjuku Wards (Figure 2).
- The total **vacant floor area** increased by 3,000 tsubo to 82,000 tsubo (Figure 3).
- **Increases in vacant floor area** totaled 33,000 tsubo, while decreases totaled 30,000 tsubo, with increases exceeding decreases (Figure 4).

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

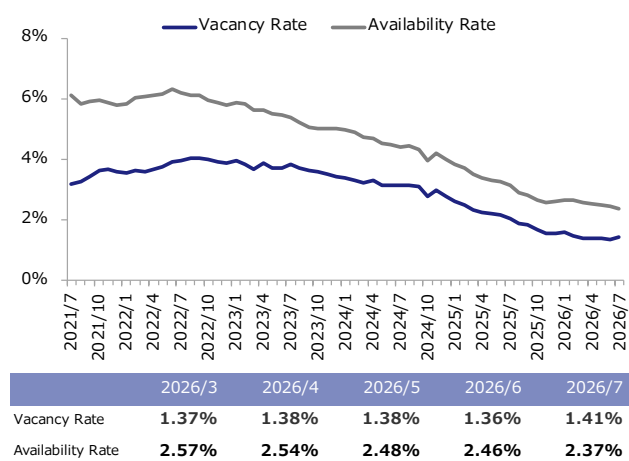


Figure 2: Vacancy Rates by Ward (Central Five Wards)

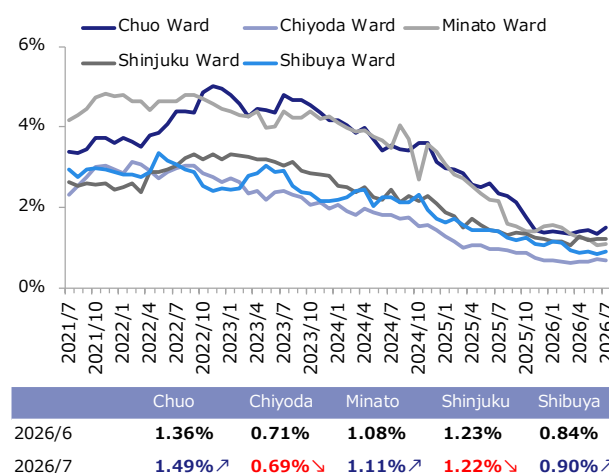


Figure 3: Vacant Floor Area (23 Wards, All Building Sizes)

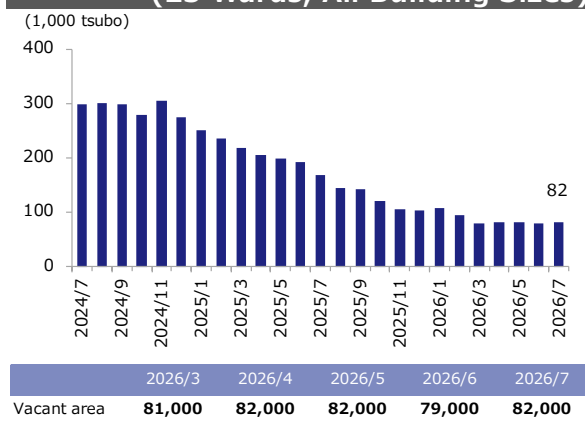
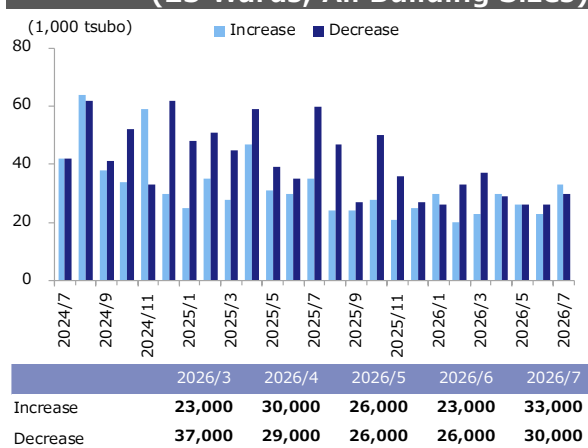
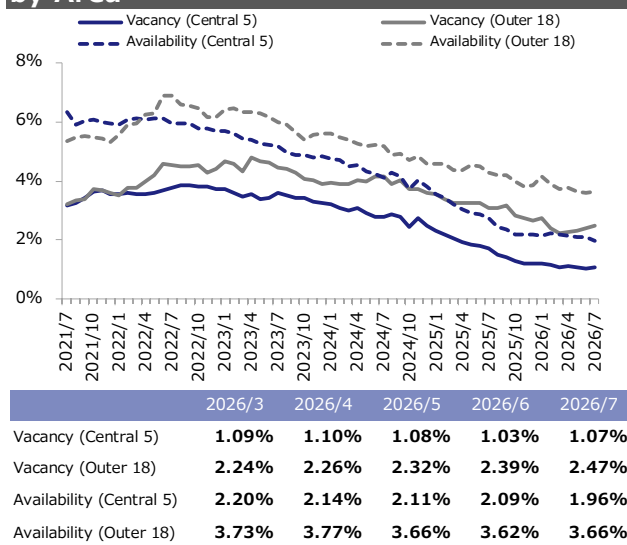
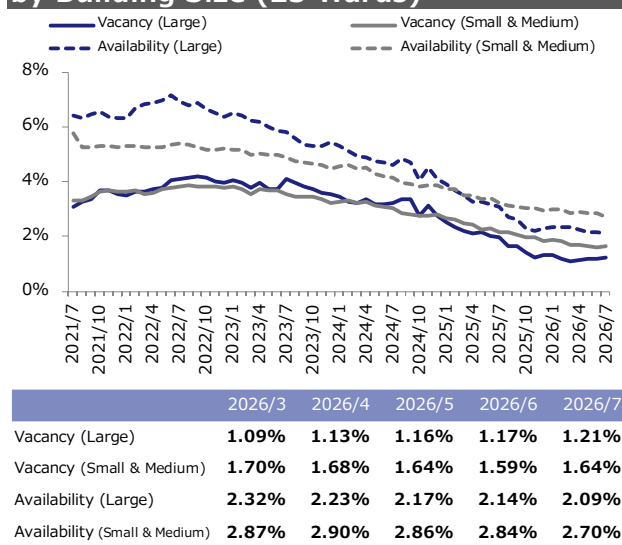


Figure 4: Changes in Vacant Floor Area (23 Wards, All Building Sizes)



- **By area**, the **vacancy rate** was 1.07% in the Central Five Wards and 2.47% in the Outer 18 Wards. The **availability rate** was 1.96% in the Central Five Wards and 3.66% in the Outer 18 Wards (Figure 5).
- **By building size**, the **vacancy rate** was 1.21% for large buildings with a gross floor area of 5,000 tsubo or more and 1.64% for small & medium-sized buildings with a gross floor area of 300 tsubo or more but less than 5,000 tsubo. The **availability rate** was 2.09% for large buildings and 2.70% for small & medium-sized buildings (Figure 6).

Figure 5: Vacancy and Availability Rates by Area

Figure 6: Vacancy and Availability Rates by Building Size (23 Wards)


Survey Overview	
Coverage	Property Type: Office Buildings Area: Tokyo's 23 Wards Building Size: Buildings with a gross floor area of 300 tsubo or more
Data Source	Data of available vacant spaces and buildings. Independently collected by Xymax.
Calculation of Vacancy and Availability Rates	• Vacancy Rate = Vacant Floor Area ÷ Rentable Area • Vacant Floor Area: Total floor area of vacant units being offered for lease in completed properties as of the survey date. • Rentable Area: Total rentable floor area in completed properties as of the survey date. • Availability Rate = Available Floor Area ÷ Rentable Area • Available Floor Area: Total floor area being offered for lease, comprising vacant floor area and space for which lease termination notices have been given.
Calculation Method for Changes in Vacant Floor Area	• Increase in Vacant Floor Area a. Floor area vacated by tenants in existing buildings b. Total rentable area of newly completed buildings • Decrease in Vacant Floor Area a. Floor area newly occupied by tenants in existing buildings b. The portion of the total rentable area of newly completed buildings for which tenant occupancy had been secured as of completion c. Previously vacant floor area that has been withdrawn from leasing
Notes	For properties whose rentable area is not publicly disclosed, the rentable area is estimated from the gross floor area using a formula derived from joint research with the Naoki Kato Laboratory, Department of Architecture and Architectural Engineering, Graduate School of Engineering, Kyoto University.

For further inquiries, please contact below:

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