

# Vacant Office Space Monthly Report

Tokyo | Oct 2025

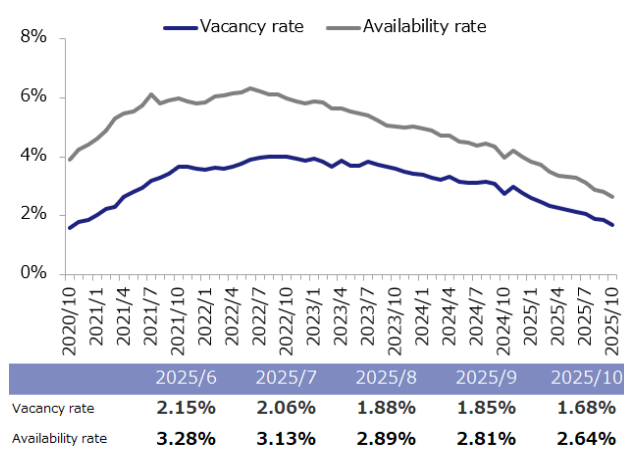
Nov 6, 2025

(1 tsubo = approx. 3.3 sqm)

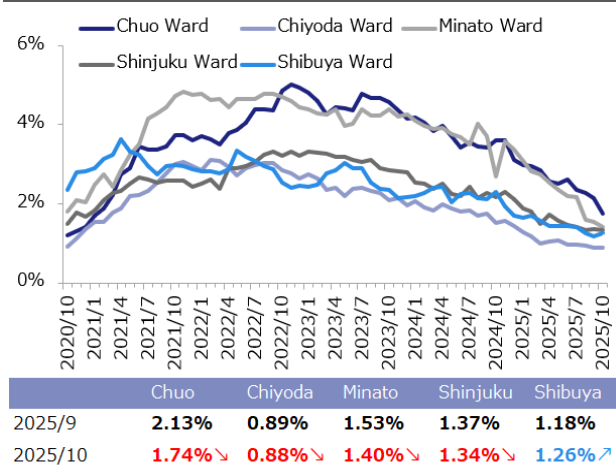
Vacant office space data of the 23 wards of Tokyo in October 2025 were as follows:

- The **vacancy rate** in October 2025 was 1.68%, down 0.17pt from the previous month. The **availability rate** was 2.64%, down 0.17pt from the previous month (**Figure 1**).
- The **vacancy rate among the 5 central wards** was highest in the Chuo at 1.74%, and lowest in the Chiyoda at 0.88%. The vacancy rate in the Shibuya increased, while the vacancy rates in the Chuo, the Chiyoda, the Minato and the Shinjuku decreased from the previous month (**Figure 2**).
- **Vacant space** was 121,000 tsubo, decreasing 22,000 tsubo from the previous month (**Figure 3**).
- In terms of the **increase and decrease in vacant space**, the increase was 28,000 tsubo and the decrease was 50,000 tsubo. The decrease exceeded the increase (**Figure 4**).

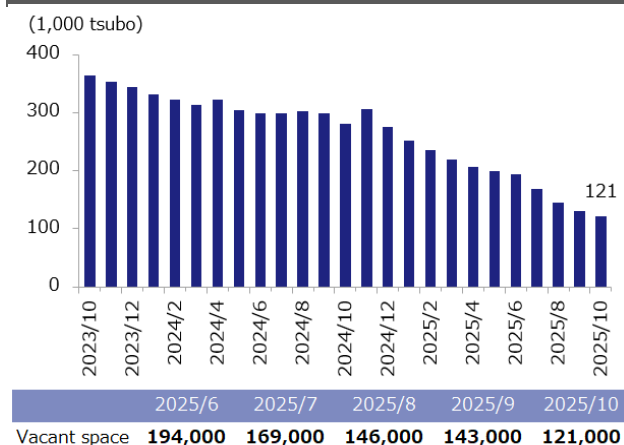
**Figure 1: Vacancy & Availability Rates (23 Wards, All Sizes)**



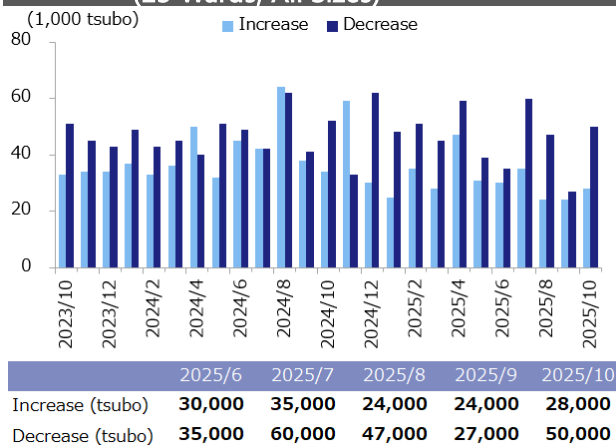
**Figure 2: Vacancy Rate (5 Central Wards)**



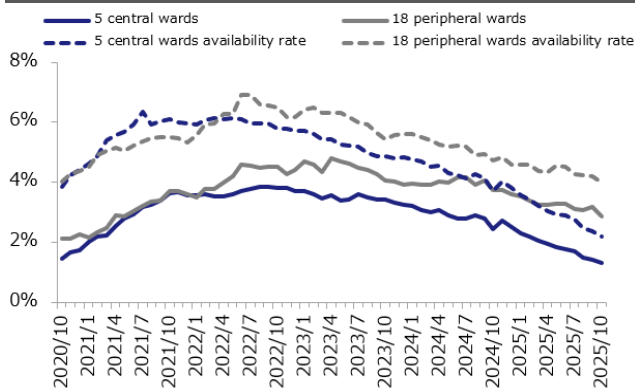
**Figure 3: Vacant Space (23 Wards, All Sizes)**



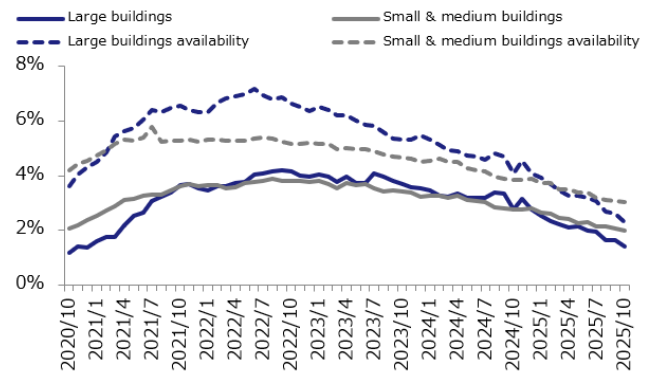
**Figure 4: Increase & Decrease in Vacant Space (23 Wards, All Sizes)**



- The **vacancy rate by area** was 1.31% in the 5 central wards, and 2.85% in the 18 peripheral wards. The **availability rate** was 2.21% in the 5 central wards, and 3.99% in the 18 peripheral wards (**Figure 5**).
- The **vacancy rate by building size** was 1.42% among large buildings (gross floor area (GFA) of 5,000 tsubo or more), and 1.98% among small & medium buildings (GFA of 300–less than 5,000 tsubo). The **availability rate** was 2.29% among large buildings, and 3.05% among small & medium buildings (**Figure 6**).

**Figure 5: Vacancy & Availability Rates (by Area)**


	2025/6	2025/7	2025/8	2025/9	2025/10
Vacancy (5 central)	1.79%	1.72%	1.49%	1.42%	1.31%
Vacancy (18 peripheral)	3.27%	3.11%	3.08%	3.18%	2.85%
Availability (5 central)	2.89%	2.76%	2.46%	2.37%	2.21%
Availability (18 peripheral)	4.51%	4.27%	4.22%	4.19%	3.99%

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


	2025/6	2025/7	2025/8	2025/9	2025/10
Vacancy (large)	2.01%	1.97%	1.65%	1.66%	1.42%
Vacancy (small & medium)	2.31%	2.15%	2.14%	2.06%	1.98%
Availability (large)	3.18%	3.06%	2.69%	2.61%	2.29%
Availability (small & medium)	3.40%	3.21%	3.12%	3.06%	3.05%

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"> <li>• Vacancy rate = vacant space ÷ rentable area</li> <li>• Vacant space: Total available vacant space in completed buildings as of the time of survey</li> <li>• Rentable area: Rentable area of completed buildings as of the time of survey</li> <li>• Availability rate = available space ÷ rentable area</li> <li>• Available space: Total available space, which consist of vacant space and space for which notice of cancellation has been given</li> </ul>
Calculation method of increase & decrease in vacant space	<ul style="list-style-type: none"> <li>• Increase in volume of vacant space:               <ul style="list-style-type: none"> <li>a. Space in existing buildings formerly occupied by tenants; b. Total rentable area of new completions</li> </ul> </li> <li>• Decrease in volume of vacant space:               <ul style="list-style-type: none"> <li>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</li> </ul> </li> </ul>
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:

**XYMAX RESEARCH INSTITUTE Corporation**

<https://soken.xymax.co.jp> | E-MAIL: [info-rei@xymax.co.jp](mailto:info-rei@xymax.co.jp)