XYMAX RESEARCH INSTITUTE Corporation

Office Vacancy Monthly Report

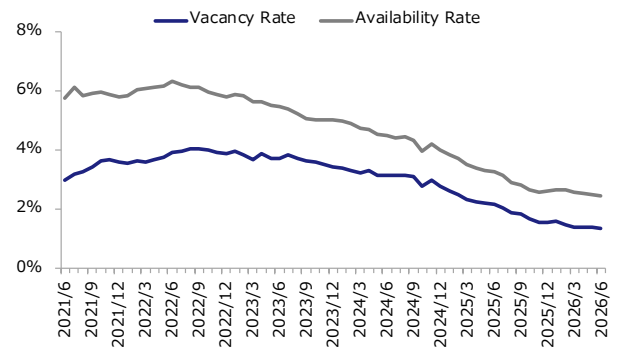
Tokyo | June 2026

July 3, 2026

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

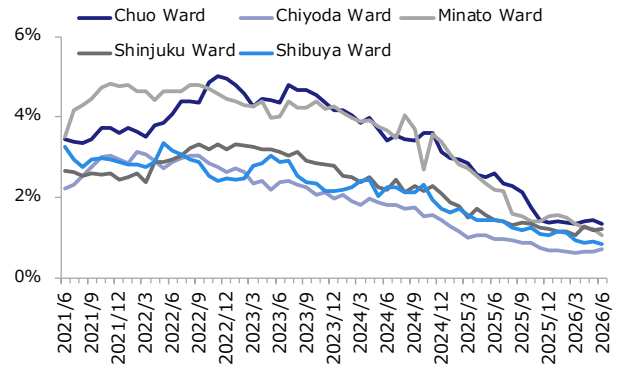
- In June 2026, the vacancy rate fell 0.02 percentage points from the previous month to 1.36%. The availability rate also fell 0.02 percentage points to 2.46% (Figure 1).
- Among the Central Five Wards, Chuo Ward recorded the highest vacancy rate at 1.36%, while Chiyoda Ward had the lowest at 0.71%. Rates rose in Chiyoda and Shinjuku Wards and fell in Chuo, Minato, and Shibuya Wards (Figure 2).
- The total vacant floor area decreased by 3,000 tsubo to 79,000 tsubo (Figure 3).
- Increases in vacant floor area totaled 23,000 tsubo, while decreases totaled 26,000 tsubo, with decreases exceeding increases (Figure 4).

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



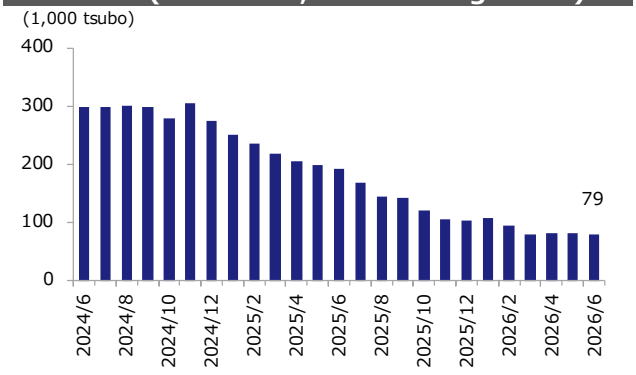
	2026/2	2026/3	2026/4	2026/5	2026/6
Vacancy Rate	**1.48%**	**1.37%**	**1.38%**	**1.38%**	**1.36%**
Availability Rate	**2.64%**	**2.57%**	**2.54%**	**2.48%**	**2.46%**

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



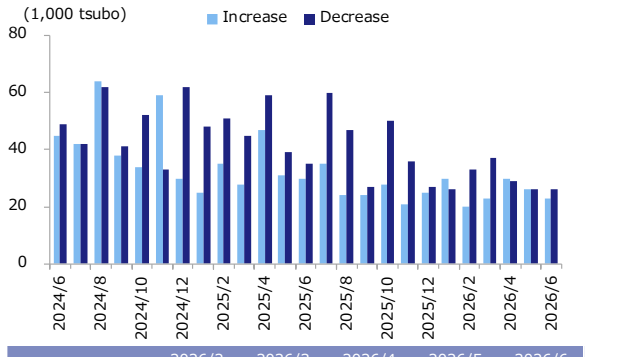
	Chuo	Chiyoda	Minato	Shinjuku	Shibuya
2026/5	**1.44%**	**0.65%**	**1.21%**	**1.18%**	**0.92%**
2026/6	**1.36%↘**	**0.71%↗**	**1.08%↘**	**1.23%↗**	**0.84%↘**

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



	2026/2	2026/3	2026/4	2026/5	2026/6
Vacant area	**95,000**	**81,000**	**82,000**	**82,000**	**79,000**

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

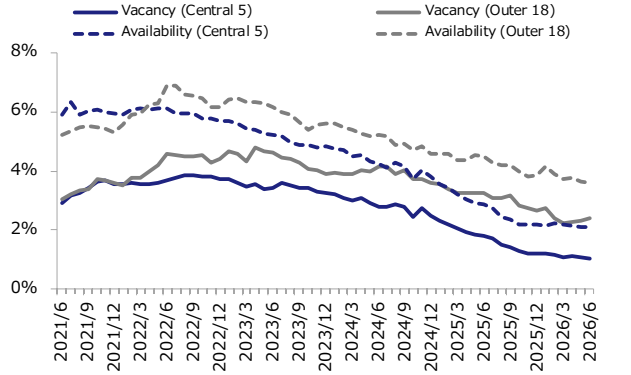


	2026/2	2026/3	2026/4	2026/5	2026/6
Increase	**20,000**	**23,000**	**30,000**	**26,000**	**23,000**
Decrease	**33,000**	**37,000**	**29,000**	**26,000**	**26,000**

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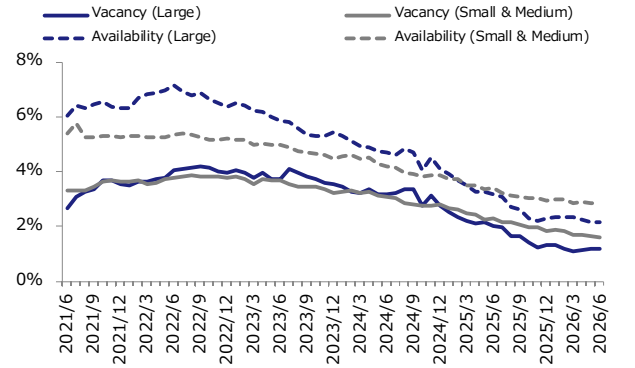
- By area, the vacancy rate was 1.03% in the Central Five Wards and 2.39% in the Outer 18 Wards. The availability rate was 2.09% in the Central Five Wards and 3.62% in the Outer 18 Wards (Figure 5).
- By building size, the vacancy rate was 1.17% for large buildings with a gross floor area of 5,000 tsubo or more and 1.59% 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 2.14% for large buildings and 2.84% for small & medium-sized buildings (Figure 6).

Figure 5: Vacancy and Availability Rates by Area



	2026/2	2026/3	2026/4	2026/5	2026/6
Vacancy (Central 5)	**1.18%**	**1.09%**	**1.10%**	**1.08%**	**1.03%**
Vacancy (Outer 18)	**2.42%**	**2.24%**	**2.26%**	**2.32%**	**2.39%**
Availability (Central 5)	**2.24%**	**2.20%**	**2.14%**	**2.11%**	**2.09%**
Availability (Outer 18)	**3.91%**	**3.73%**	**3.77%**	**3.66%**	**3.62%**

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



	2026/2	2026/3	2026/4	2026/5	2026/6
Vacancy (Large)	**1.17%**	**1.09%**	**1.13%**	**1.16%**	**1.17%**
Vacancy (Small & Medium)	**1.85%**	**1.70%**	**1.68%**	**1.64%**	**1.59%**
Availability (Large)	**2.36%**	**2.32%**	**2.23%**	**2.17%**	**2.14%**
Availability (Small & Medium)	**2.98%**	**2.87%**	**2.90%**	**2.86%**	**2.84%**

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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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