

# Vacant Office Space Monthly Report

Tokyo | May 2022

June 9, 2022

(1 tsubo = approx. 3.3 sqm)

Vacant office space data of the 23 wards of Tokyo in May 2022 were as follows:

- The **vacancy rate** in May 2022 was 3.75%, up 0.09 pt from the previous month. The **availability rate** was 6.17%, up 0.04 pt from the previous month (**Figure 1**).
- The **vacancy rate among the 5 central wards** was the highest in the Minato Ward at 4.64%. The vacancy rates in the Chiyoda Wards declined from the previous month. The vacancy rates in the Chuo, Minato and Shibuya Wards increased, meanwhile there was no significant change in the Shinjuku Wards (**Figure 2**).
- **Vacant space** was 433,000 tsubo, the increase of 10,000 tsubo from the previous month (**Figure 3**).
- In terms of the **increase and decrease in vacant space**, the increase (52,000 tsubo) exceeded the decrease (42,000 tsubo) (**Figure 4**).

Figure 1: Vacancy & Availability Rates (All Sizes)

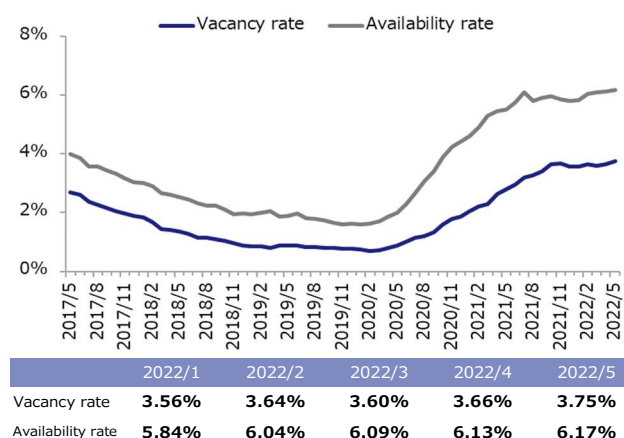


Figure 2: Vacancy Rate (5 Central Wards)

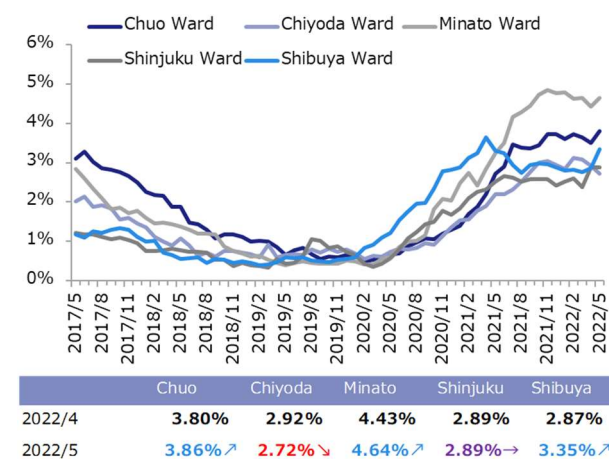


Figure 3: Vacant Space (23 Wards, All Sizes)

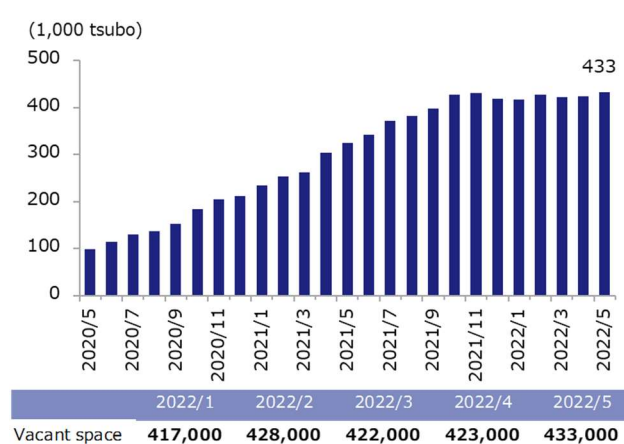
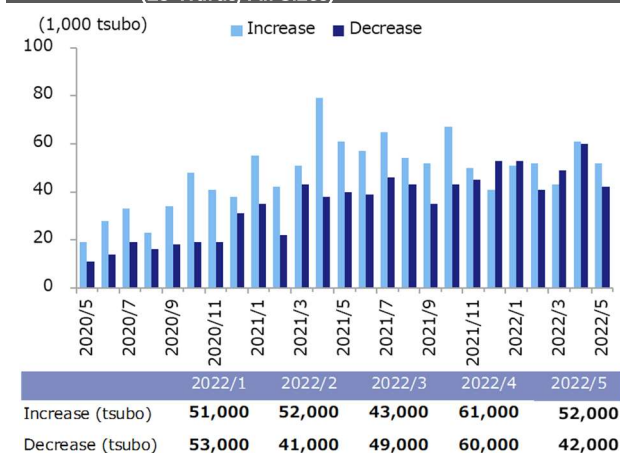


Figure 4: Increase & Decrease in Vacant Space (23 Wards, All Sizes)



- The **vacancy rate by area** was 3.62% in the 5 central wards and 4.19% in the 18 peripheral wards. The **availability rate** was 6.13% in the 5 central wards and 6.29% in the 18 peripheral wards (Figure 5).
- The **vacancy rate by building size** was 3.79% among large buildings (gross floor area (GFA) of 5,000 tsubo or more) and 3.72% among small & medium buildings (GFA of 300–4,999 tsubo). The **availability rate** was 6.96% among large buildings and 5.27% among small & medium buildings (Figure 6).

Figure 5: Vacancy &amp; Availability Rates (by Area)

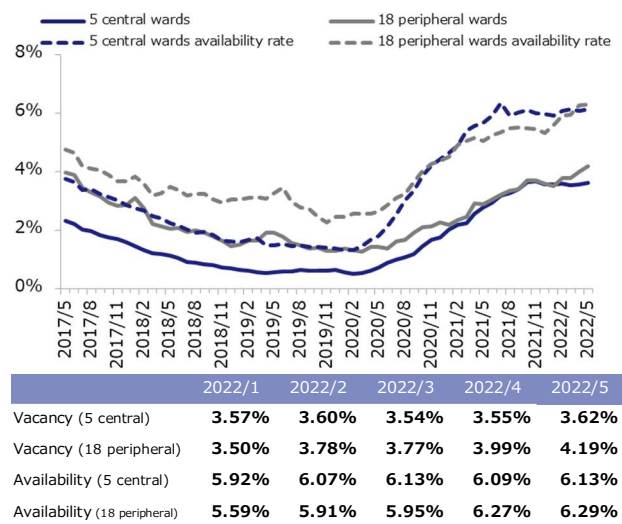
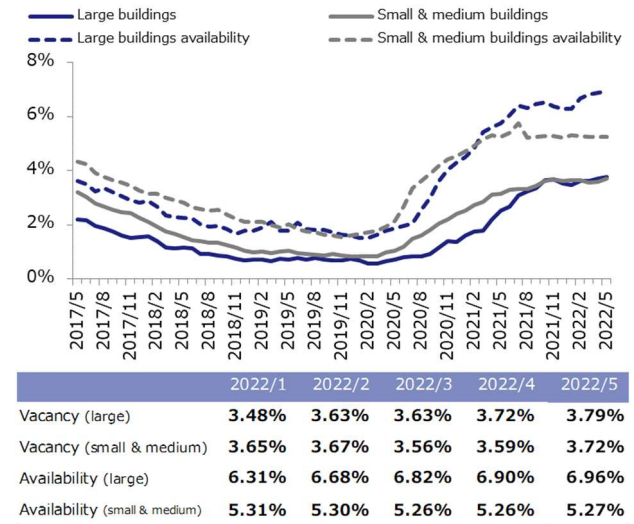


Figure 6: Vacancy &amp; Availability Rates (by Size)



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"> <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:               <ol style="list-style-type: none"> <li>a. Space in existing buildings formerly occupied by tenants;</li> <li>b. Total rentable area of new completions</li> </ol> </li> <li>• Decrease in volume of vacant space:               <ol style="list-style-type: none"> <li>a. Space in existing buildings leased under a new agreement;</li> <li>b. Space in new completions for which lease is signed prior to completion;</li> <li>c. Space that had been vacant but the owner decided not to lease</li> </ol> </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 Real Estate Institute**  
<https://soken.xymax.co.jp> | E-MAIL: [info-rei@xymax.co.jp](mailto:info-rei@xymax.co.jp)