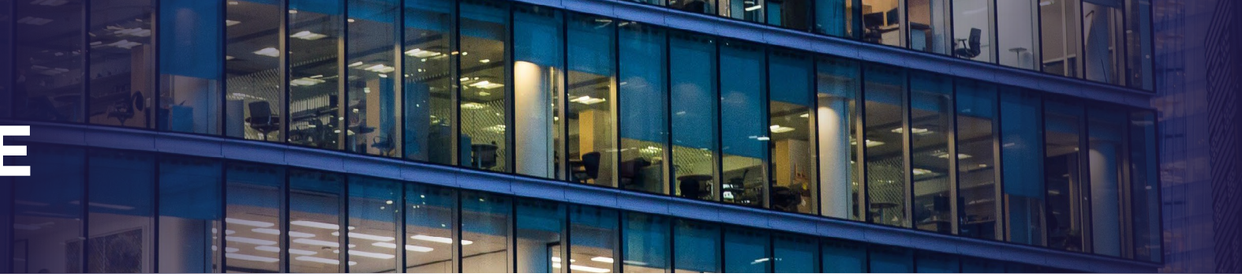
MARKETBEAT

ABU DHABI, UAE

OFFICE Q3 2026



CUSHMAN & WAKEFIELD | CORE

MARKET FUNDAMENTALS

	YoY Chg	12-Month Forecast
93.3% City-Wide Occupancy Rate	▲	▼
27% YoY Increase in City-Wide Rents	▲	▼
AED 2,298 Asking Rent/sqm *(City-Wide Offices)*	▲	▼

ECONOMIC INDICATORS

	YoY Chg	12-Month Forecast
2.82 Mn Abu Dhabi City Population	▲	▼
-3.9% UAE Real GDP Annual % Change (Q3 2026)	▲	▼
2.2% UAE Unemployment	▼	▼

Source: IMF, World Bank, Statistics Centre of Abu Dhabi

LIMITED SUPPLY EXPECTED TO UNDERPIN MARKET FUNDAMENTALS

Abu Dhabi's office market remains structurally undersupplied, with no new completions recorded in Q3 2026. Around 48,000 sqm of NLA has been delivered so far this year, and a further 27,000 sqm is expected by year-end, mainly across several buildings in Masdar City. That would bring 2026 completions to c. 75,000 sqm, below the 90,000 sqm delivered in 2025. Most of the remaining 2026 space is already pre-let, reflecting continued occupier demand. Supply is set to tighten further in 2027, when just 36,000 sqm is expected, the lowest annual total in the forecast period. The pipeline is then expected to increase sharply, with c. 364,000 sqm expected between 2028 and 2030. Deliveries are projected to peak at 149,000 sqm in 2029, with large schemes including One Maryah Place contributing. Until that supply arrives, constrained availability should continue to support rental growth and market resilience over the near term.

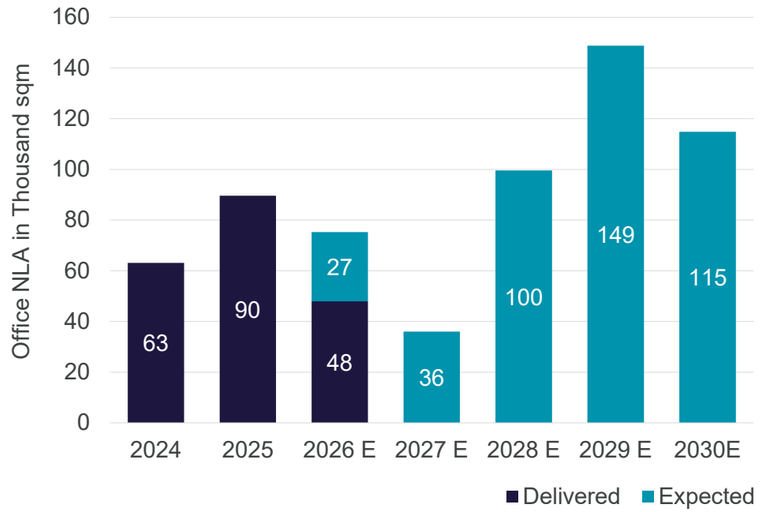
OFFICE RENTS CONTINUE TO RISE, SUPPORTED BY HIGH OCCUPANCY

Abu Dhabi's office market continued to record rental growth in Q3 2026, with city-wide average asking rents rising to AED 2,298 per sqm per annum, up 27% YoY and approximately 5% QoQ. While annual growth remains substantial, the slower quarterly increase suggests some moderation in rental momentum following the sharp gains recorded earlier in the year. City-wide occupancy stood at 93.3%, with occupancy in the prime office segment remaining near historic highs at approximately 98%.

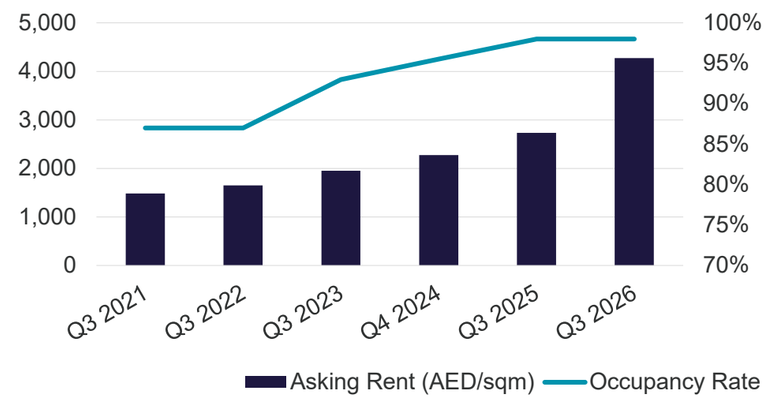
Rental pressures remain most pronounced in ADGM on Al Maryah Island, where average asking rents have reached AED 6,250 per sqm, nearly three times the city-wide average, supported by 99% occupancy. Masdar City also recorded 99% occupancy, while the Corniche maintained a strong occupancy rate of 97%. With limited availability in established office districts, occupiers continue to explore alternative locations, particularly Al Reem Island, where average rents are significantly lower than in ADGM, although occupancy remains comparatively lower at 83%.

Looking ahead, the supply pipeline remains limited relative to existing demand. While the moderation in quarterly rental growth may signal a more measured pace of increases, the shortage of available Grade A space is expected to sustain landlords' negotiating leverage, particularly in prime locations, until meaningful new supply enters the market.

SUPPLY: DELIVERY/EXPECTED



GRADE A OCCUPANCY & ASKING RENT



Source: Cushman & Wakefield Core Research

© 2026 Cushman & Wakefield

ABU DHABI, UAE
OFFICE Q3 2026

MARKET STATISTICS

SUBMARKET	INVENTORY (SQM)	DIRECT VACANT (SQM)	OVERALL OCCUPANCY RATE	UNDER CONSTRUCTION (SQM)	OVERALL AVG ASKING RENT (ALL OFFICE GRADES)*
ADGM / Al Maryah	239,137	2,391	99%	98,000	6,250
Al Reem Island	377,038	64,096	83%	50,851	1,420
Al Raha	55,741	6,689	88%	-	1,800
Masdar City	157,902	1,579	99%	83,100	1,700
Khalifa City	86,905	11,593	87%	-	1,100
Yas Island	57,786	0	100%	35,000	2,050
Corniche	271,117	9,489	97%	-	2,100
Capital District	88,257	0	100%	-	1,700
Airport Road / Al Falah	222,519	11,126	95%	-	1,275
Muroor	158,726	7,936	95%	-	1,275
MBZ	76,281	5,721	93%	-	1,175

**Rental rates reflect asking rents inclusive of service charges*

KEY LEASE TRANSACTIONS Q3 2026

PROPERTY	LOCATION	CLIENT SECTOR	SIZE (SQM)	TYPE
SAAS Business Tower	Al Reem Island	N/A	401	New
Al Sarab Tower	Al Maryah Island	Financial Services	314	New
Al Sila Tower	Al Maryah Island	Financial Services	207	New
Al Faridah Building	Al Raha	Government	3,000	New
Addax Tower	Al Reem Island	Flex Operator	600	New

KEY UPCOMING HANDOVER PIPELINE Q4 2026

PROPERTY	SUBMARKET	SIZE (SQM)	DEVELOPER
M-19 A to D	Masdar City	27,300	Masdar City

PRATHYUSHA GURRAPU MRICS
Head of Research
Tel: +971 52 714 7175
prathyusha.gurrapu@cushwake.ae

DAVID SHORT MRICS
Head of Abu Dhabi
Tel: +971 56 989 1584
david.short@cushwake.ae

Cushman & Wakefield Core is an independently owned and operated affiliate of Cushman & Wakefield, operating in the UAE since 2008.

For additional information, visit www.cushwake.ae.

This report is for general informative purposes only. It may not be published, reproduced or quoted in part or in whole, nor may it be used as a basis for any contract, prospectus, agreement or other document without prior consent. Whilst every effort has been made to ensure its accuracy, Cushman & Wakefield Core accepts no liability whatsoever for any direct or consequential loss arising from its use. The content is strictly copyright and reproduction of the whole or part of it in any form is prohibited without written permission from Cushman & Wakefield Core's research team. © Cushman & Wakefield Core.

Nothing in this report should be construed as an indicator of the future performance of CWK's securities.
You should not purchase or sell securities—of CWK or any other company—based on the views herein. CWK disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CWK as well as against CWK's affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.

© 2026 Cushman & Wakefield