

RABAT OFFICE MARKET SNAPSHOT

September 2026

Corporate Real Estate Advisory

Market at a Glance

Rabat principal office districts | September 2026



1.0M sqm*

OFFICE STOCK

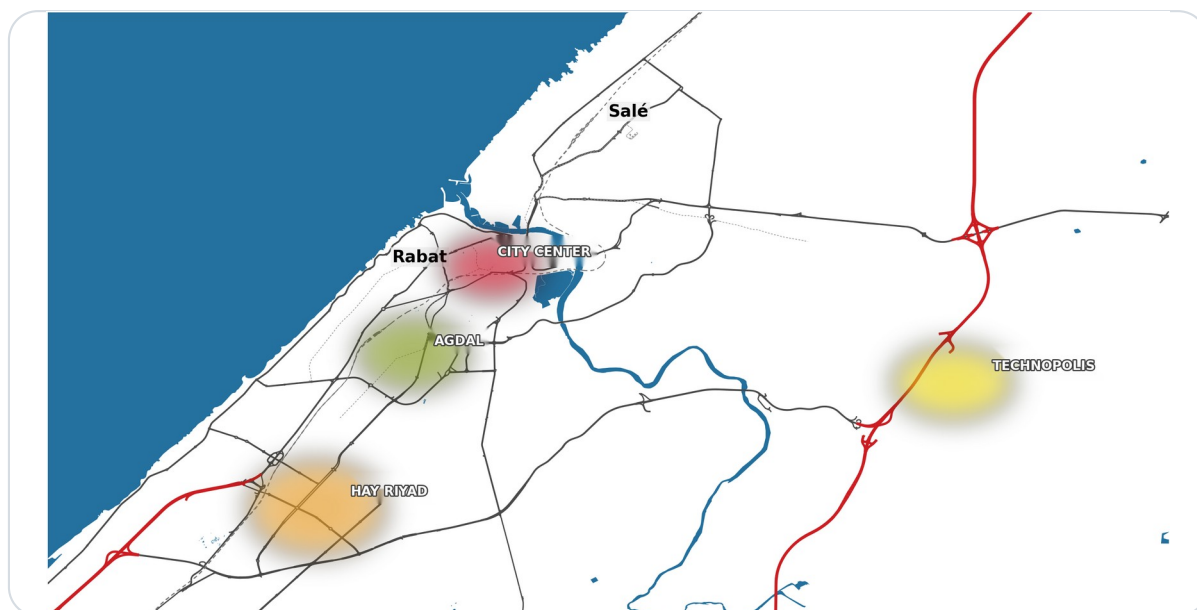
Four office districts



5%*

VACANCY

Weighted estimate



LEASING MARKET BALANCE

Landlord-favourable*

LANDLORD-FAVOURABLE

CURRENT POSITION

BALANCED

TENANT-FAVOURABLE

Low vacancy limits choice in modern stock; occupiers retain more leverage in older or non-standard space.

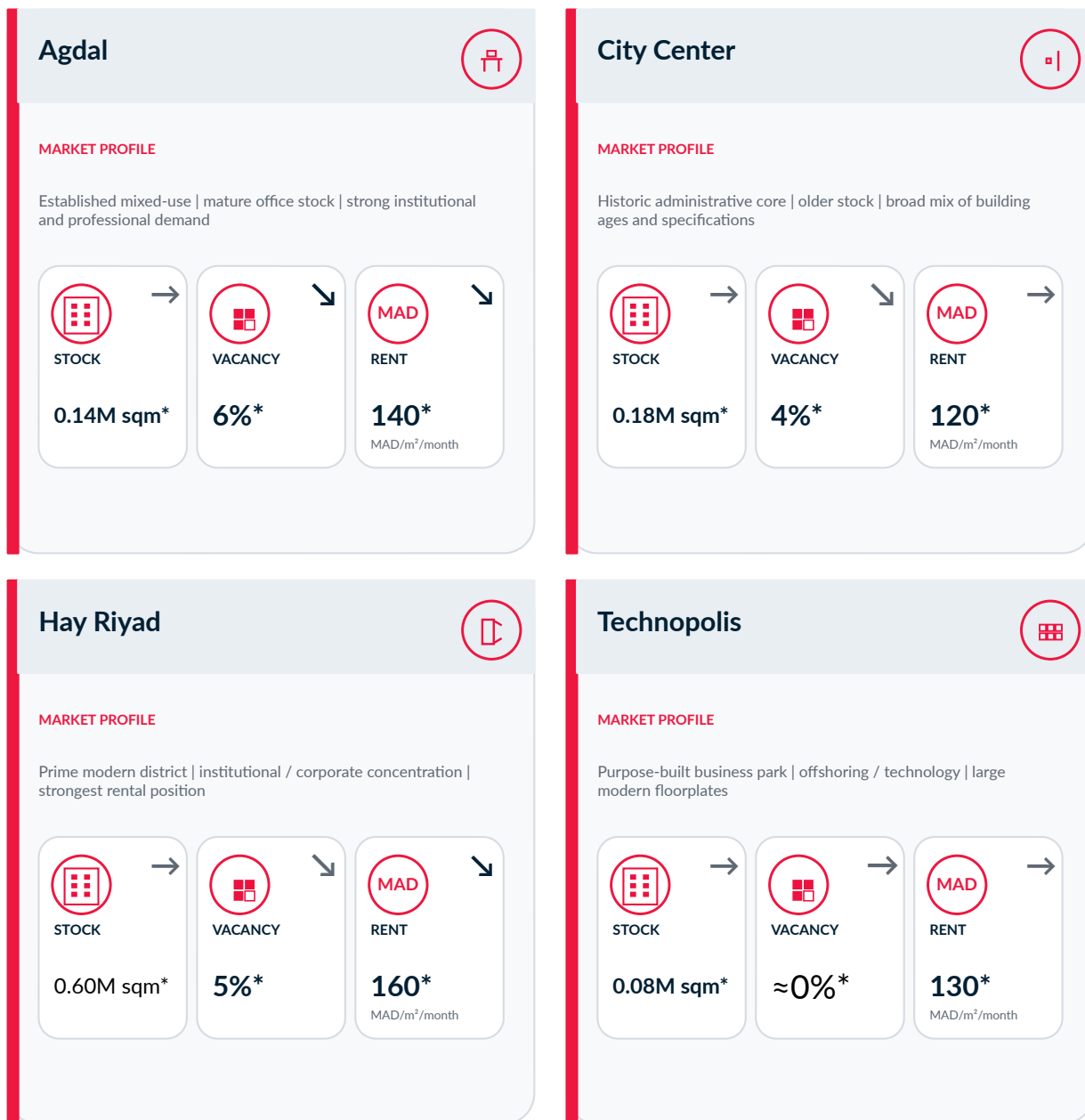
12-MONTH MARKET OUTLOOK

Occupier demand	→	Stable*
Availability	↘	Decreasing*
Prime rental pressure	→	Stable*
Tenant leverage	→	Stable*

Rabat remains a comparatively tight office market. Modern institutional and corporate space is concentrated in Hay Riyad, Agdal and Technopolis, while City Center provides a broader mix of older stock. Over the next 12 months, we expect demand, prime rental pressure and tenant leverage to remain broadly stable, while available space should reduce selectively.

Office Districts, Supply & Rental Position

Asking rents exclude taxes and service charges | Trends versus Q4 2024



Hay Riyad retains the strongest rental position and concentrates much of Rabat's modern institutional office stock. Agdal remains a deep, established occupier market, while City Center shows tighter availability despite its older and more varied stock. Technopolis remains a differentiated large-floorplate option for technology and offshoring occupiers.

Average asking rents shown in MAD/m²/month, excluding taxes and service charges.



Leasing Guide for Occupiers

Leasing terms in Rabat generally follow established Moroccan market conventions, with some variation by building and transaction. Occupiers should compare the full commercial position, including rent, parking, service charges, incentives, fit-out condition and lease obligations, rather than headline rent alone. Lower vacancy in modern stock can reduce negotiating flexibility.

ITEM	BR MARKET GUIDANCE
Lease term	3 / 6 / 9 years*
Rent payment	Above c.250 sqm: quarterly in advance (3 months)* Below c.250 sqm: monthly*
Rent review	10% every 3 years*
Security deposit	1 to 3 months*
Rent-free period	Up to 3 months*; negotiated case by case
Fit-out / handover	Predominantly shell & core*. Landlord Capex contributions are rare; rent-free incentives are more common.
Service charges	c.10 to 15% of rent*; varies by building, landlord and level of service
Parking	c.1 space / 100 sqm baseline; some modern schemes reach c.1 / 70 sqm*
Repairs & maintenance	Tenant: routine / minor maintenance* Landlord: structural / major repairs*
Assignment / subletting	Generally subject to landlord approval*; check negotiated rights in the lease
Reinstatement	Often required at lease expiry*; scope depends on the agreed handover condition and lease wording
Taxes	VAT 20%** Community Services Tax 10.5%**



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METHODOLOGY & IMPORTANT NOTICE

This snapshot summarises current conditions in Rabat's principal office districts using BR Group's market knowledge, observed market activity and selected external sources considered reliable at the issue date. Figures marked * are BR Group estimates and professional judgement and, in our view, provide a representative picture of current market conditions. Outlook indicators reflect our assessment at the issue date and may change as the market evolves. Reasonable care has been taken in preparing this document. It is for general information and decision support only and does not constitute legal, tax, financial or other professional advice. Information specific to a transaction should be verified before any commitment is made. BR Group accepts no responsibility for decisions made solely on the basis of this snapshot. This is a market snapshot, not a formal comprehensive market study. The Moroccan 3 / 6 / 9 convention is a market practice and should not be confused with the French statutory 3 / 6 / 9 commercial lease regime.

* BR Group indicative estimate / professional judgement. ** Current tax or regulatory reference at the issue date; subject to change and should be verified for each transaction.

Asking rents are expressed excluding taxes and service charges unless explicitly stated otherwise.