



# Ireland's Commercial Market

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Ireland's office market is rebounding sharply and moving directly into a supply crunch.

Demand is already ahead of the 10 year average, Grade A space is being absorbed at pace, and no significant new completions are expected until 2027/28. With rising investor activity and the return of €100m+ office transactions, confidence is clearly flowing back into the sector.

The message for developers, investors, and funders is clear:

**Ireland urgently needs more modern, ESG accredited, future proofed office space.**

Over the next 24–36 months, the market will be shaped by:

- High quality refurbishments
- Deep ESG driven retrofits
- New high performance buildings designed around occupier expectations

This represents a major opportunity for well prepared development teams.



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## Why Buildcost?

As specialist Quantity Surveyors, Buildcost works with developers, institutional investors, and financial institutions in delivering commercially sound, sustainable, high performing office developments.

Through our involvement of circa 485,000m<sup>2</sup> of commercial space to date, we have a deep knowledge of the key cost drivers in delivering efficient and value for money commercial developments. Some of our more high profile commercial developments include Charlemont Square, The Freight Building, The Sharp Building, and Twitter HQ.

Our role is to manage the costs, support funding confidence, and guide development teams from concept through to delivery.



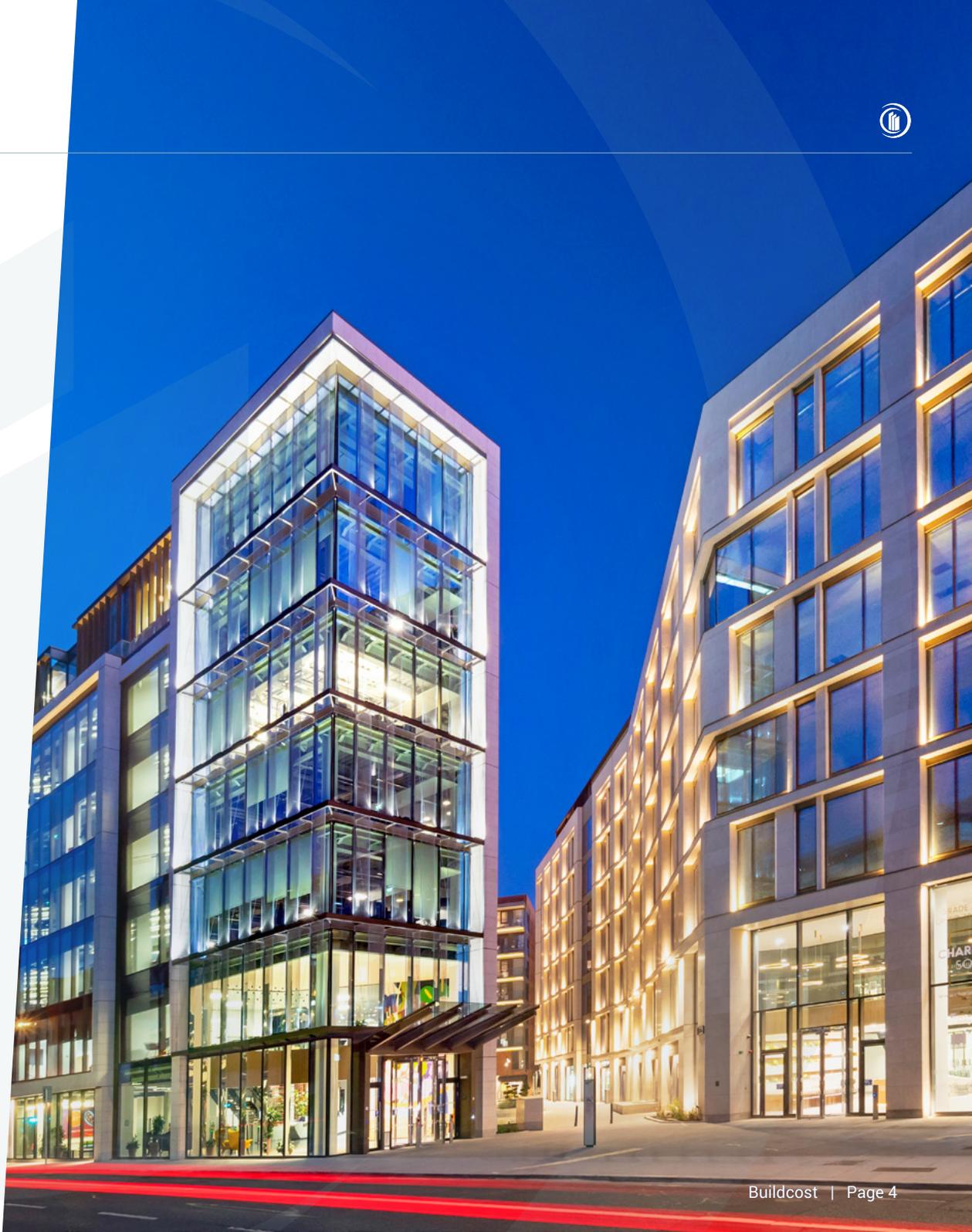
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Our Services for Developers,  
Investors, Financial Institutions.

**We are helping clients make informed investment decisions through:**

- **Accurate early stage cost planning** for feasibility, funding, and acquisition due diligence
- **Benchmarking and cost validation** across new builds, refurbishments, CAT A/CAT B fitouts, and deep ESG retrofits
- **Procurement and tendering strategies** tailored for a tightening market and escalating demand for Grade A space
- **Lifecycle and sustainability aligned cost advice** to meet ESG, energy, and compliance targets, crucial for investor led schemes
- **Commercial management throughout delivery** ensuring budgets remain controlled, risks are managed early, and projects stay on track



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## Partnering for the Next Wave of Development:

As Ireland faces a shortage of high quality office space, Buildcost is partnering with developers, investors and financial institutions to ensure that both new build and retrofit projects are:

- **Commercially robust**
- **Competitively tendered**
- **Value engineered**
- **Delivered with certainty and confidence**

Whether structuring a deal, assessing risk, entering funding negotiations, preparing strategies or commencing design, Buildcost will provide the commercial intelligence and real world delivery experience to support the project.



Our latest construction cost data guide, First Half 2026, provides data-led insights into the costs of delivering **commercial space**. For specific cost advice including what the key cost drivers are on your **commercial development**, please reach out to us.

This report can be downloaded [HERE](#)



### Commercial Offices

### Cost Range €

Sub Urban Offices - Shell & Core	2,700 - 3,200 per sq.m
City Centre Offices - Shell & Core	3,400 - 4,000 per sq.m
Office Fit Outs (Cat A)	700 - 1,000 per sq.m
Office Fit Outs (Cat B)	2,200 - 3,000 per sq.m

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## Our Values

Great People

Great Clients

Great Work

We're proud to have been recognised as one of Ireland's Top 20 Best Workplaces, as highlighted in The Irish Times on 26th February. This achievement is a reflection of the positive culture we've created together and our shared dedication to excellence in everything we do.

[Find out more here!](#)

### Get in Touch

For tailored cost planning, feasibility analysis, or strategic advice on your next project, contact: **Buildcost's specialist team today:**

Tel: +353 (0)1 685 7219 | Email: [info@buildcost.ie](mailto:info@buildcost.ie) | Web: [www.buildcost.ie](http://www.buildcost.ie)





#### Dublin Office

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13 Merrion Square North,  
Dublin 2.  
D02 HW89

#### Donegal Office

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Unit 4D, Riverside Office Park,  
Neil T Blaney Road,  
Letterkenny,  
Co Donegal.  
F92 R928

#### Contact

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Tel. +353 (0)1 685 7219  
Email. [info@buildcost.ie](mailto:info@buildcost.ie)  
[www.buildcost.ie](http://www.buildcost.ie)