

# Q4 2019

## RESEARCH OFFICE MARKET BERLIN



↓ **281,000 sqm**  
Vacancy



↑ **€ 26.90/sqm**  
Average rent



↑ **998,000 sqm**  
Space take-up

STATISTICS  
FACTS  
FIGURES



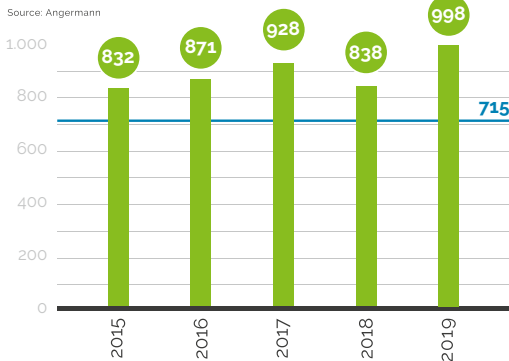
↑ **€ 39.00/sqm**  
Prime rent

# ANGERMANN™

Seit 1953.

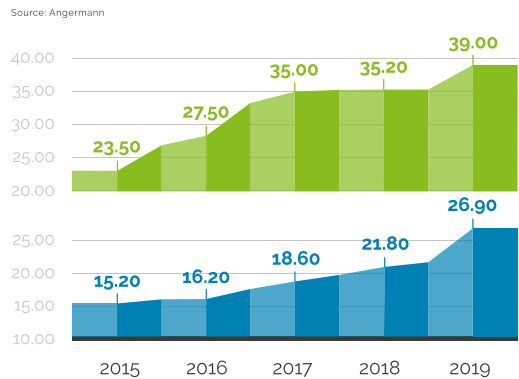
## OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average



## OFFICE RENTS

in €/sqm — Prime rent — Average rent



## KEY FACTS

- Highest office space take-up of all time
- Significantly improved letting performance of 603,000 sqm over the second half of the year
- Supply of office space now at an all-time low
- Office tenants shifting their attention to new-build projects
- High proportion of pre-letting in new-build projects scheduled for completion by 2022
- Average and prime rents increasing
- Mitte district retains first place in the location ranking
- Take-up in Friedrichshain at three times the 2018 level

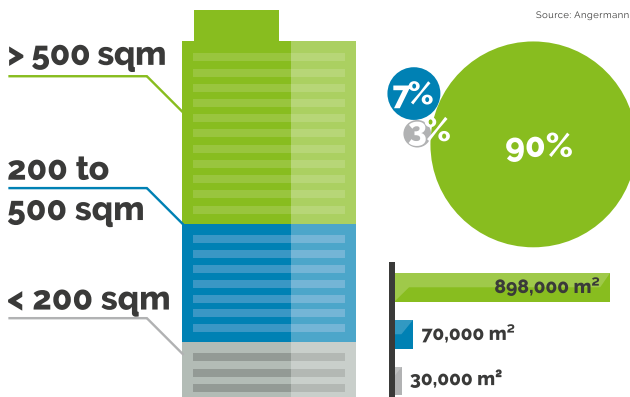
“THE FAMOUS BERLIN AIR IS BECOMING EVER MORE EXPENSIVE FOR OFFICE TENANTS. THERE IS NO END IN SIGHT FOR THE SPIRALLING PRICES.”



Tibor Frommold,  
Member of the  
Management Board

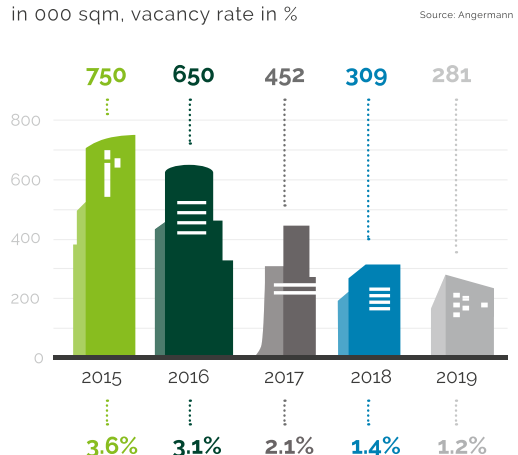
## TAKE-UP BY SIZE CATEGORY

Total Year 2019



## OFFICE VACANCY

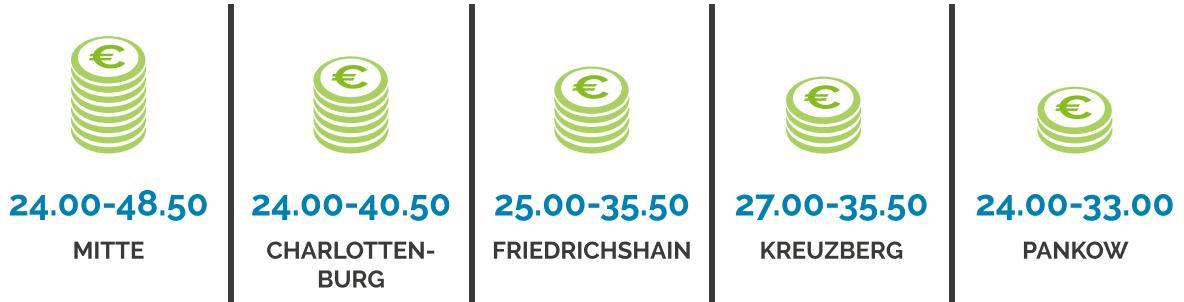
Development 2015-2019  
in 000 sqm, vacancy rate in %



## RENTS FOR TOP LOCATIONS

Total Year 2019 – approx. €/sqm/month excluding service charges & VAT

Source: Angermann



## DEALS

Total Year 2019

# TOP 5

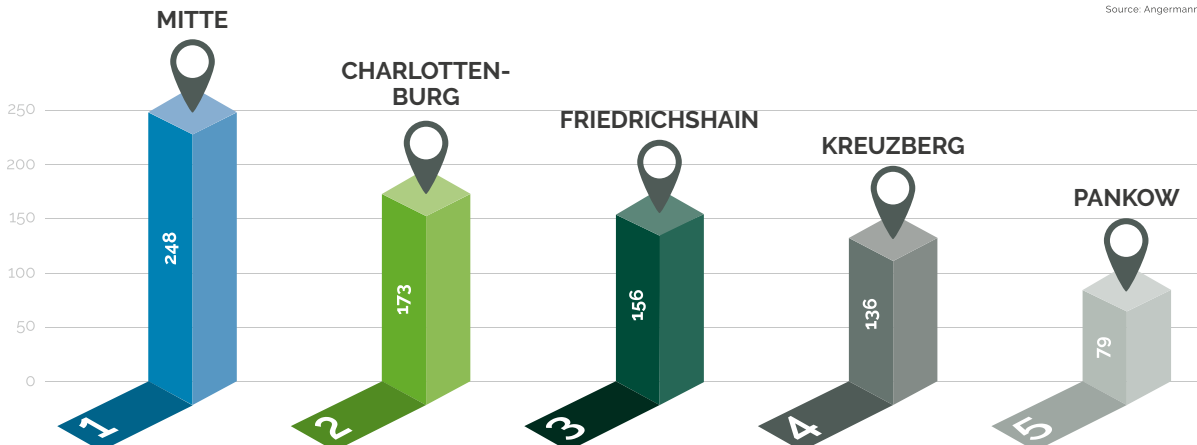
- 01** 53,000 sqm in Friedrichshain  
Q4 - tenant: Online mail order company
- 02** 30,900 sqm in Friedrichshain  
Q3 - tenant: Federal Republic of Germany
- 03** 29,780 sqm in Mitte  
Q3 - tenant: Software manufacturer
- 04** 26,000 sqm in Tempelhof  
Q4 - tenant: State of Berlin
- 05** 23,200 sqm in Reinickendorf  
Q3 - tenant: Public corporation

Source: Angermann

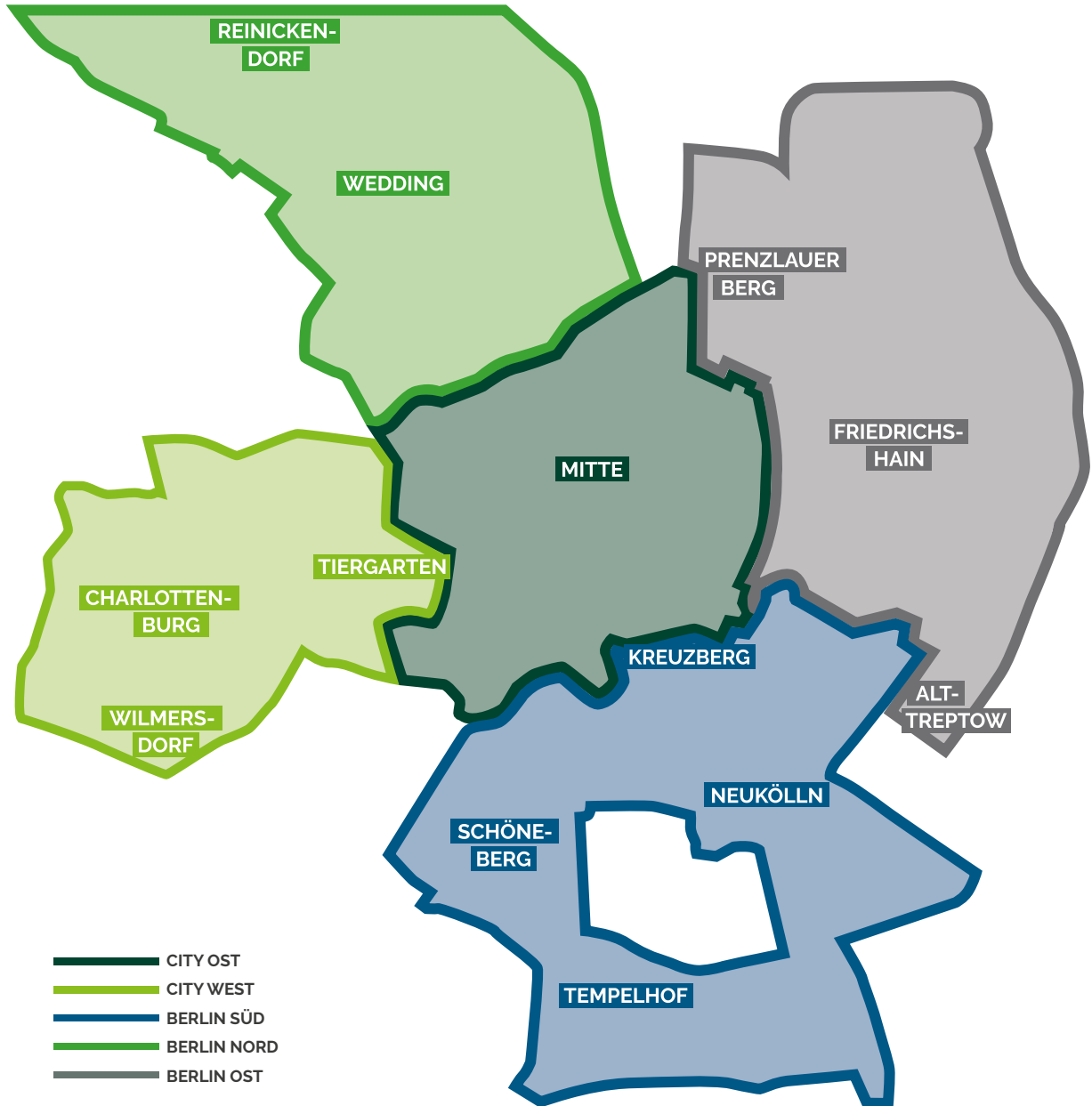
## TOP 5 OFFICE LOCATIONS

Total Year 2019 – office space take-up in 000 sqm

Source: Angermann

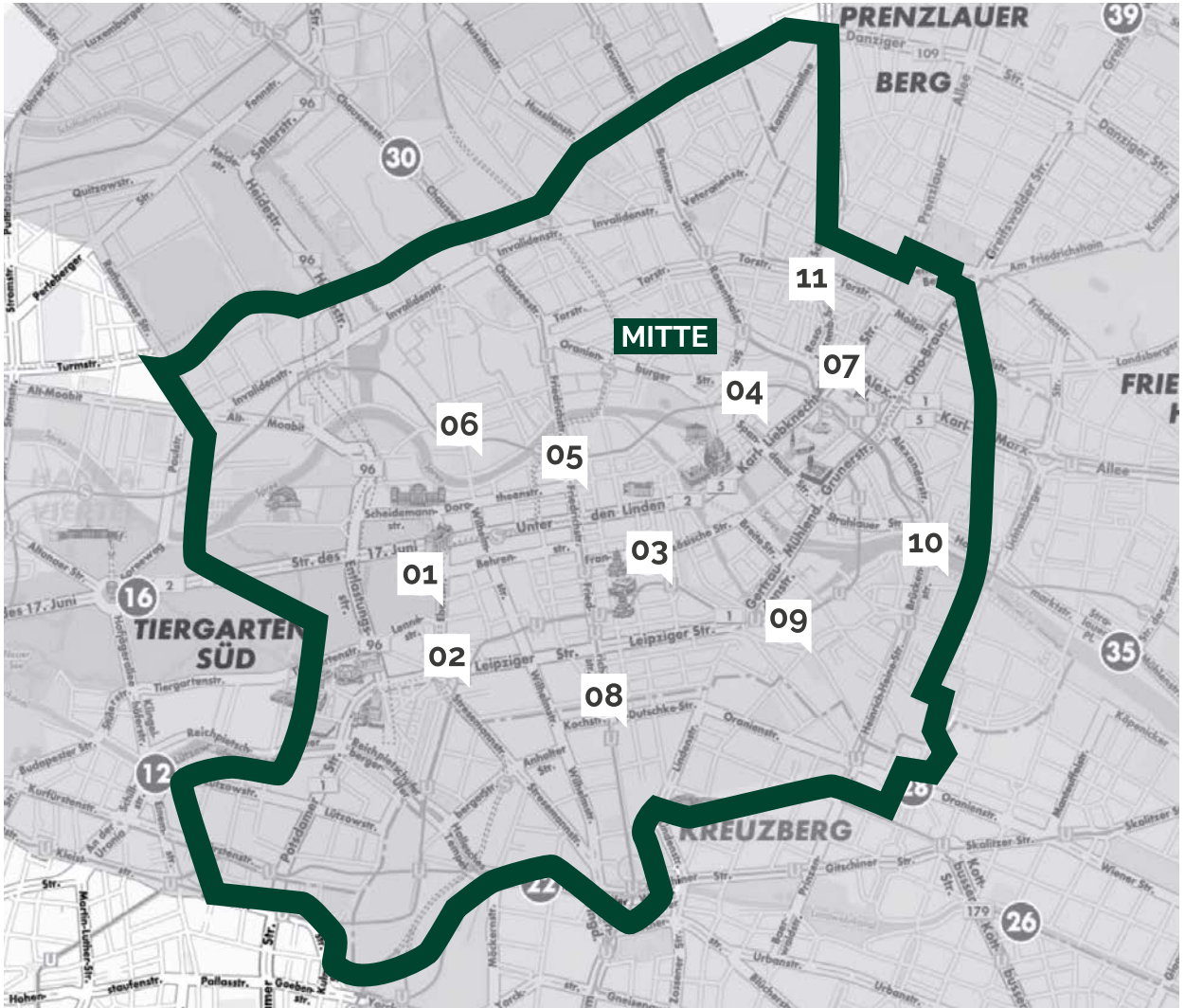


## BERLIN OFFICE RENTS AT A GLANCE



## Office Rents Berlin - Mitte

Total Year 2019 – approx. €/sqm excluding service charges & VAT.



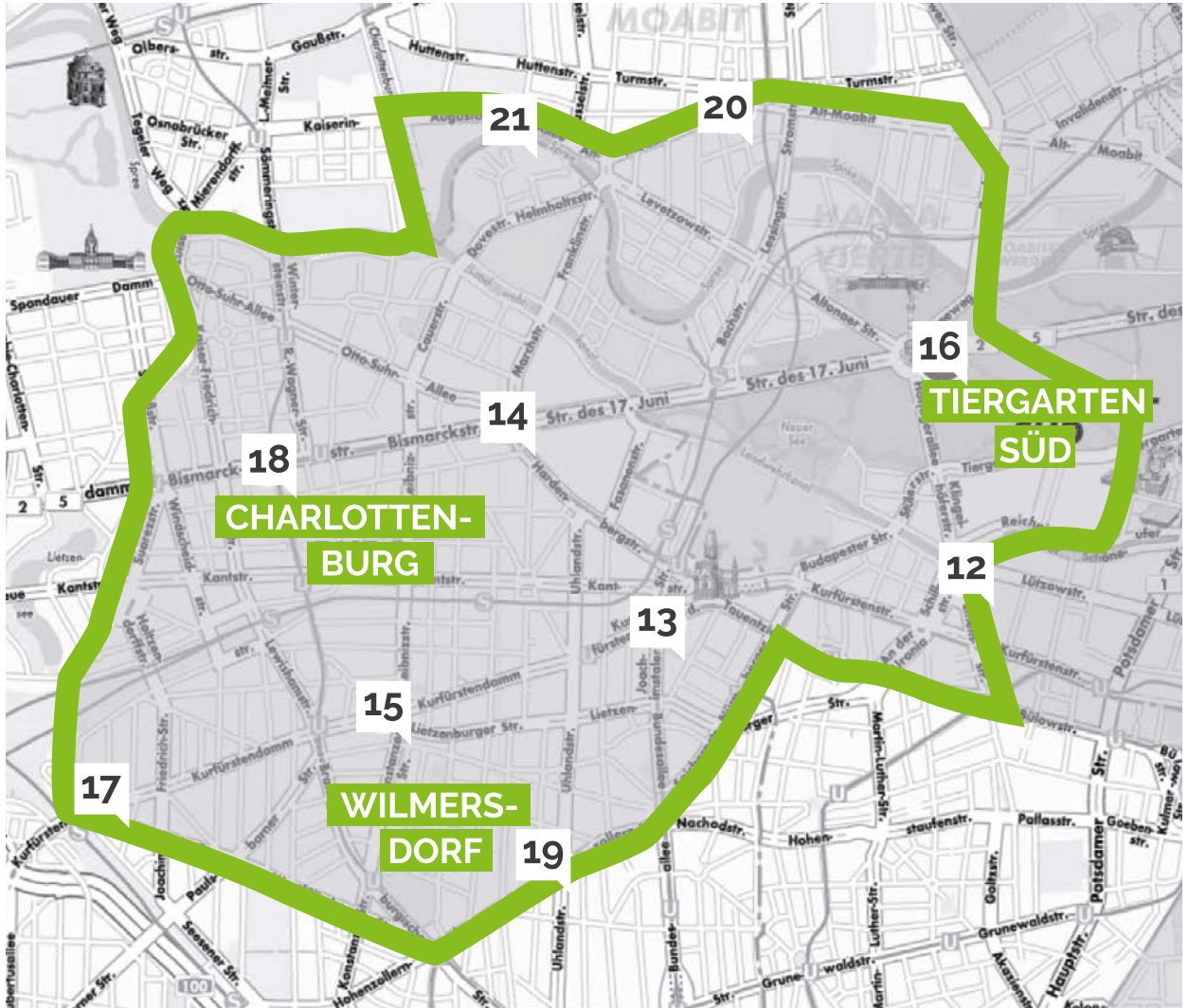
### CITY OST

#### Mitte

1. Pariser Platz / Unter den Linden	34,00 - 42,00	7. Alexanderplatz	25,00 - 40,00
2. Potsdamer Platz / Leipziger Platz 1	28,00 - 48,50	8. Friedrichstraße / Checkpoint Charlie	25,00 - 30,00
3. Französische Straße / Gendarmenmarkt	26,00 - 36,00	9. Wallstraße / Kleines Regierungsviertel	25,00 - 30,00
4. Hackescher Markt / Oranienburger Straße	28,00 - 35,00	10. Jannowitzbrücke	20,00 - 25,00
5. S-Bhf. Friedrichstraße	28,00 - 35,00	11. Torstraße / Schönhauser Allee	26,00 - 30,00
6. Luisenstraße / Reinhardtstraße	25,00 - 29,50		

## Office Rents Berlin - Tiergarten, Charlottenburg, Wilmersdorf

Total Year 2019 – approx. €/sqm excluding service charges & VAT



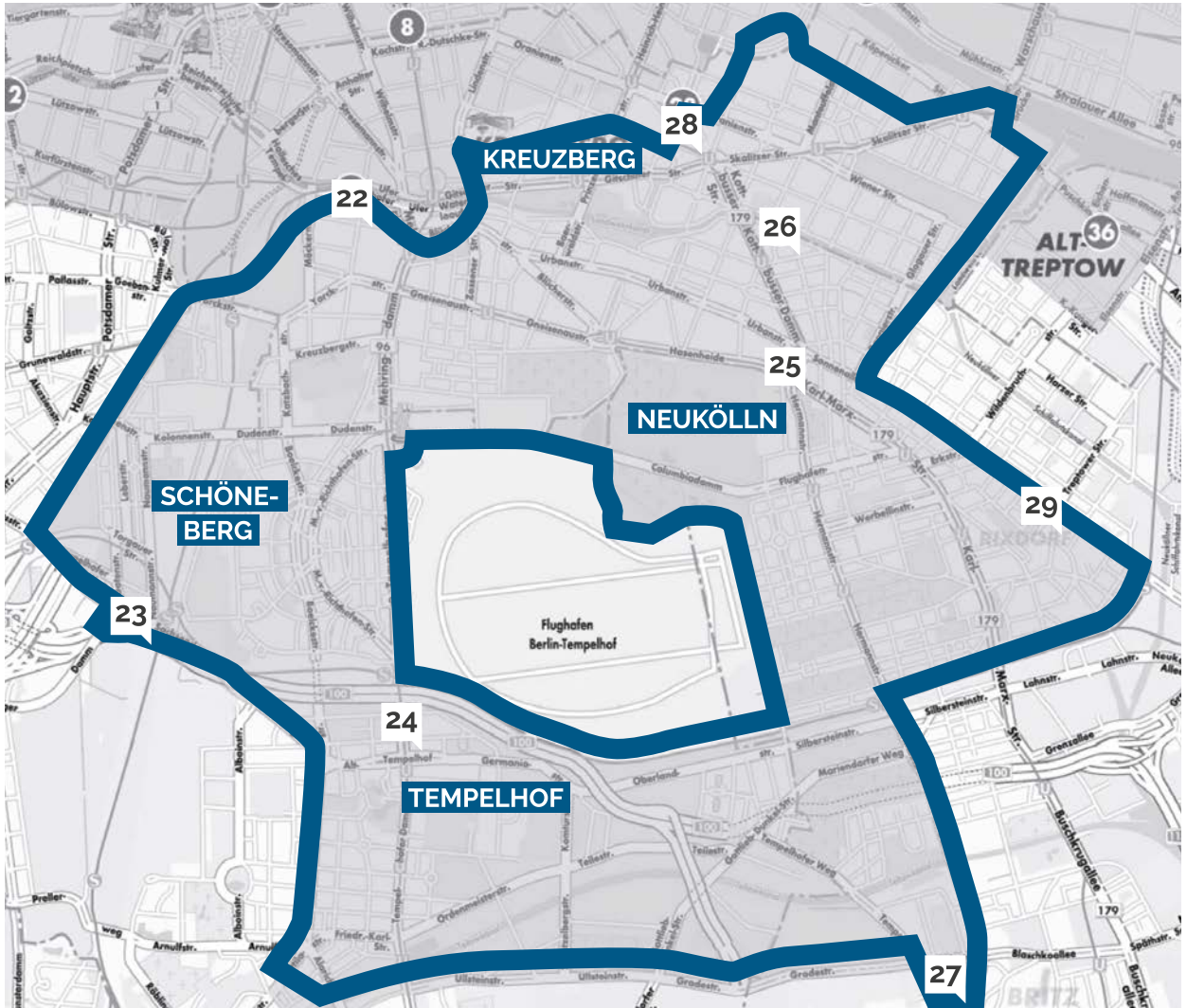
### CITY WEST

#### Tiergarten, Charlottenburg, Wilmersdorf

12. Lützowplatz / Klingelhöfer Dreieck	21.00 - 26.00	17. Kurfürstendamm / S-Bahnhof Halensee	20.00 - 25.00
13. Kurfürstendamm / Joachimsthaler Straße	26.00 - 42.00	18. Bismarckstraße	19.00 - 22.00
14. Ernst-Reuter-Platz	20.00 - 25.00	19. Hohenzollerndamm	19.00 - 22.00
15. Olivaer Platz	19.00 - 24.00	20. Alt-Moabit	19.00 - 25.00
16. Straße des 17. Juni	22.00 - 27.00	21. Kaiserin-Augusta-Allee / Pascalstraße	17.00 - 22.00

## Office Rents Berlin - Kreuzberg, Tempelhof, Schöneberg, Neukölln

Total Year 2019 – approx. €/sqm excluding service charges & VAT



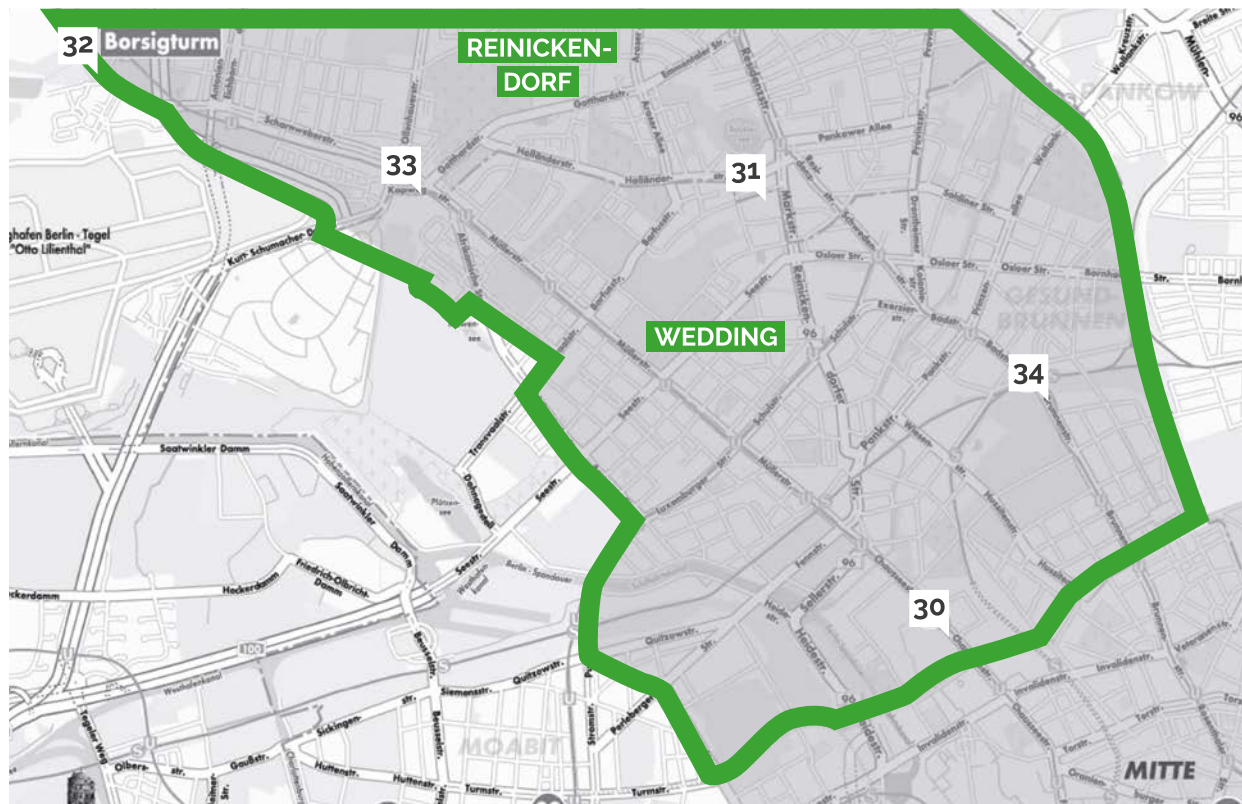
### BERLIN SÜD

#### Kreuzberg, Tempelhof, Schöneberg, Neukölln

22. Tempelhofer Ufer	25,00 - 30,00	26. Paul-Lincke-Ufer	25,00 - 30,00
23. Sachsendamm	18,00 - 23,00	27. Tempelhofer Weg	16,00 - 17,50
24. Tempelhofer Damm	16,00 - 20,00	28. Oranienplatz	30,00 - 35,00
25. Hermannstraße	18,00 - 25,00	29. Sonnenallee	20,00 - 30,00

## Office Rents Berlin - Wedding, Reinickendorf, Tegel

Total Year 2019 – approx. €/sqm excluding service charges & VAT



### BERLIN NORD

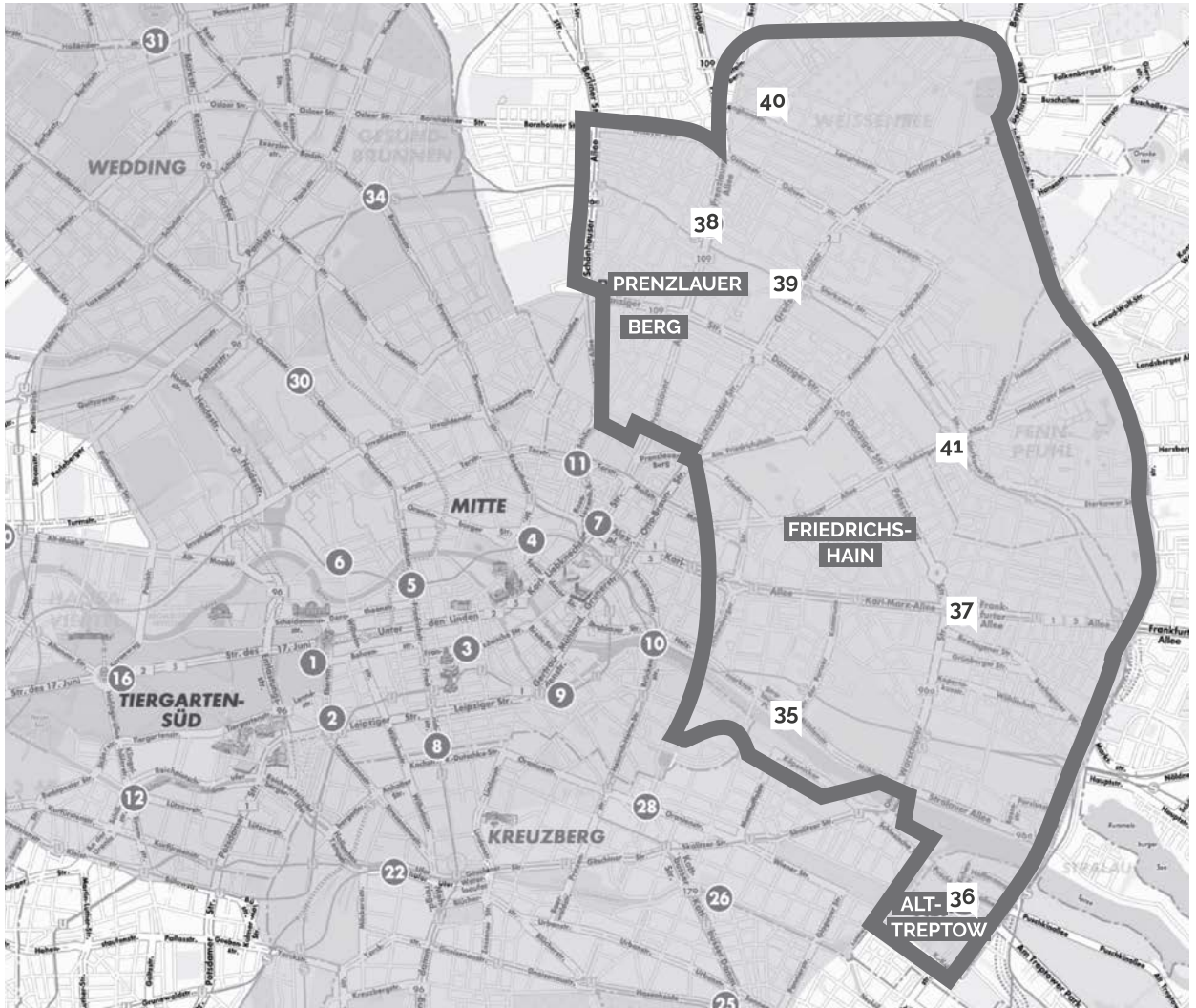
#### Wedding, Reinickendorf, Tegel

30. Chausseestraße	25,00 - 30,00
31. Holländerstraße	17,00 - 20,00
32. Borsigturm (nicht mehr auf der Karte)	16,00 - 18,00
33. Kurt-Schumacher-Platz	16,00 - 18,00
34. Gesundbrunnen	22,00 - 28,00



## Office Rents Berlin - Prenzlauer Berg, Treptow, Marzahn, Friedrichshain

Total Year 2019 – approx. €/sqm excluding service charges & VAT



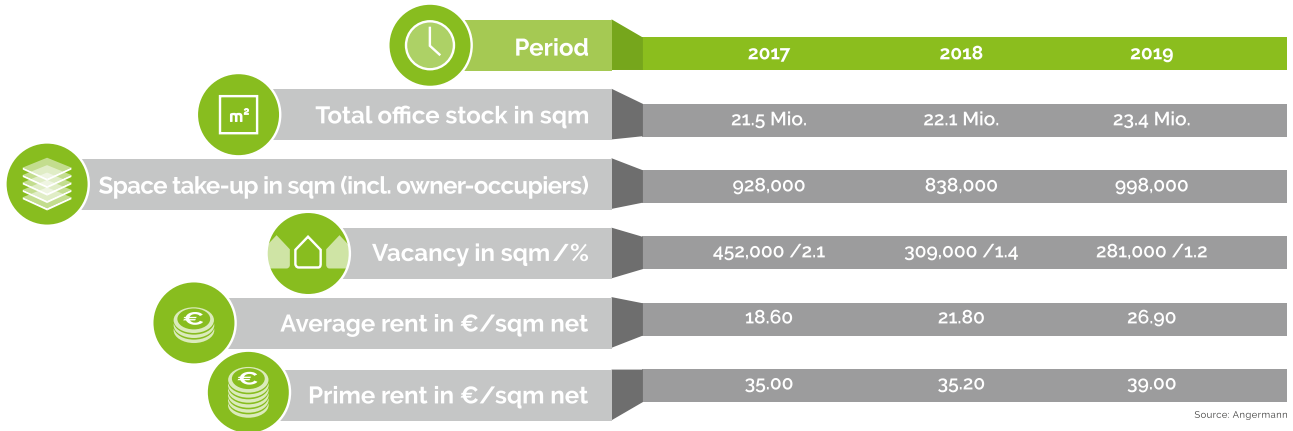
### BERLIN OST

#### Prenzlauer Berg, Treptow, Marzahn, Friedrichshain

35. Stralauer Platz	26,50 - 30,00	39. Greifswalder Straße	26,00 - 32,00
36. Elsenstraße / Puschkinallee	23,00 - 27,00	40. DGZ Gustav-Adolf-Straße	14,00 - 16,50
37. Frankfurter Allee	20,00 - 25,00	41. Landsberger Allee	20,00 - 25,00
38. Prenzlauer Allee	20,00 - 27,00		

## BERLIN OFFICE MARKET AT A GLANCE

Total Year 2019



## BERLIN OFFICE MARKET – DEVELOPMENTS

Because of the gap between supply and demand, it is not yet clear whether 2020 will see a similar level of letting performance. There are certainly plenty of large-scale enquiries in the market. Nevertheless, it was apparent over the course of 2019 that due to the increasingly defensive leasing strategy being adopted by tenants, not every major enquiry resulted in a new lease. In any event, it is likely that the full-year take-up will reach at least 800,000 sqm, considerably above the 10-year average of 715,000 sqm.

## WHAT'S COMING

4.0 million sqm of office space by 2024

## WHAT'S GOING

Available office space inside the Berlin S-Bahn urban railway ring

## WHAT'S STAYING

Increasing office rents, low vacancy and long lead-in times for major enquiries

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