

Q3 2019

RESEARCH OFFICE MARKET BERLIN


→ **286,000 sqm**
Vacancy


↑ **€ 25.15/sqm**
Average rent


↑ **695,000 sqm**
Space take-up

STATISTICS
FACTS
FIGURES


↑ **€ 37.20/sqm**
Prime rent

ANGERMANN™

Seit 1953.

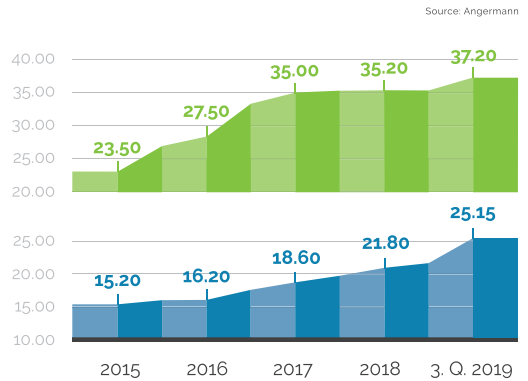
OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average



OFFICE RENTS

in €/sqm Prime rent Average rent



KEY FACTS

- Significant 15% increase in take-up
- Numerous major lettings of over 10,000 sqm concluded in the 3rd quarter
- Continued upward pressure on average and prime rents
- Availability of space at short notice remains at a low level
- Sustained strong demand for new construction projects
- Lead-in times of 18 - 24 months must be anticipated for large enquiries

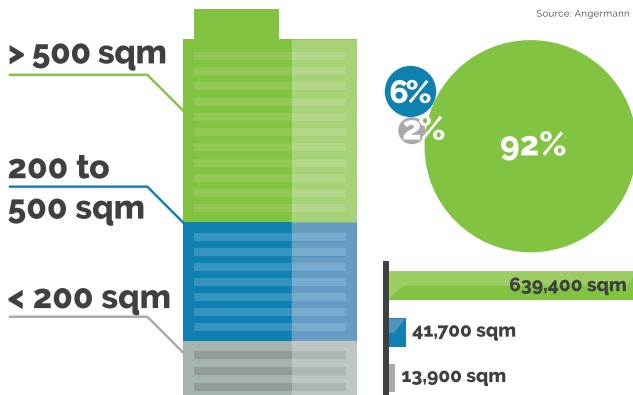
„AS ANNOUNCED, LETTING PERFORMANCE HAS INCREASED SIGNIFICANTLY. A RECORD TAKE-UP OF OVER ONE MILLION SQM CAN BE EXPECTED BY THE END OF THE YEAR.“



Fabian Runge,
Director

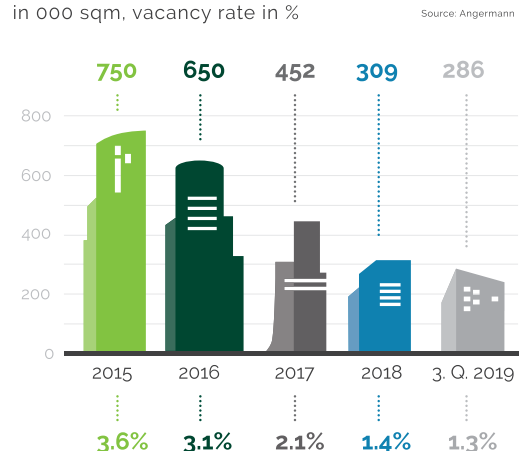
TAKE-UP BY SIZE CATEGORY

1st - 3rd Quarter 2019



OFFICE VACANCY

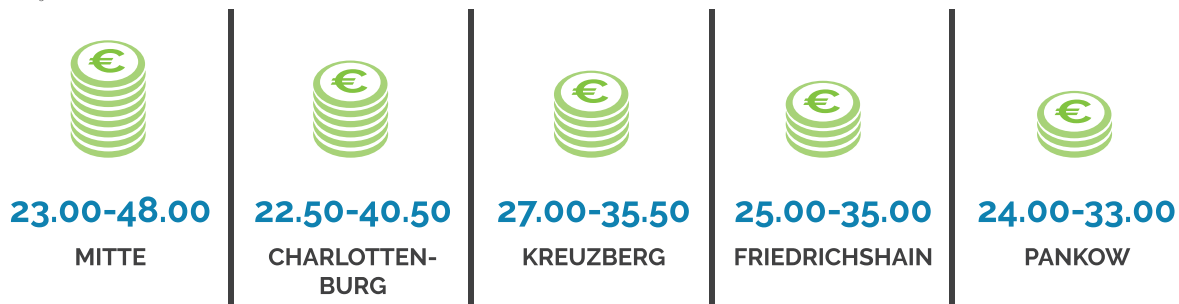
Development 2015-2019
in 000 sqm, vacancy rate in %



RENTS FOR TOP LOCATIONS

3rd Quarter 2019 – approx. €/sqm/month excluding service charges & VAT

Source: Angermann



DEALS

1st - 3rd Quarter 2019

TOP 5

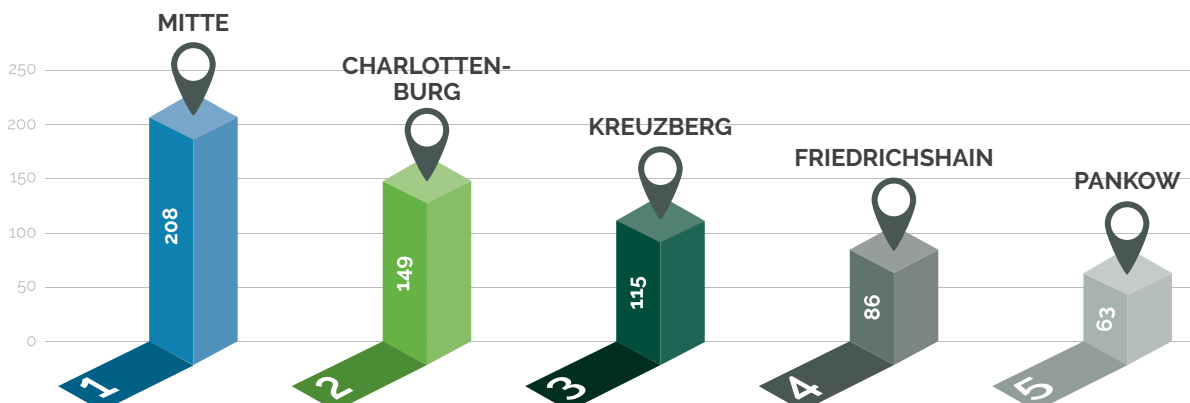
- 01** 30,900 sqm in Friedrichshain
Q3 - tenant: Federal Republic of Germany
- 02** 29,780 sqm in Mitte
Q3 - tenant: Software manufacturer
- 03** 23,200 sqm in Berlin-Reinickendorf
Q3 - tenant: Public corporation
- 04** 23,000 sqm in Mitte
Q1 - tenant: Federal Republic of Germany
- 05** 19,000 sqm in Charlottenburg
Q1 - tenant: Fitness operator

Source: Angermann

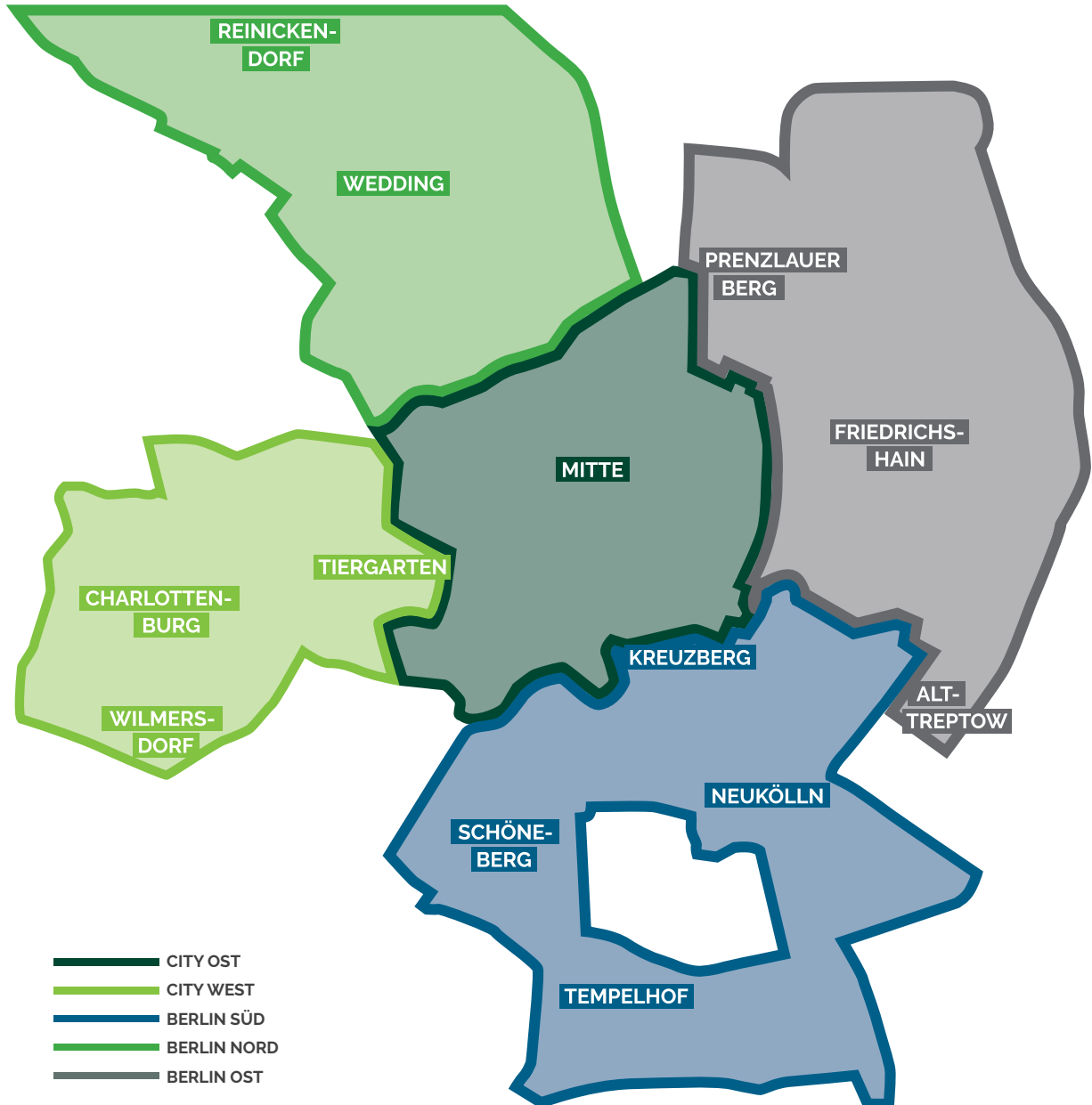
TOP 5 OFFICE LOCATIONS

1st - 3rd Quarter 2019 – office space take-up in 000 sqm

Source: Angermann

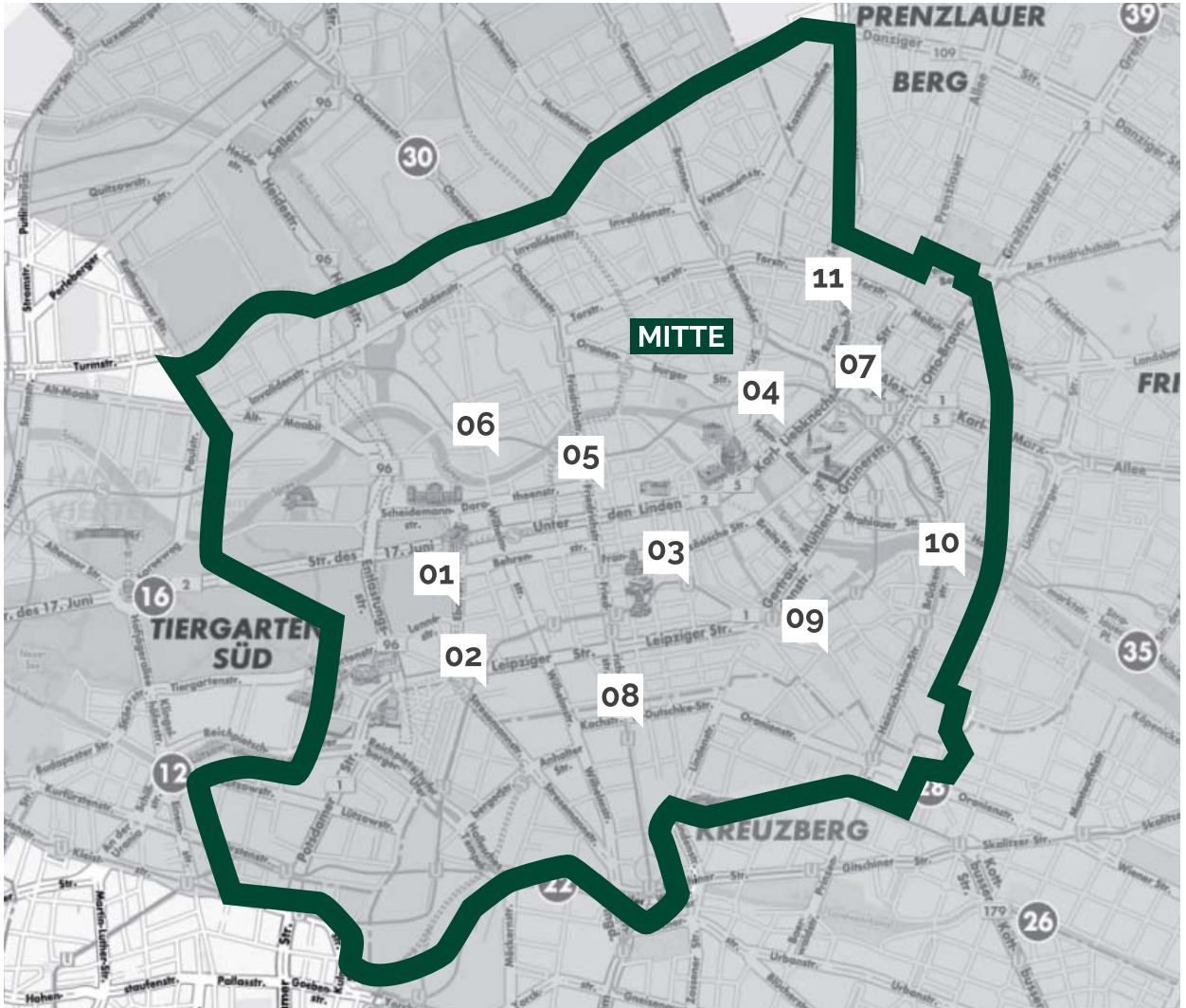


BERLIN OFFICE RENTS AT A GLANCE



Office Rents Berlin - Mitte

3rd Quarter 2019 – approx. €/sqm excluding service charges & VAT



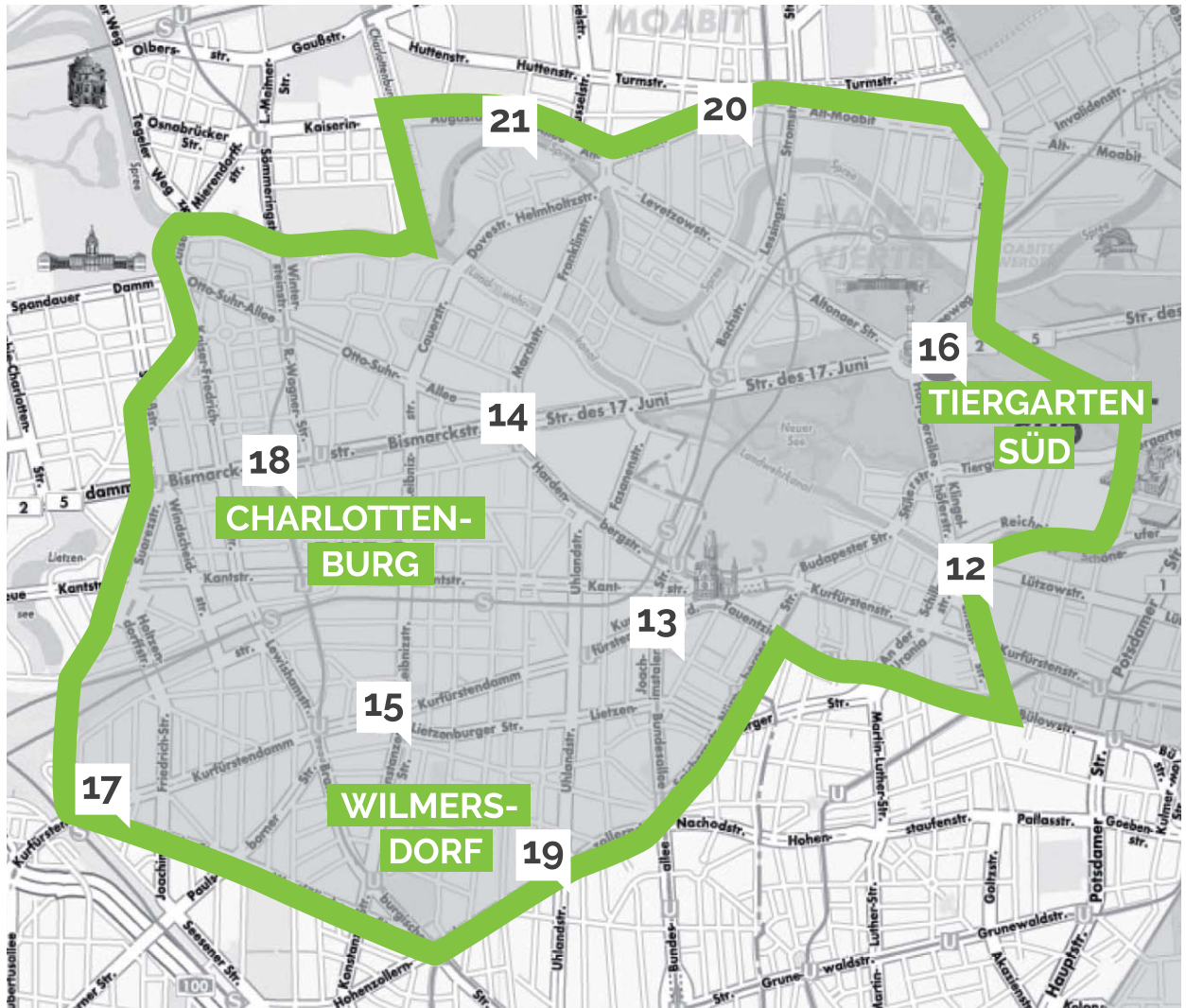
CITY OST

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 - 48,00	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

3rd Quarter 2019 – approx. €/sqm excluding service charges & VAT



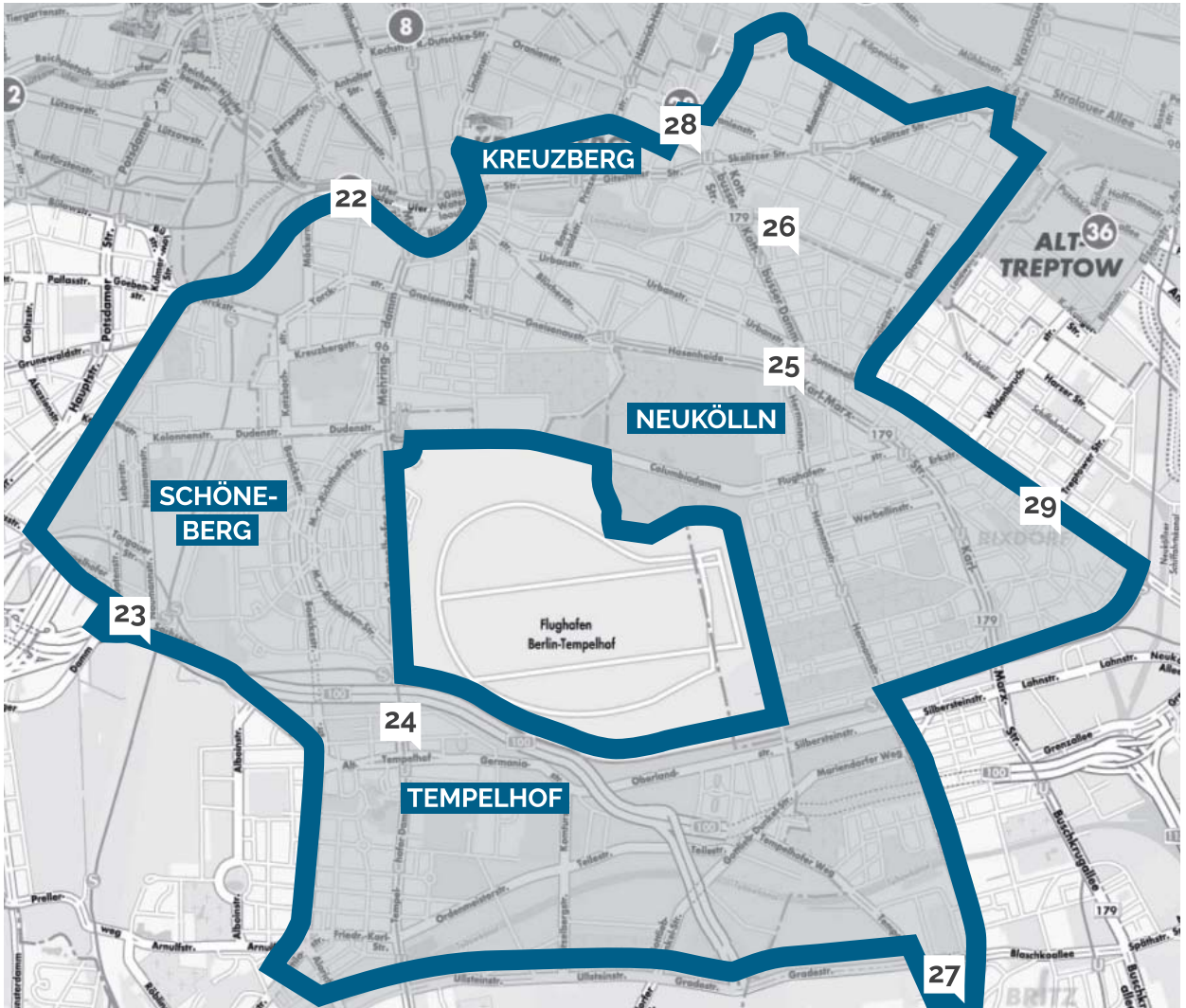
CITY WEST

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

3rd Quarter 2019 – approx. €/sqm excluding service charges & VAT



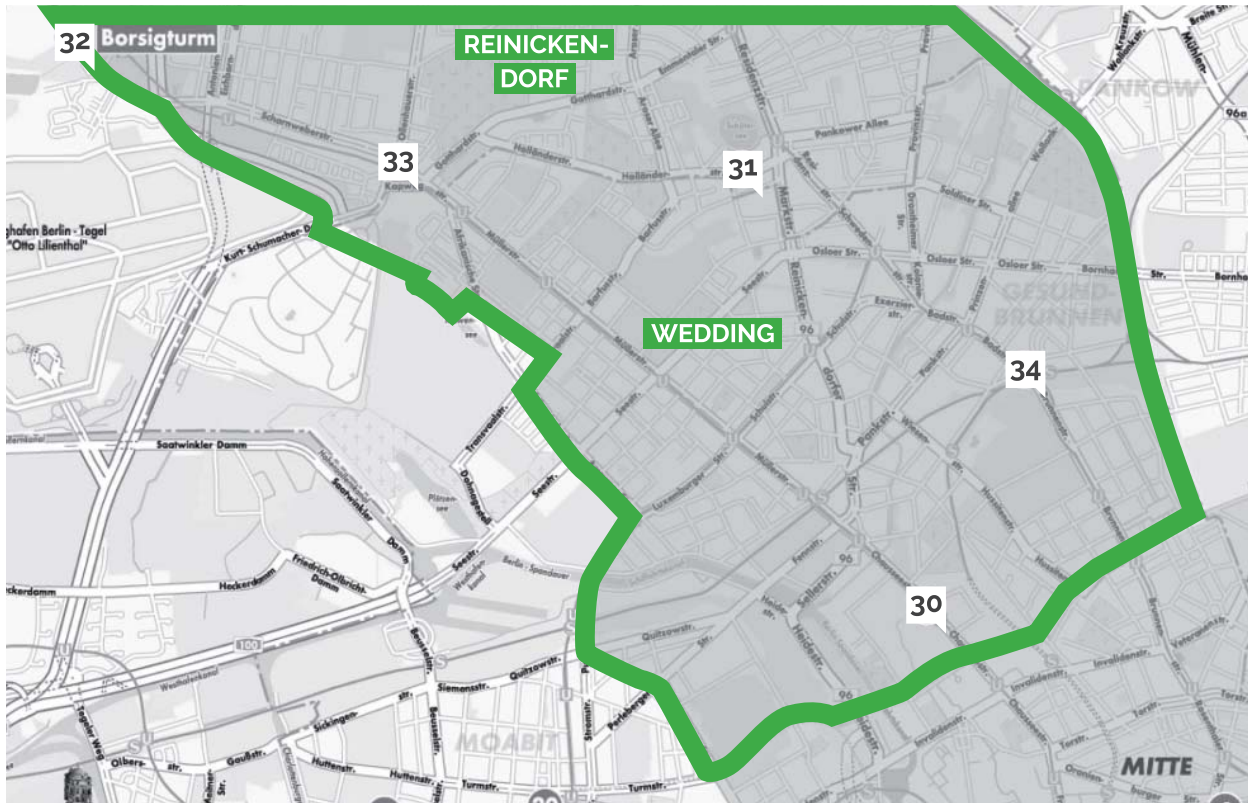
BERLIN SÜD

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

3rd Quarter 2019 – approx. €/sqm excluding service charges & VAT



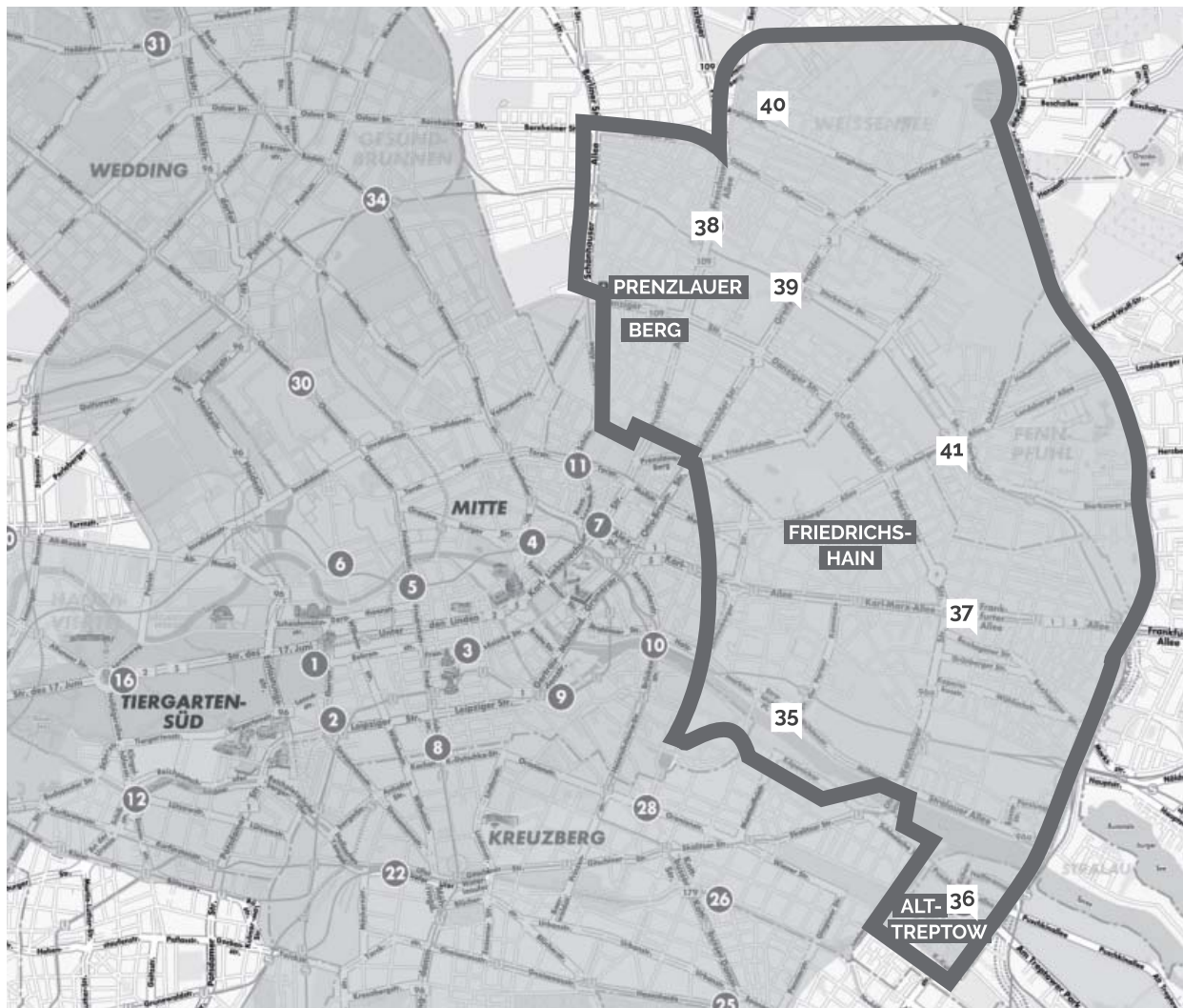
BERLIN NORD

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

3rd Quarter 2019 – approx. €/sqm excluding service charges & VAT



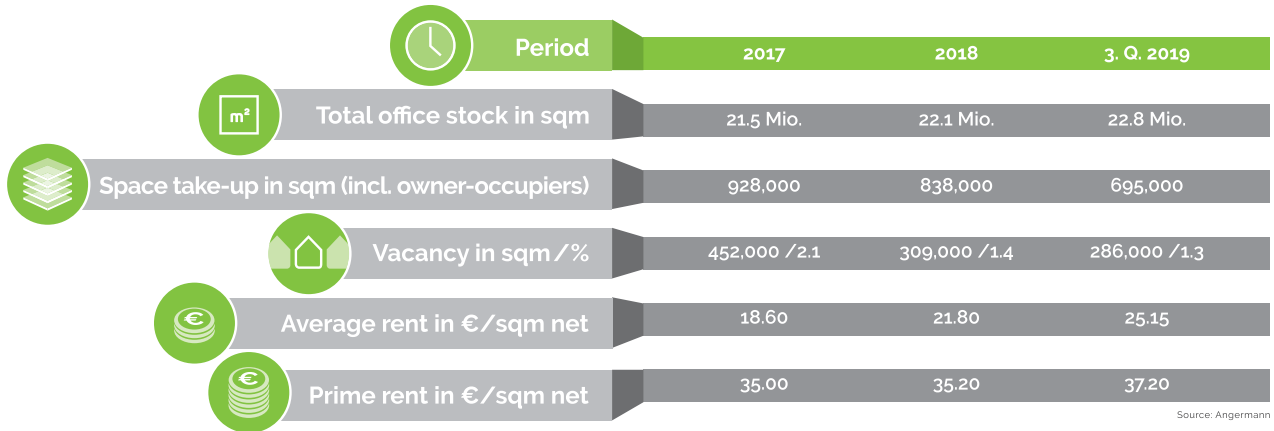
BERLIN OST

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

3rd Quarter 2019



BERLIN OFFICE MARKET – DEVELOPMENTS

Numerous major leases have already been concluded in the 3rd quarter and further deals of more than 10,000 sqm can be expected by the end of the year. The significant imbalance between high demand and historically low vacancy rates means that there is still a strong focus on new construction projects. This is also the reason why office space take-up is on course to set a new record of over one million sqm. In general, Berlin's office tenants need time, flexibility and willingness to compromise in the letting process.

WHAT'S COMING

Approx. 2,8 million sqm of office space by 2024.

WHAT'S GOING

Availability of space at short notice from 1,500 sqm.

WHAT'S STAYING

Rising office rents, low vacancy and long lead-in times for major letting enquiries.

ANGERMANN
Real Estate Advisory AG

Lennéstraße 1
10785 Berlin
Tel. +49 (0)30-23 08 28-0

Guillettstraße 48
60325 Frankfurt am Main
Tel. +49 (0)69-5 05 02 91-0

Windmühlenstraße 3
30159 Hannover
Tel. +49 (0)511-93 61 92-0

ABC-Straße 35
20354 Hamburg
Tel. +49 (0)40-34 34 36

Bolzstraße 3
70173 Stuttgart
Tel. +49 (0)711-22 45 15-50



www.angermann-realestate.de
www.bürosuche.de

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