

Q1 2020

RESEARCH OFFICE MARKET BERLIN



↓ **245,000 sqm**
Vacancy



↑ **€ 27.50/sqm**
Average rent



↓ **145,000 sqm**
Space take-up

STATISTICS
FACTS
FIGURES



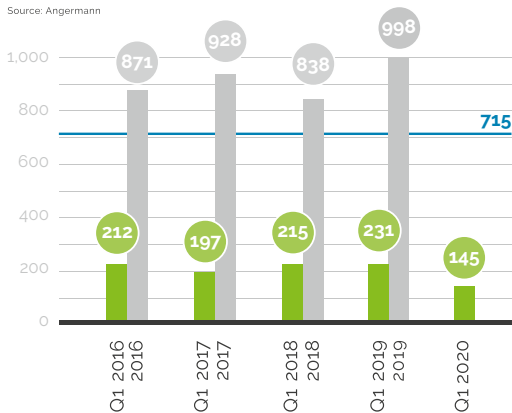
↑ **€ 39.80/sqm**
Prime rent

ANGERMANN™

Seit 1953.

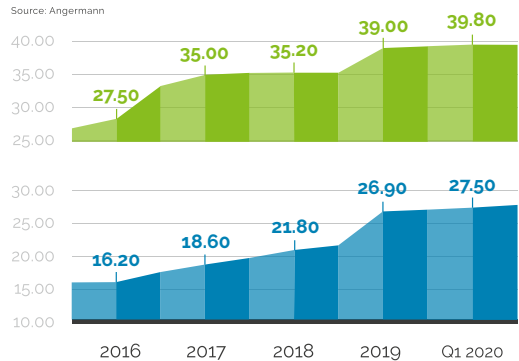
OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average



OFFICE RENTS

in €/sqm — Prime rent — Average rent



KEY FACTS

- Slow start to the year after years in the fast lane
- Lack of available space is a decisive reason for poor letting performance
- Just 1.2% of office space is currently vacant
- Despite uncertainty caused by the COVID-19 crisis, demand for space remains high
- Office rents have increased again
- Ongoing letting enquiries should be brought to a conclusion

"WE ARE CONFIDENT THAT THIS CRISIS WILL NOT HOLD BERLIN BACK FROM BECOMING A MAJOR INTERNATIONAL METROPOLIS."

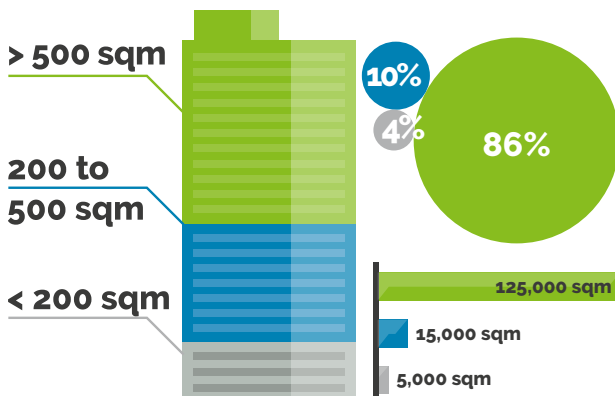


Tibor Frommold,
Member of the
Management Board

TAKE-UP BY SIZE CATEGORY

1st Quarter 2020

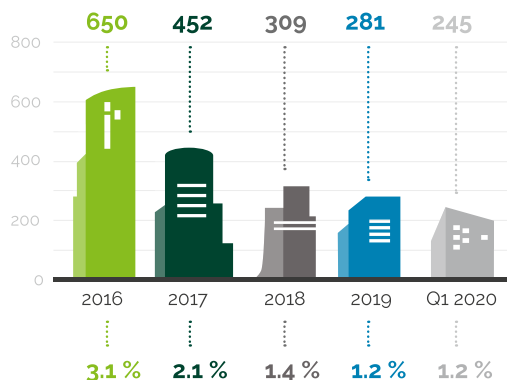
Source: Angermann



OFFICE VACANCY

Development 2016-2020
in 000 sqm, vacancy rate in %

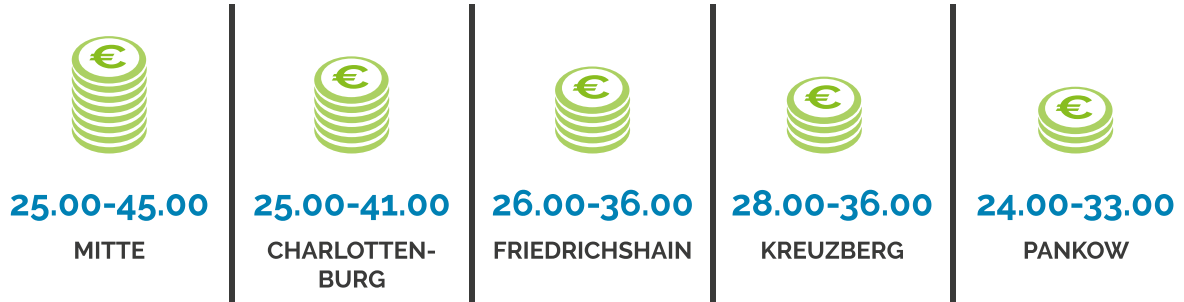
Source: Angermann



RENTS FOR TOP LOCATIONS

1st Quarter 2020 – approx. €/sqm/month excluding service charges & VAT

Source: Angermann



DEALS

1st Quarter 2020

TOP 5

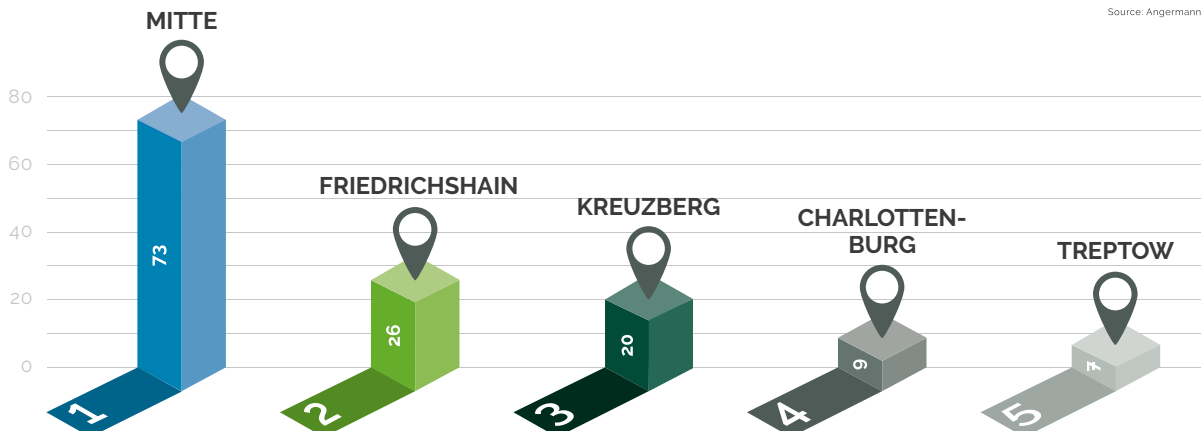
- 01** 23,000 sqm in Mitte
tenant: Consulting
- 02** 12,900 sqm in Friedrichshain
tenant: Online mail order company
- 03** 10,930 sqm in Mitte
tenant: Federal Republic of Germany
- 04** 9,640 sqm in Kreuzberg
tenant: Federal Republic of Germany
- 05** 7,580 sqm in Mitte
tenant: Co-Worker / Business Center

Source: Angermann

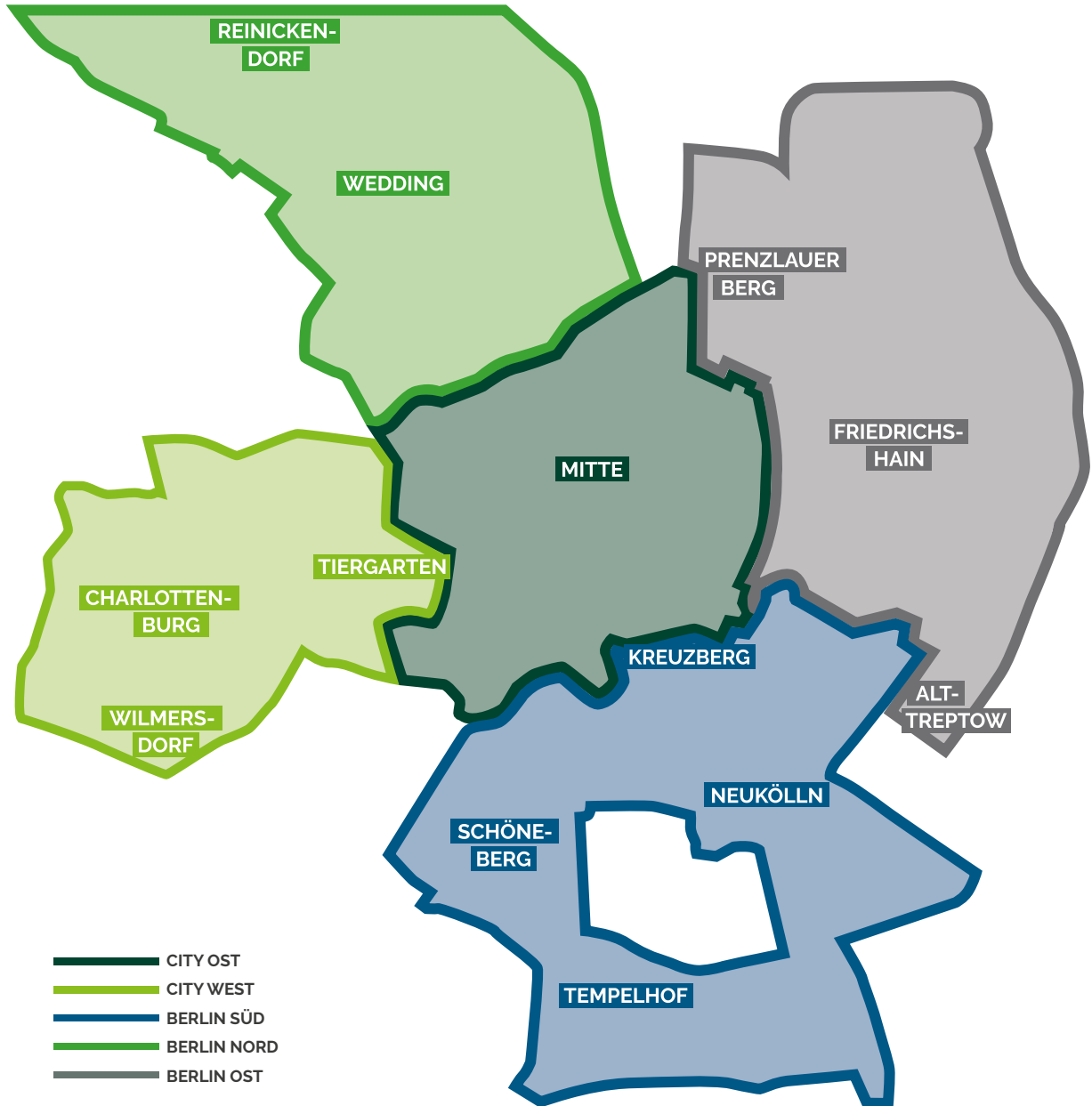
TOP 5 OFFICE LOCATIONS

1st Quarter 2020 – office space take-up in 000 sqm

Source: Angermann

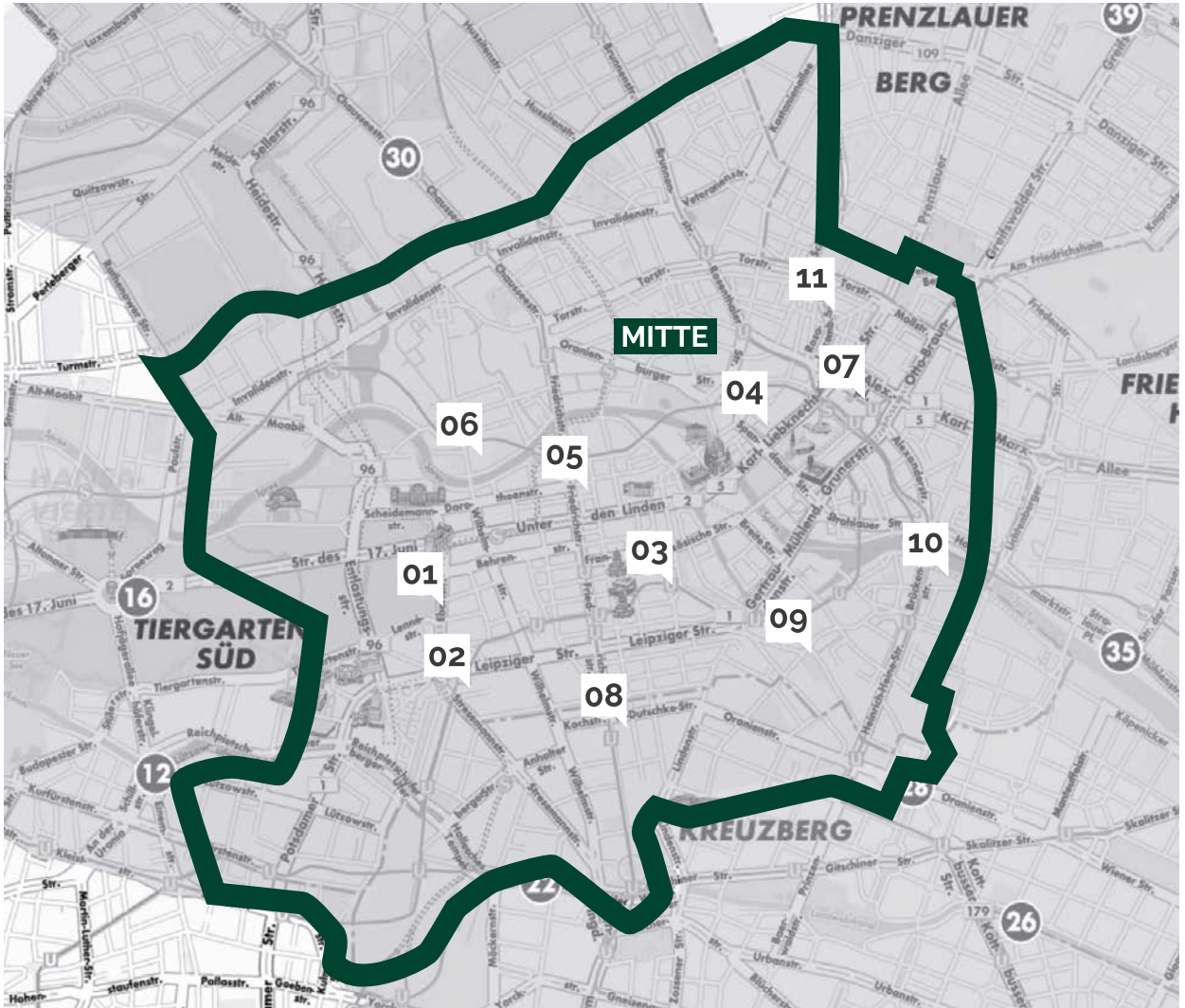


BERLIN OFFICE RENTS AT A GLANCE



Office Rents Berlin - Mitte

1st Quarter 2020 – approx. €/sqm excluding service charges & VAT.



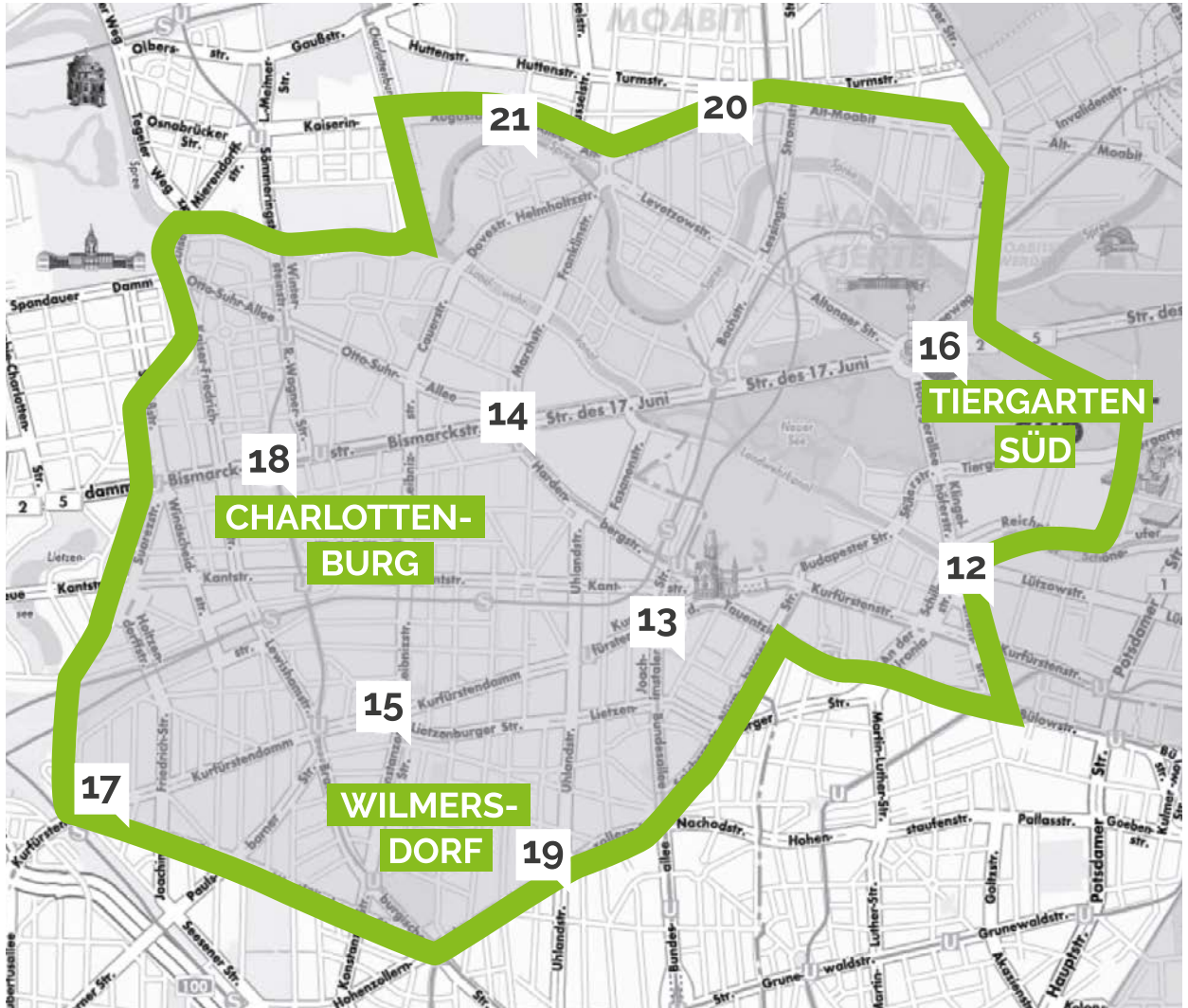
CITY OST

Mitte

1. Pariser Platz / Unter den Linden	34.00 - 42.00	7. Alexanderplatz	25.00 - 40.00
2. Potsdamer Platz / Leipziger Platz 1	30.00 - 45.00	8. Friedrichstraße / Checkpoint Charlie	25.00 - 30.00
3. Französische Straße / Gendarmenmarkt	29.00 - 36.00	9. Wallstraße / Kleines Regierungsviertel	25.00 - 30.00
4. Hackescher Markt / Oranienburger Straße	28.00 - 35.00	10. Jannowitzbrücke	26.00 - 33.00
5. S-Bhf. Friedrichstraße	31.00 - 35.00	11. Torstraße / Schönhauser Allee	30.00 - 35.00
6. Luisenstraße / Reinhardtstraße	28.00 - 32.00		

Office Rents Berlin - Tiergarten, Charlottenburg, Wilmersdorf

1st Quarter 2020 – approx. €/sqm excluding service charges & VAT



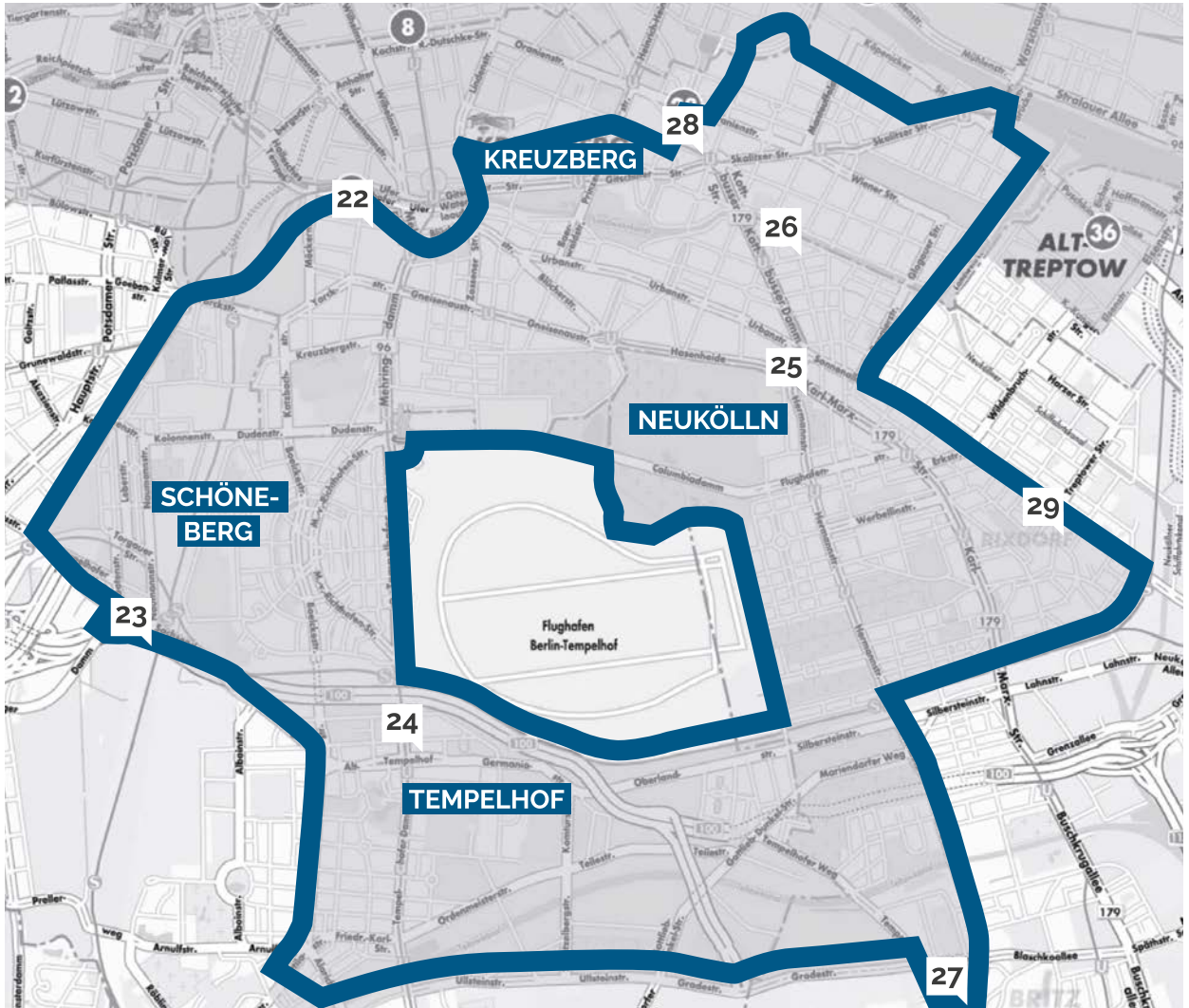
CITY WEST

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	20.00 - 24.00
14. Ernst-Reuter-Platz	22.00 - 28.00	19. Hohenzollerndamm	19.00 - 22.00
15. Olivaer Platz	19.00 - 24.00	20. Alt-Moabit	21.00 - 28.00
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

1st Quarter 2020 – approx. €/sqm excluding service charges & VAT



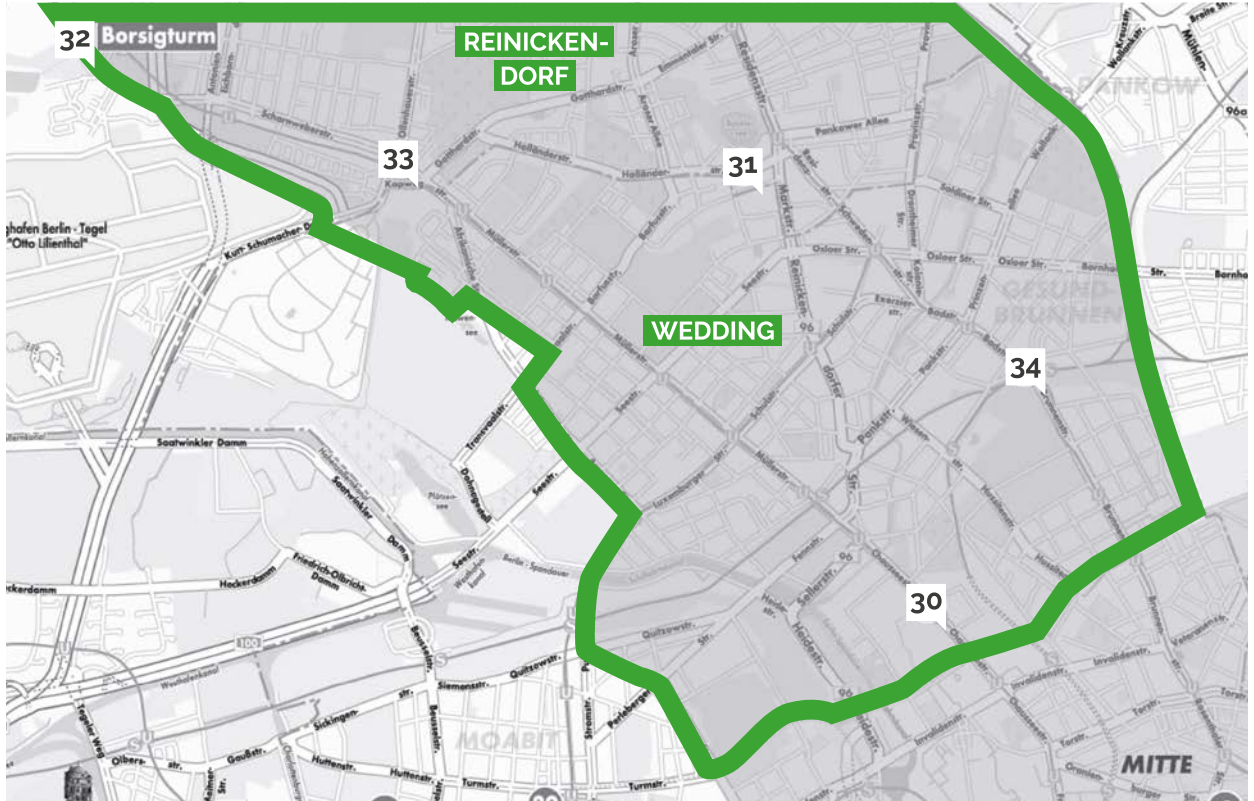
BERLIN SÜD

Kreuzberg, Tempelhof, Schöneberg, Neukölln

22. Tempelhofer Ufer	25,00 - 30,00	26. Paul-Lincke-Ufer	25,00 - 30,00
23. Sachsendamm	19,50 - 26,00	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

1st Quarter 2020 – approx. €/sqm excluding service charges & VAT



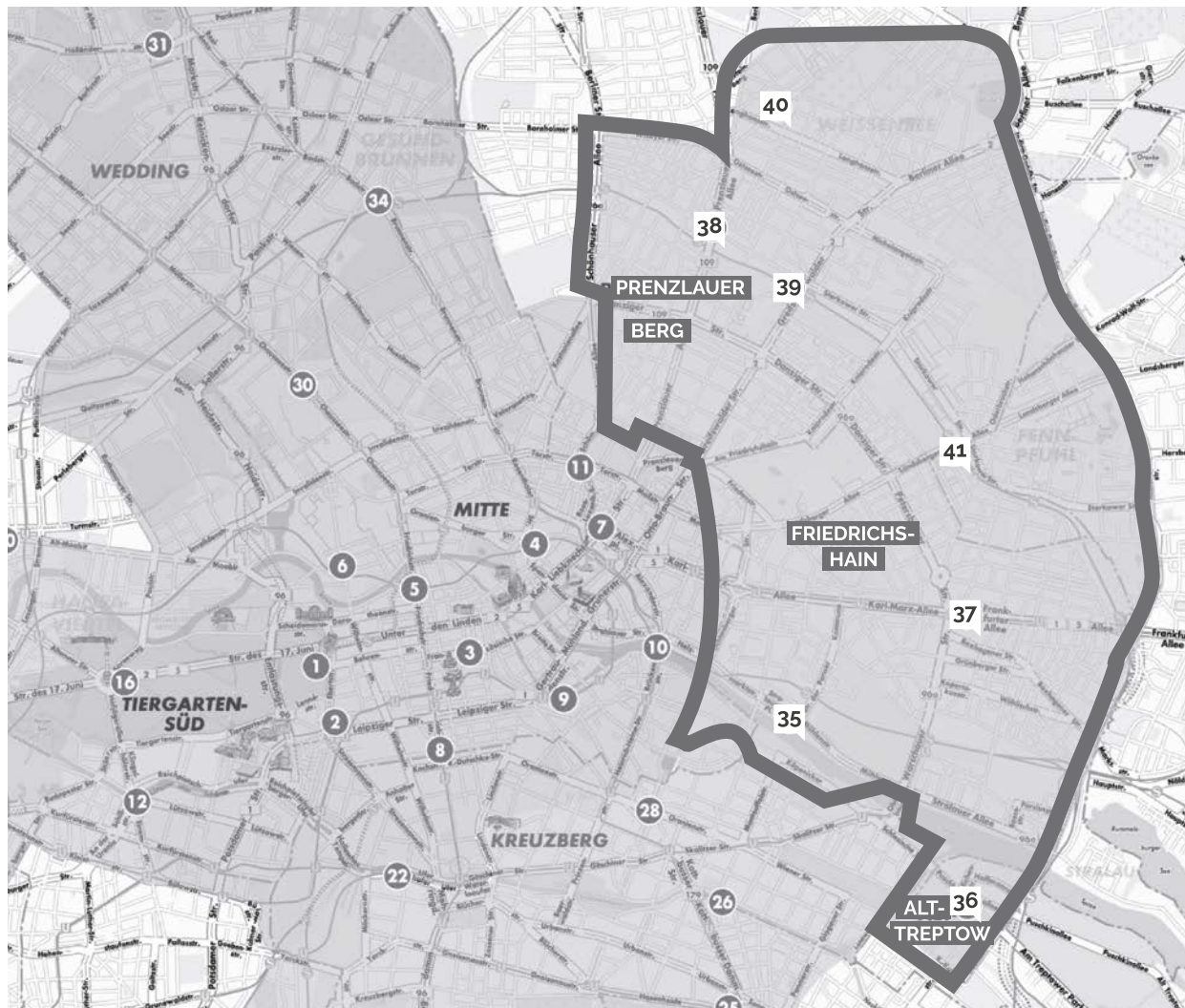
BERLIN NORD

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

1st Quarter 2020 – approx. €/sqm excluding service charges & VAT



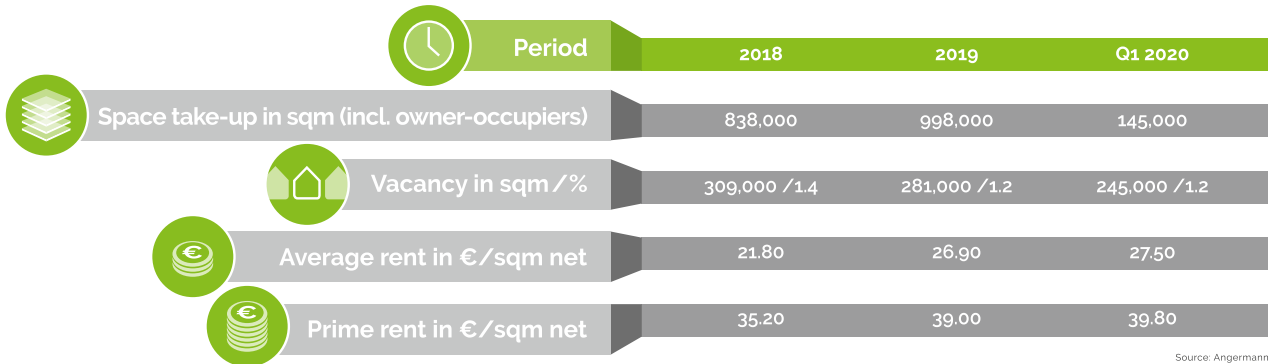
BERLIN OST

Prenzlauer Berg, Treptow, Marzahn, Friedrichshain

35. Stralauer Platz	28.00 - 31.00	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

1st Quarter 2020



BERLIN OFFICE MARKET – DEVELOPMENTS

No one can predict the effect of a prolonged disruption to the service and production chain on the Berlin economy in particular and for Germany and the world in general. „We are confident that this crisis will not hold Berlin back from becoming a major international metropolis. A forecast for the year as a whole makes little sense due to the current uncertainties. It gives hope, despite all the uncertainty of what is to come, that everywhere there is also a definite desire to finally get started again.

WHAT'S COMING

Movement in the office space supply

WHAT'S GOING

Current home office trend will not continue beyond the COVID-19 crisis

WHAT'S STAYING

High demand within the Berlin S-Bahn urban railway ring

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