

# Q2 2020

## RESEARCH OFFICE MARKET BERLIN



↓ **245,000 sqm**  
Vacancy



↑ **€ 27.90/sqm**  
Average rent



↓ **340,000 sqm**  
Space take-up

STATISTICS  
FACTS  
FIGURES



↑ **€ 39.90/sqm**  
Prime rent

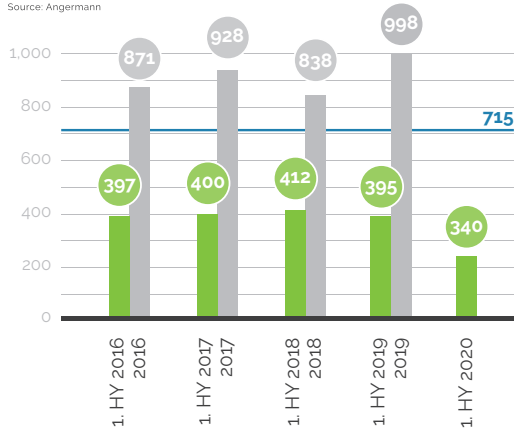
# ANGERMANN™

Seit 1953.

## OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

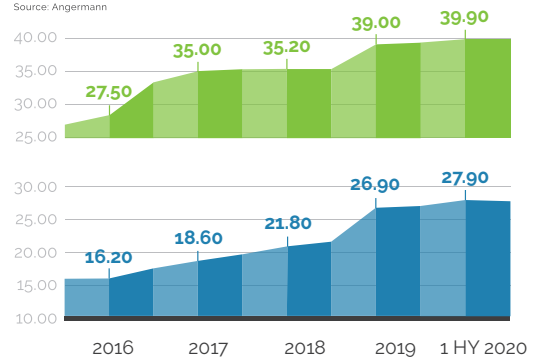
Source: Angermann



## OFFICE RENTS

in €/sqm ■ Prime rent ■ Average rent

Source: Angermann



## KEY FACTS

- Second quarter exceeds the first quarter with 195,000 sqm (Q1: 145,000 sqm)
- Supply of vacant office space remains at a historic low
- Signs of a further sustained rise in prime and average rents
- Public sector dominates the industry rankings with a strong letting performance
- Total annual take-up expected to reach between 800,000 sqm and 900,000 sqm

“ONCE AGAIN, BERLIN'S OFFICE MARKET IS FOLLOWING ITS OWN PATH, DEMONSTRATING ITS STABILITY EVEN IN DIFFICULT TIMES.”

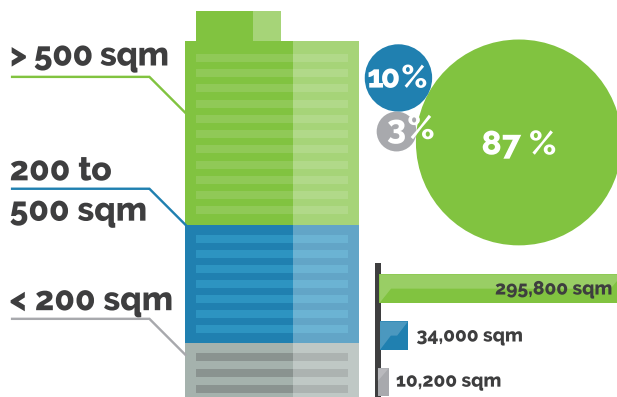


Tibor Frommold,  
Member of the  
Management Board

## TAKE-UP BY SIZE CATEGORY

1<sup>st</sup> half year 2020

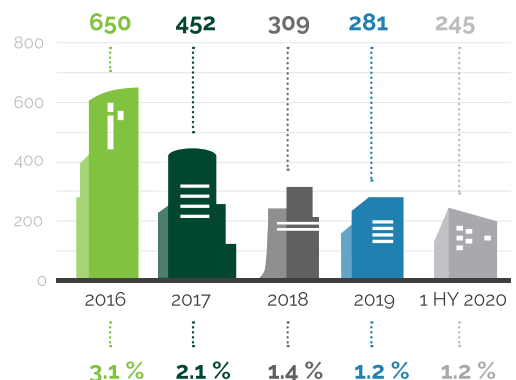
Source: Angermann



## OFFICE VACANCY

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

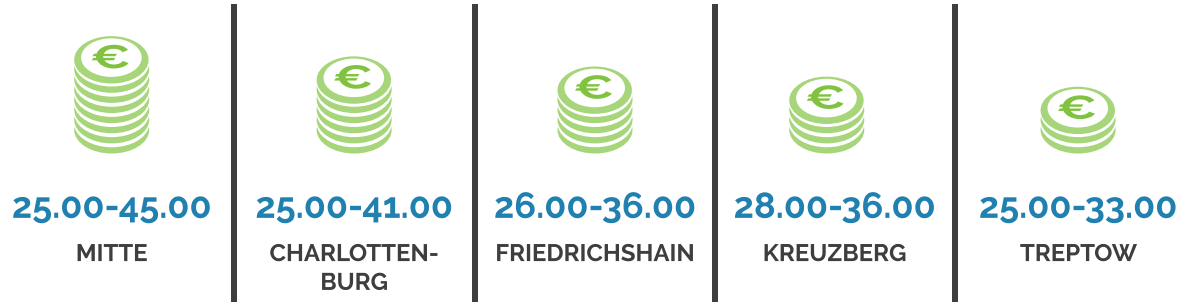
Source: Angermann



## RENTS FOR TOP LOCATIONS

1<sup>st</sup> half year 2020 – approx. €/sqm/month excluding service charges & VAT

Source: Angermann



# TOP 5

## DEALS

1<sup>st</sup> half year 2020

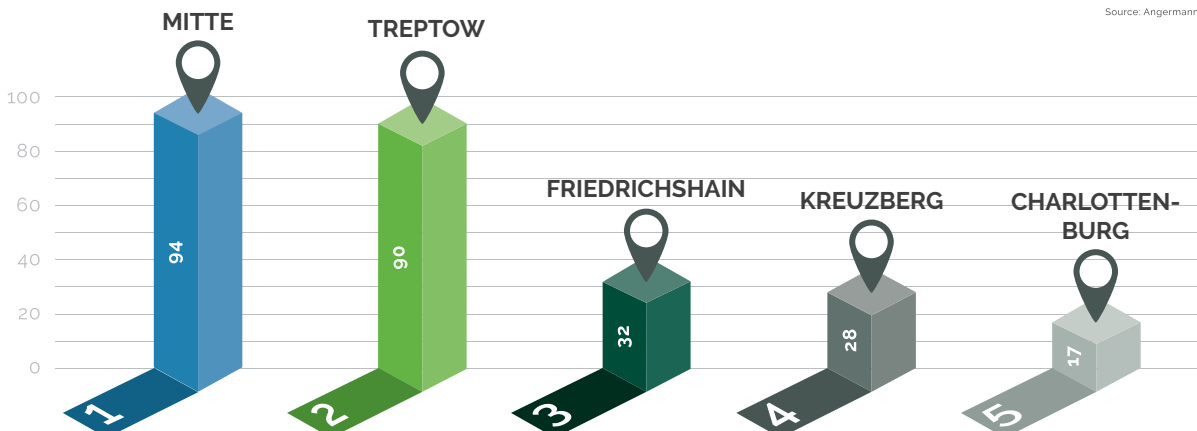
- 01** 84,300 sqm in Treptow  
Q2 - tenant: Public corporation
- 02** 23,000 sqm in Mitte  
Q1 - tenant: Consulting
- 03** 12,900 sqm in Friedrichshain  
Q1 - tenant: Online mail order company
- 04** 10,930 sqm in Mitte  
Q1 - tenant: Federal Republic of Germany
- 05** 9,640 sqm in Kreuzberg  
Q1 - tenant: Federal Republic of Germany

Source: Angermann

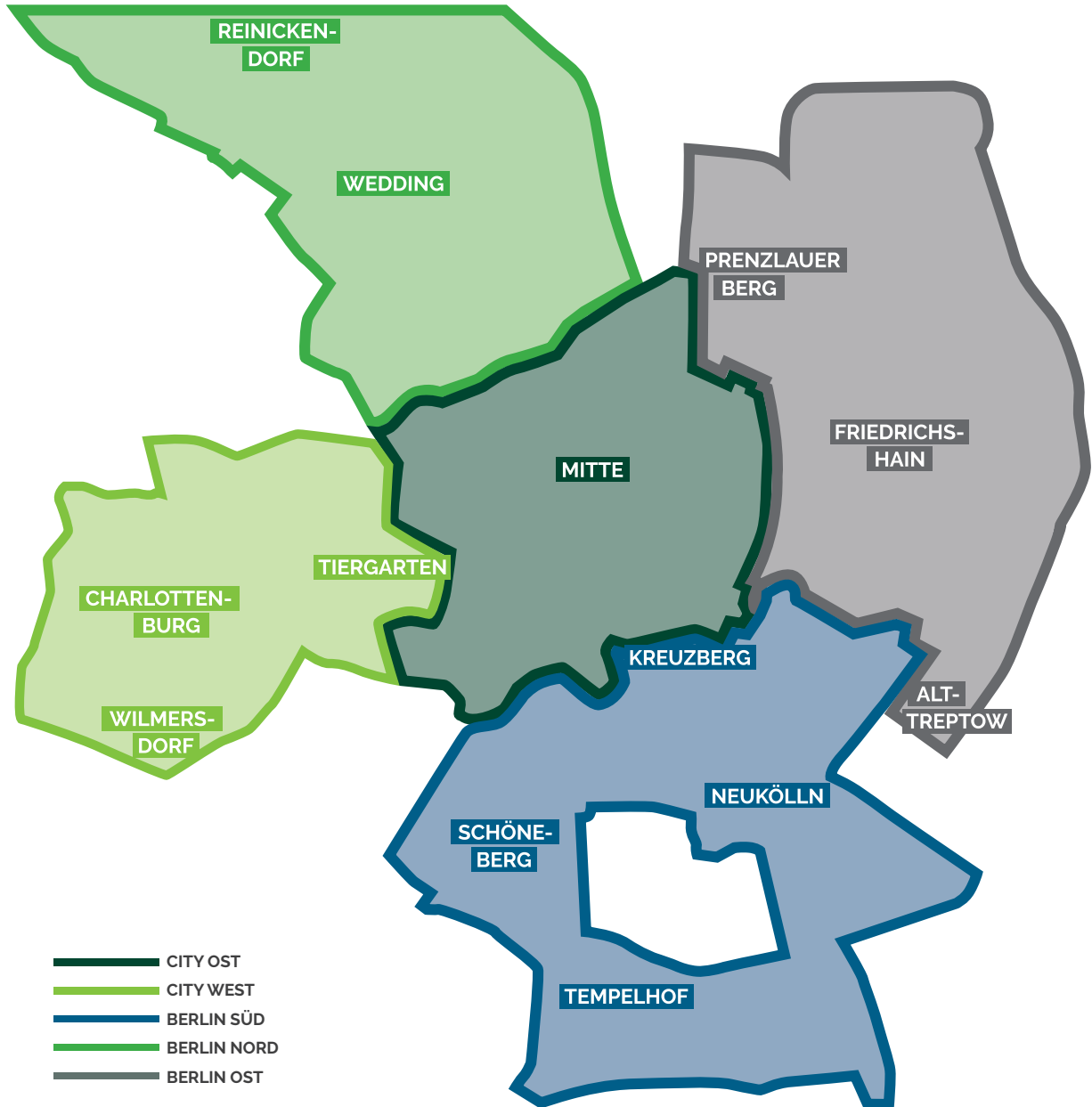
## TOP 5 OFFICE LOCATIONS

1<sup>st</sup> half year 2020 – office space take-up in 000 sqm

Source: Angermann



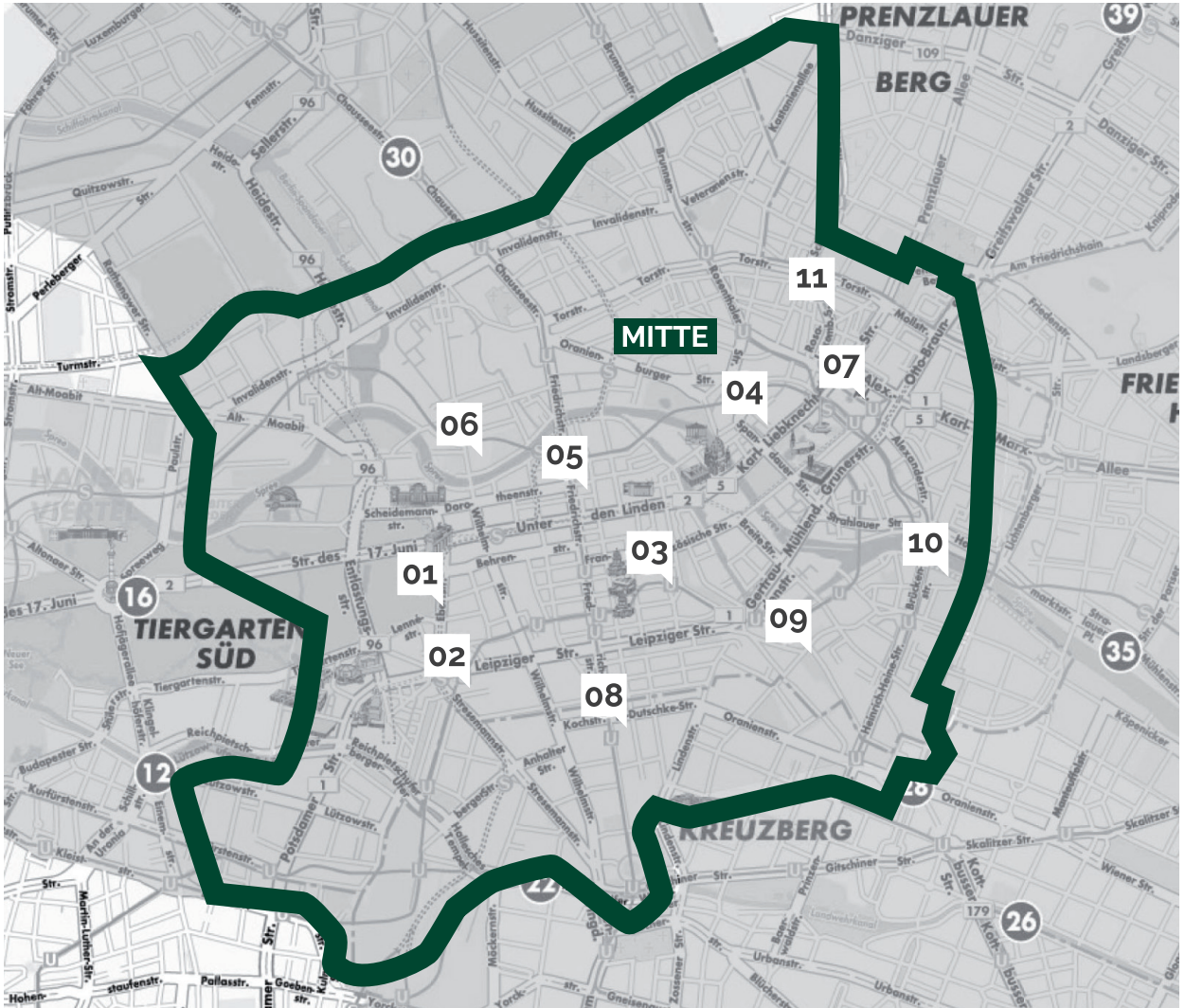
## BERLIN OFFICE RENTS AT A GLANCE





## Office Rents Berlin - Mitte

1<sup>st</sup> half year 2020 – approx. €/sqm excluding service charges & VAT.



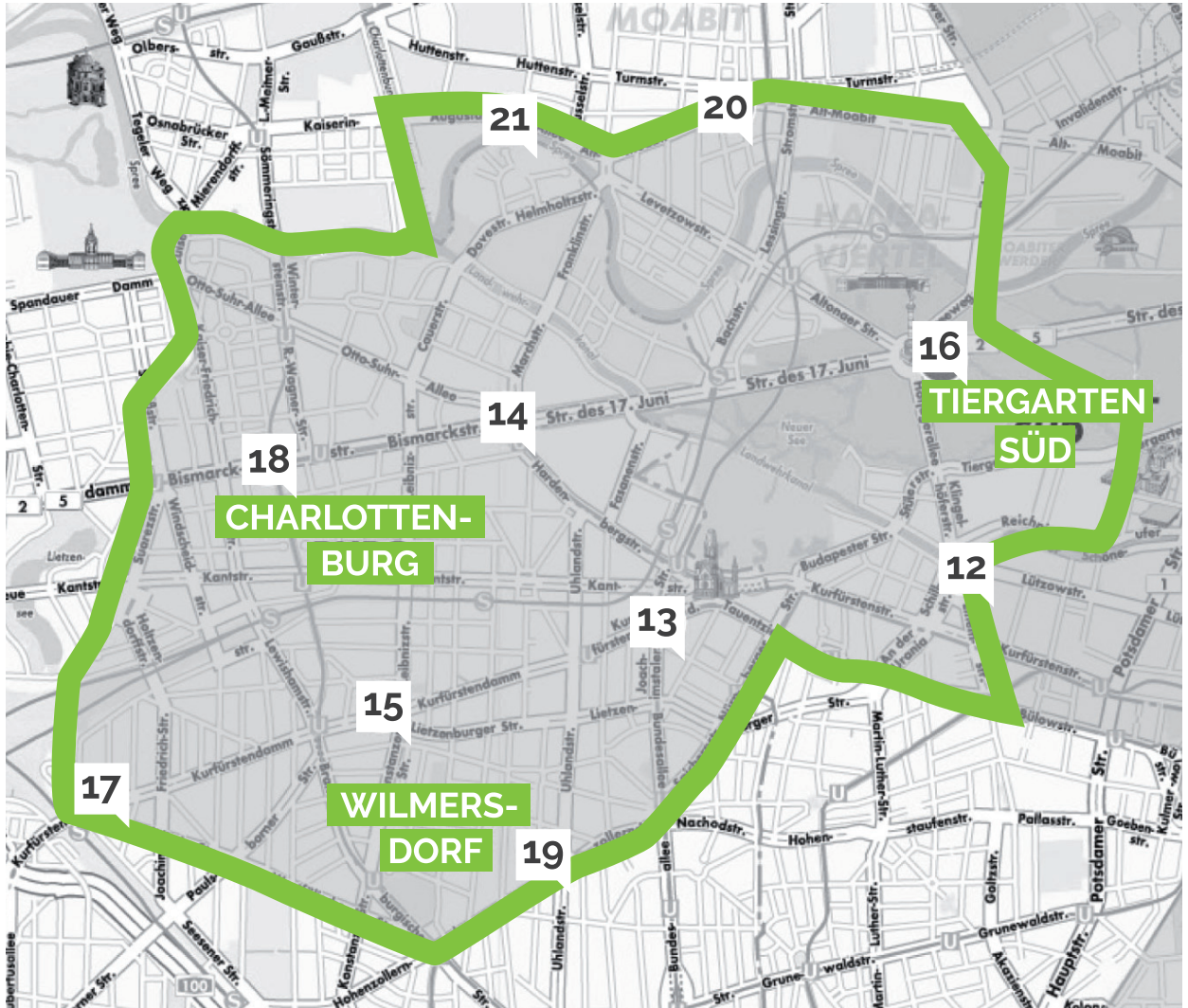
### CITY OST

#### 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

1<sup>st</sup> half year 2020 – approx. €/sqm excluding service charges & VAT



### CITY WEST

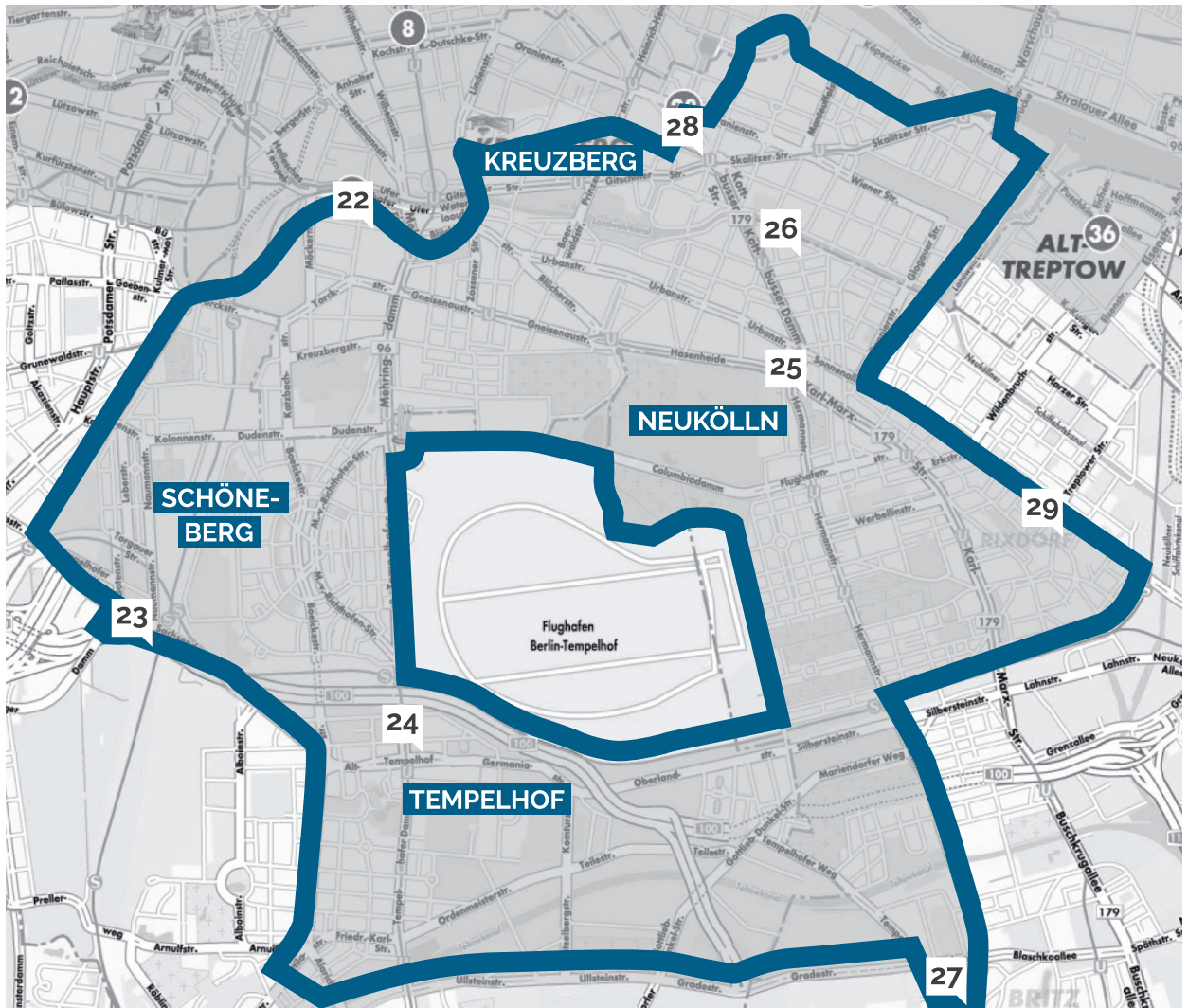
#### Tiergarten, Charlottenburg, Wilmersdorf

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

1<sup>st</sup> half year 2020 – approx. €/sqm excluding service charges & VAT



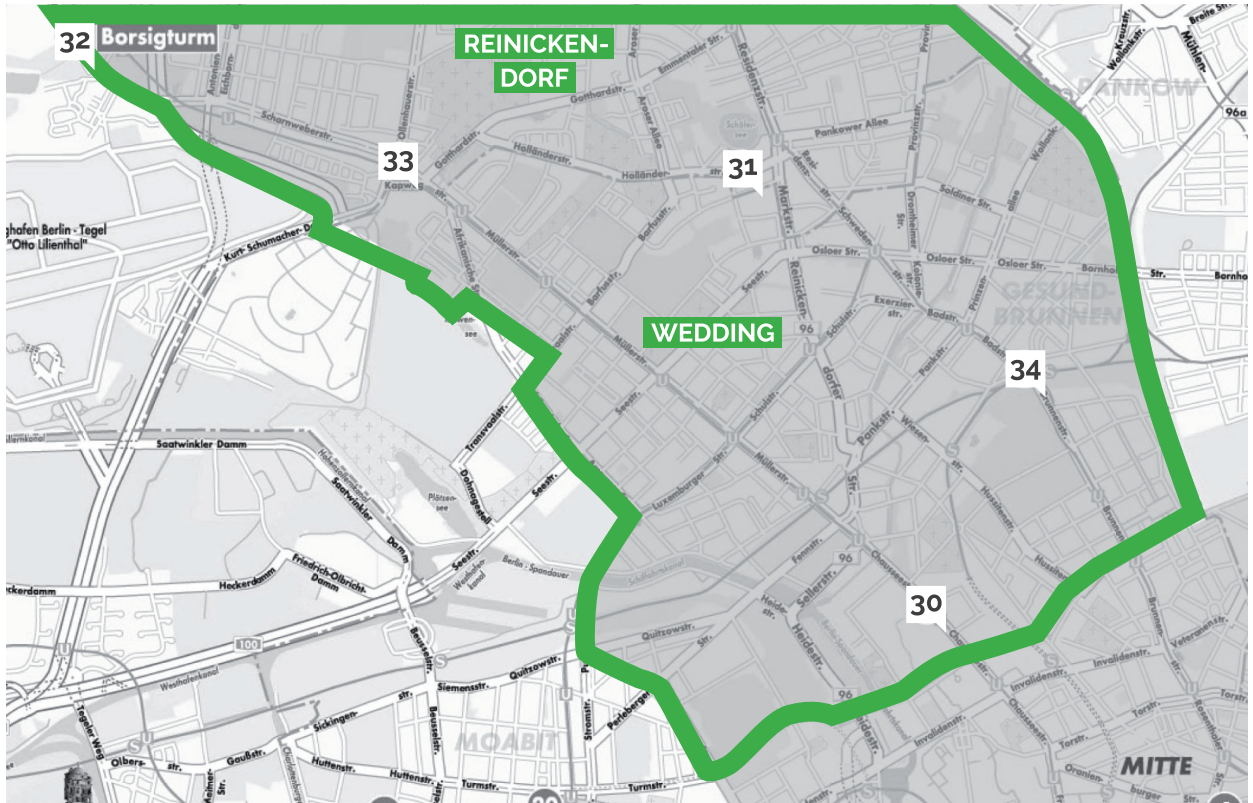
### BERLIN SÜD

#### 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

1<sup>st</sup> half year 2020 – approx. €/sqm excluding service charges & VAT



### BERLIN NORD

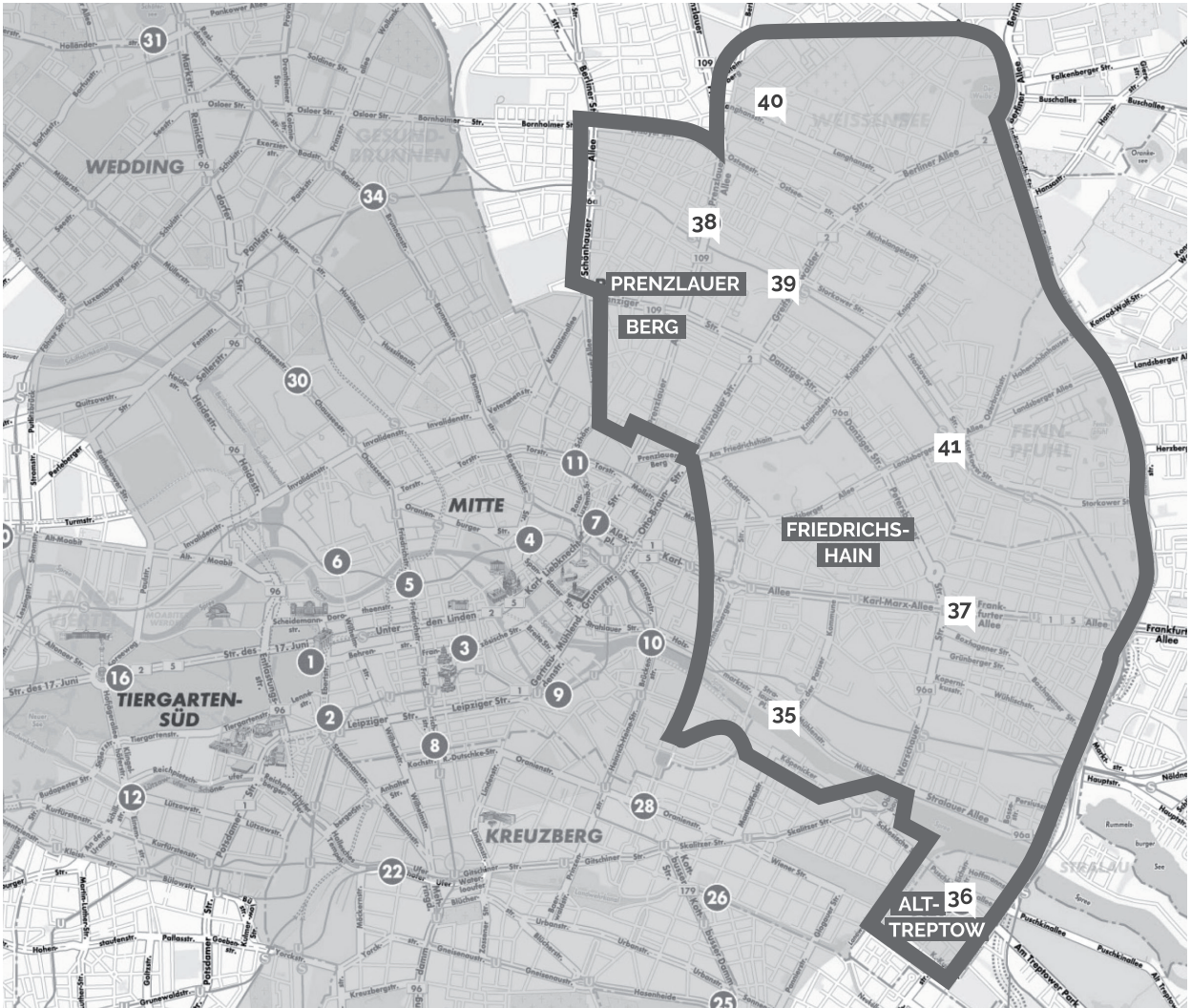
#### Wedding, Reinickendorf, Tegel

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

1<sup>st</sup> half year 2020 – approx. €/sqm excluding service charges & VAT



### BERLIN OST

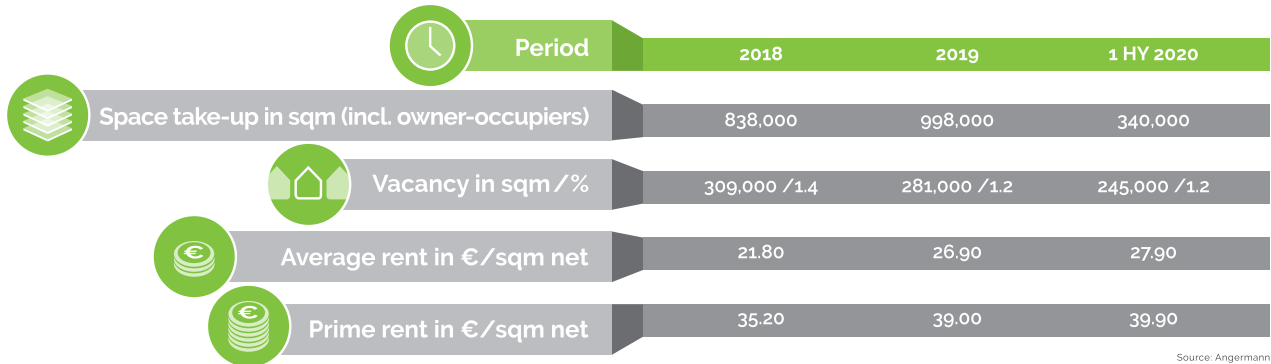
#### Prenzlauer Berg, Treptow, Marzahn, Friedrichshain

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

1<sup>st</sup> half year 2020



## BERLIN OFFICE MARKET – DEVELOPMENTS

Despite all adversities, Berlin's office market remained robustly stable in the second quarter of 2020, thanks to the high level of letting activity by the public sector. Unlike many commercial enterprises, the public sector can act independently of external influences and is currently benefiting from less competition for the most attractive office space. Looking ahead, there is reason to be optimistic that Berlin will continue to pursue its aspirations of becoming a major international metropolis.

## 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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