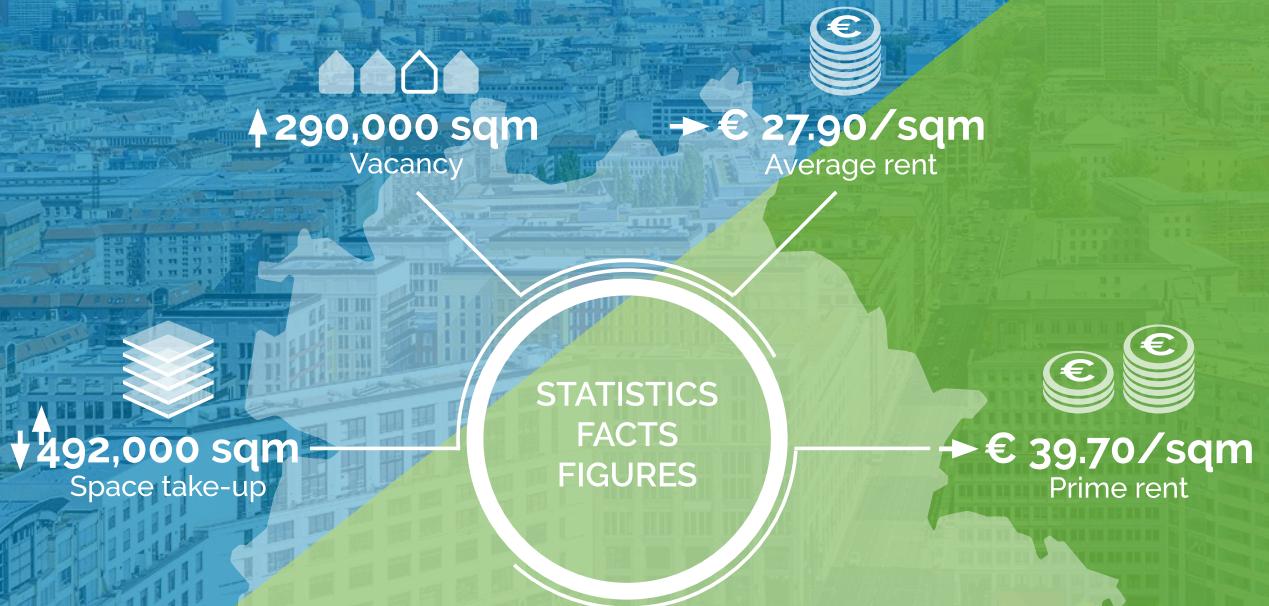


Q3 2020

RESEARCH OFFICE MARKET BERLIN



ANGERMANN™

Seit 1953.

OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

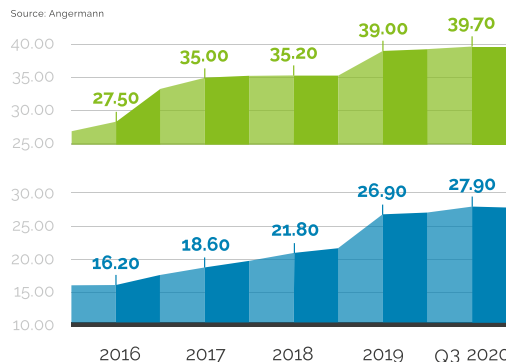
Source: Angermann



OFFICE RENTS

in €/sqm ■ Prime rent ■ Average rent

Source: Angermann



KEY FACTS

- As a result of the Corona crisis, letting performance is continuing to decline compared to previous years
- The Berlin office market result is approaching the 10-year average of 715,000 sqm
- The public sector continues to be the strongest take-up driver with a share of around 50%
- The vacancy rate remains at a historic low
- The offer of premises available to sublet is increasing
- Rental prices are still stable

"BERLIN'S OFFICE MARKET SHOWS ITSELF RESISTANT AND LIVES UP IT'S REPUTATION AS A SAFE HARBOR ONCE AGAIN."

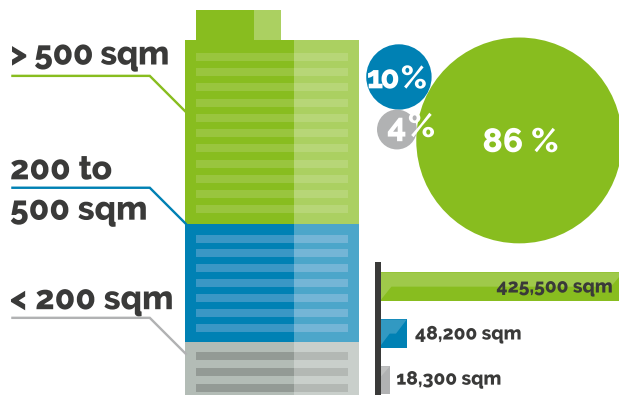


Fabian Runge,
Director

TAKE-UP BY SIZE CATEGORY

1st - 3rd Quarter 2020

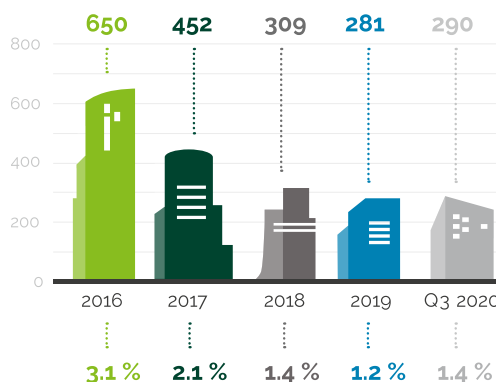
Source: Angermann



OFFICE VACANCY

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

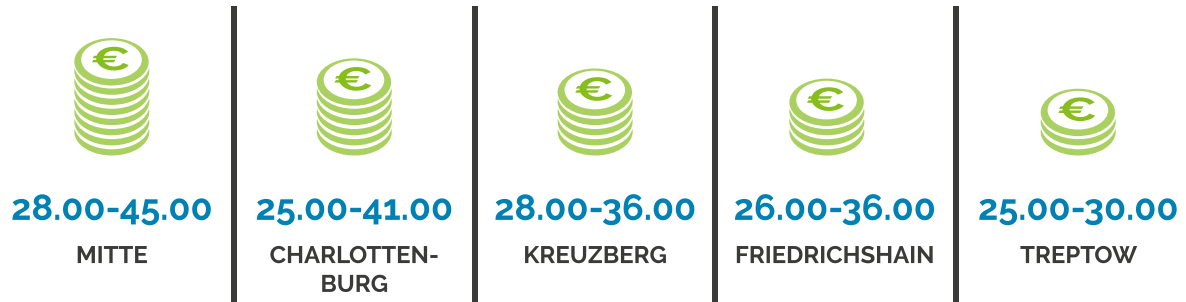
Source: Angermann



RENTS FOR TOP LOCATIONS BERLIN

3rd Quarter 2020 – approx. €/sqm/month excluding service charges & VAT

Source: Angermann



DEALS

1st - 3rd Quarter 2020

TOP 5

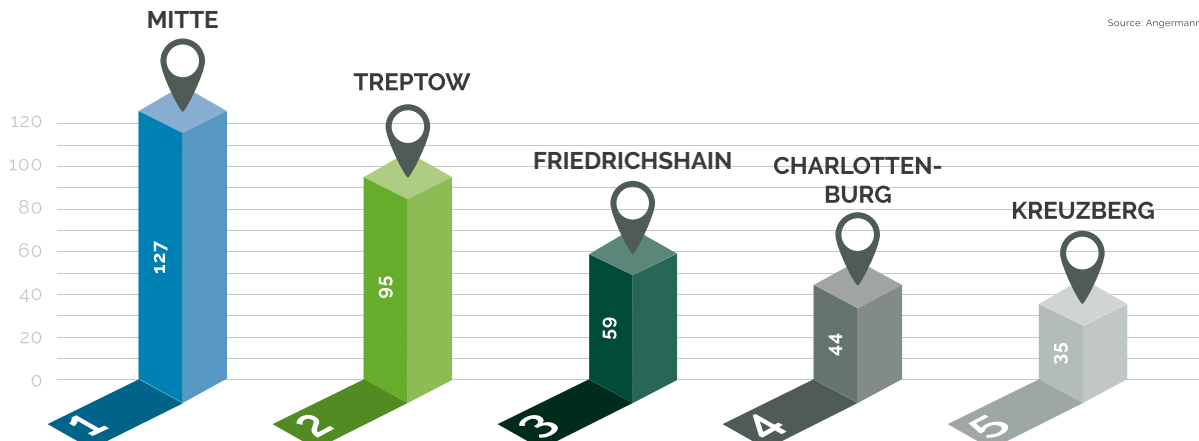
- 01** 84,300 sqm in Treptow
Q2 - tenant: Public corporation
- 02** 23,000 sqm in Mitte
Q1 - tenant: Consulting
- 03** 16,670 sqm in Friedrichshain
Q3 - tenant: Public corporation
- 04** 15,600 sqm in Charlottenburg
Q3 - tenant: Public corporation
- 05** 13,450 sqm in Spandau
Q3 - tenant: Public corporation

Source: Angermann

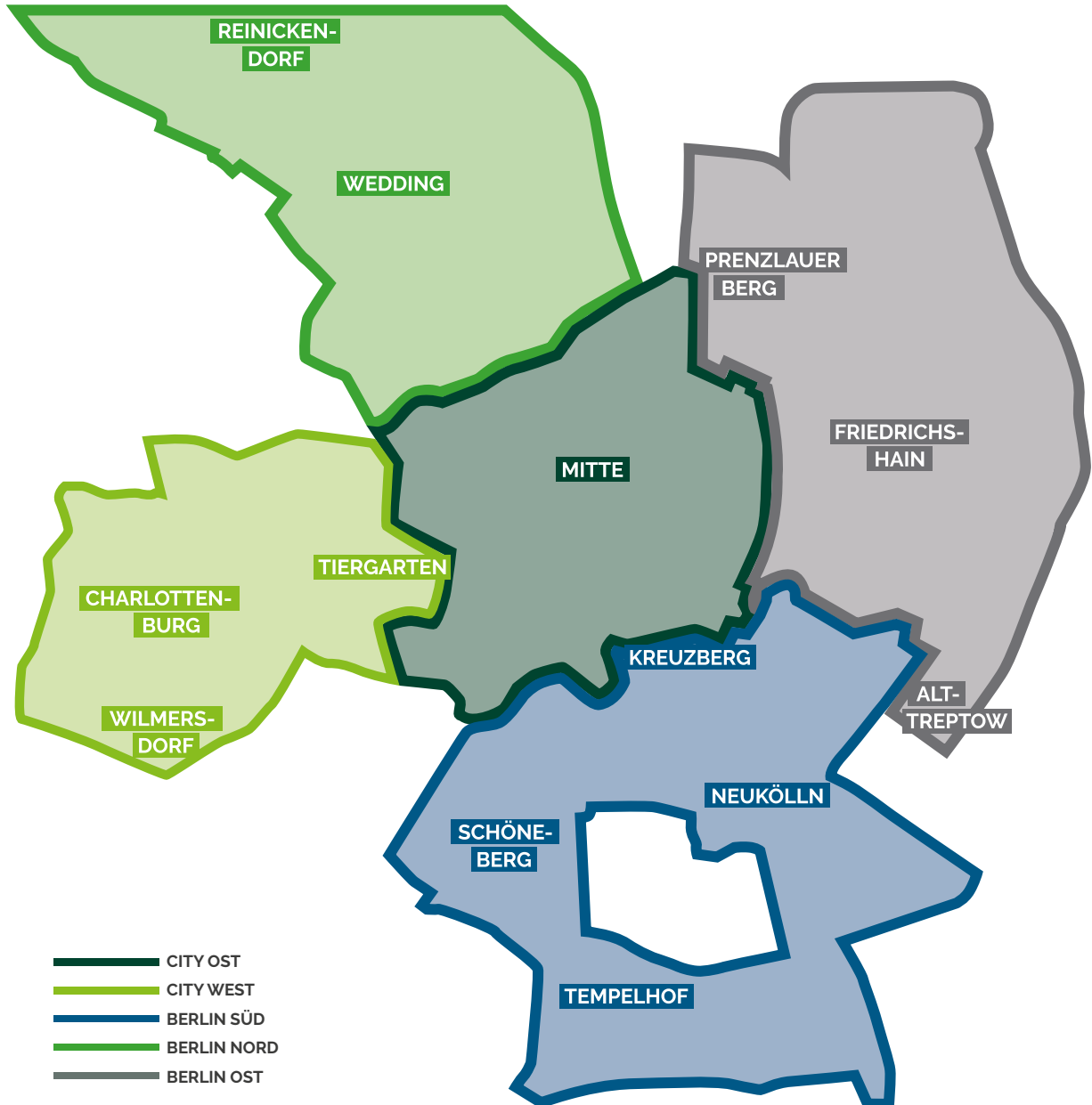
TOP 5 OFFICE LOCATIONS

1st - 3rd Quarter 2020 - office space take-up in 000 sqm

Source: Angermann

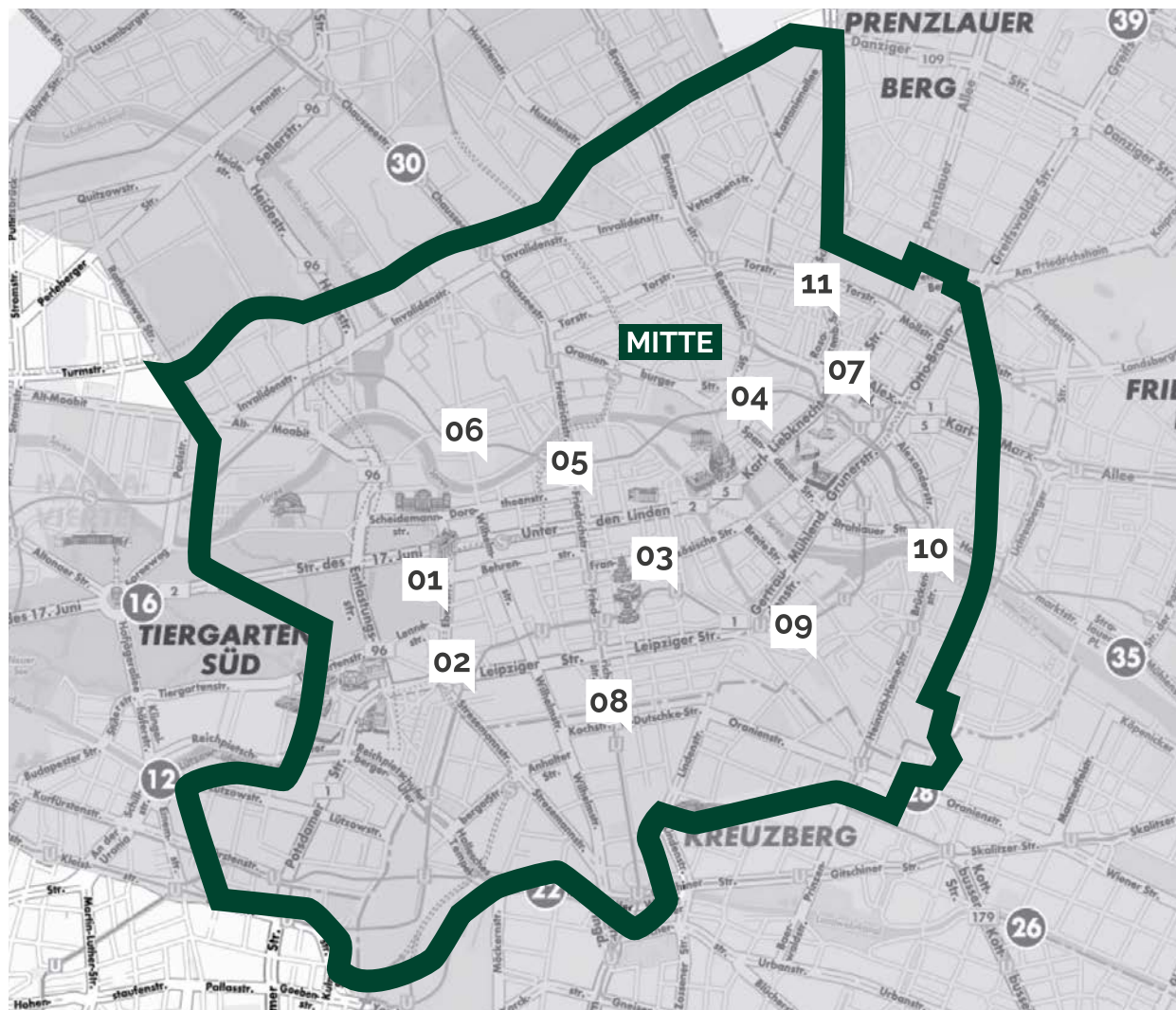


BERLIN OFFICE RENTS AT A GLANCE



Office Rents Berlin - Mitte

3rd Quarter 2020 – approx. €/sqm excluding service charges & VAT.



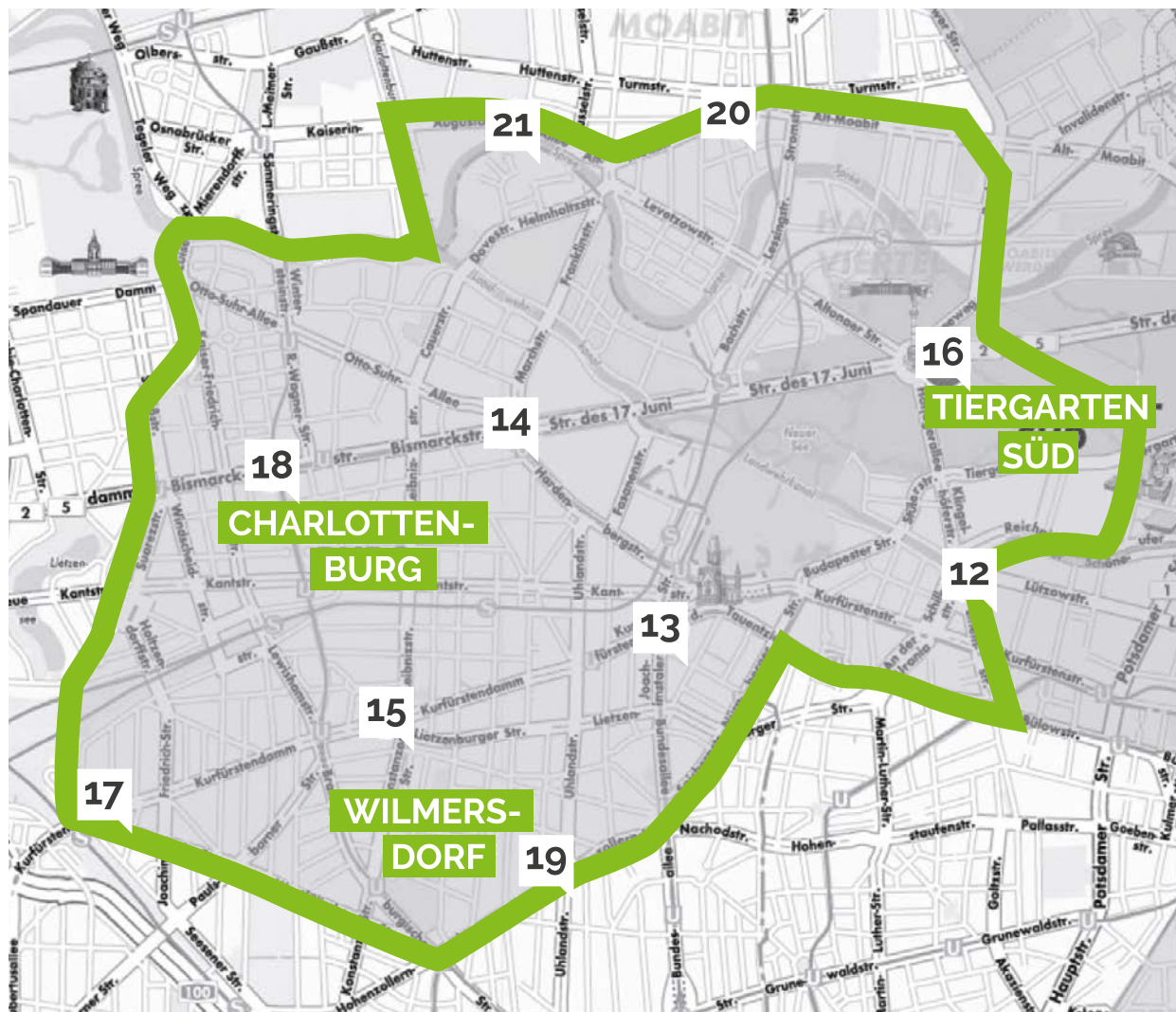
CITY OST

Mitte

1. Pariser Platz / Unter den Linden	34.00 - 42.00	7. Alexanderplatz	25.00 - 35.00
2. Potsdamer Platz / Leipziger Platz 1	30.00 - 42.00	8. Friedrichstraße / Checkpoint Charlie	25.00 - 30.00
3. Französische Straße / Gendarmenmarkt	30.00 - 34.00	9. Wallstraße / Kleines Regierungsviertel	25.00 - 30.00
4. Hackescher Markt / Oranienburger Straße	29.00 - 38.00	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	29.00 - 31.50		

Office Rents Berlin - Tiergarten, Charlottenburg, Wilmersdorf

3rd Quarter 2020 – approx. €/sqm excluding service charges & VAT



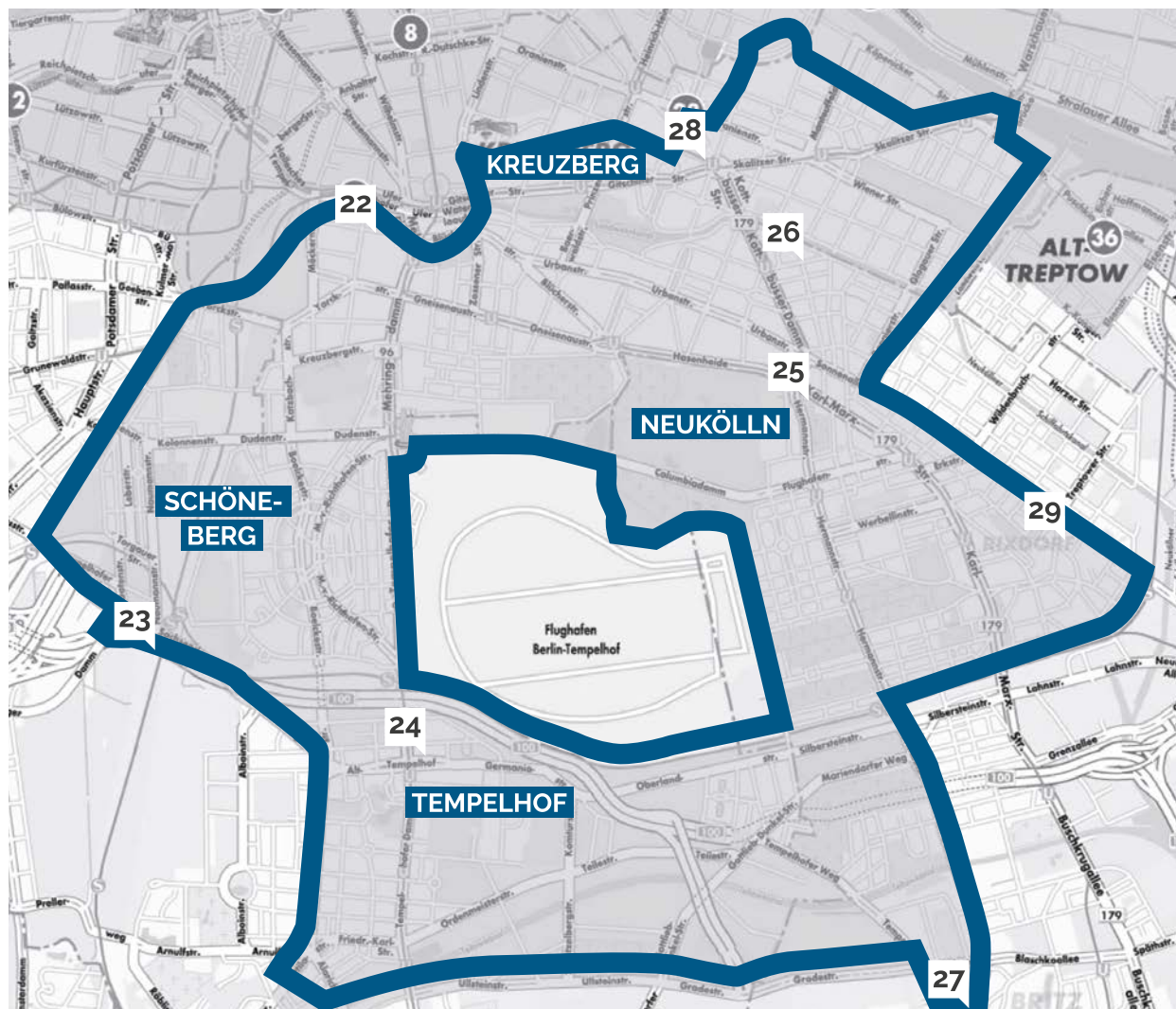
CITY WEST

Tiergarten, Charlottenburg, Wilmersdorf

12. Lützowplatz / Klingelhöfer Dreieck	24.00 - 28.00	17. Kurfürstendamm / S-Bahnhof Halensee	24.00 - 28.00
13. Kurfürstendamm / Joachimsthaler Straße	26.00 - 38.00	18. Bismarckstraße	20.00 - 25.00
14. Ernst-Reuter-Platz	22.00 - 28.00	19. Hohenzollerndamm	19.00 - 23.50
15. Olivaer Platz	25.00 - 34.00	20. Alt-Moabit	23.00 - 29.00
16. Straße des 17. Juni	22.00 - 30.00	21. Kaiserin-Augusta-Allee / Pascalstraße	20.00 - 23.00

Office Rents Berlin - Kreuzberg, Tempelhof, Schöneberg, Neukölln

3rd Quarter 2020 – approx. €/sqm excluding service charges & VAT



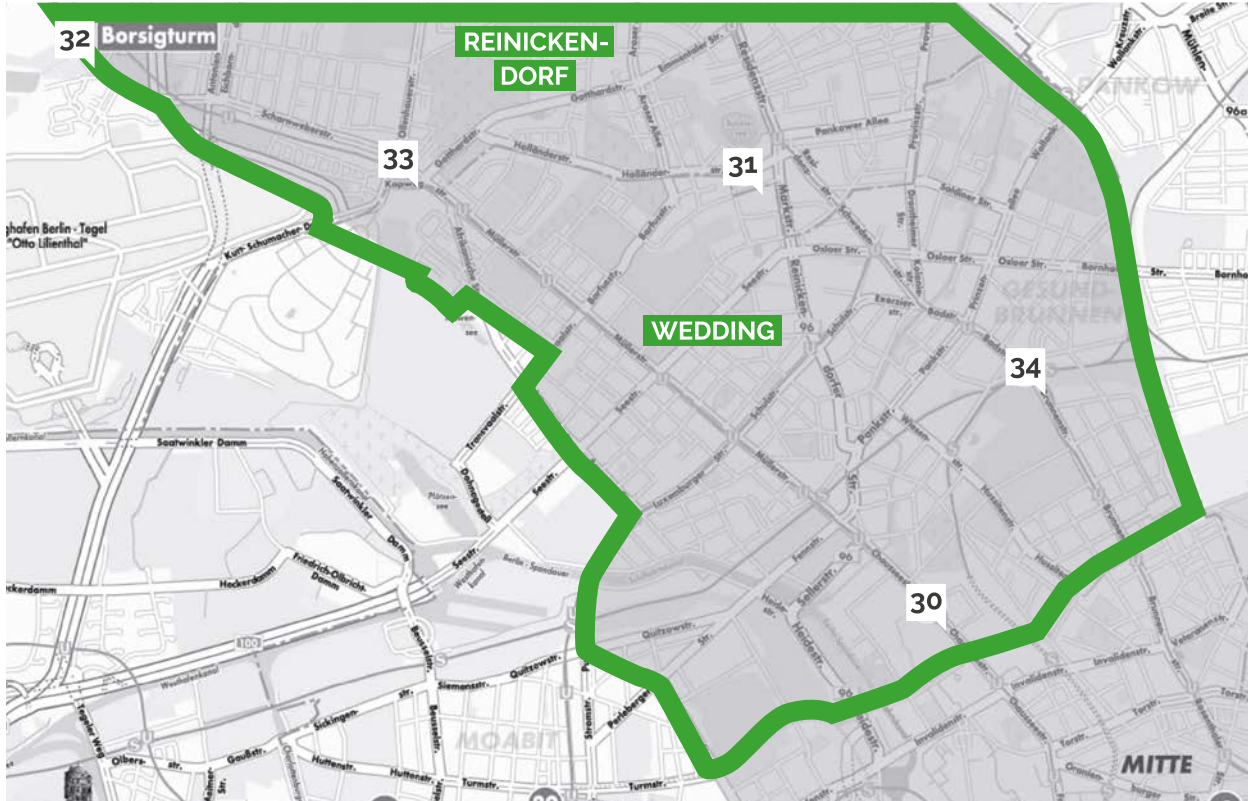
BERLIN SÜD

Kreuzberg, Tempelhof, Schöneberg, Neukölln

22. Tempelhofer Ufer	25.00 - 30.00	26. Paul-Lincke-Ufer	25.00 - 30.00
23. Sachsensdamm	19.50 - 26.00	27. Tempelhofer Weg	17.00 - 19.50
24. Tempelhofer Damm	16.00 - 22.00	28. Oranienplatz	30.00 - 35.00
25. Hermannstraße	18.00 - 25.00	29. Sonnenallee	25.00 - 30.00

Office Rents Berlin - Wedding, Reinickendorf, Tegel

3rd Quarter 2020 – approx. €/sqm excluding service charges & VAT



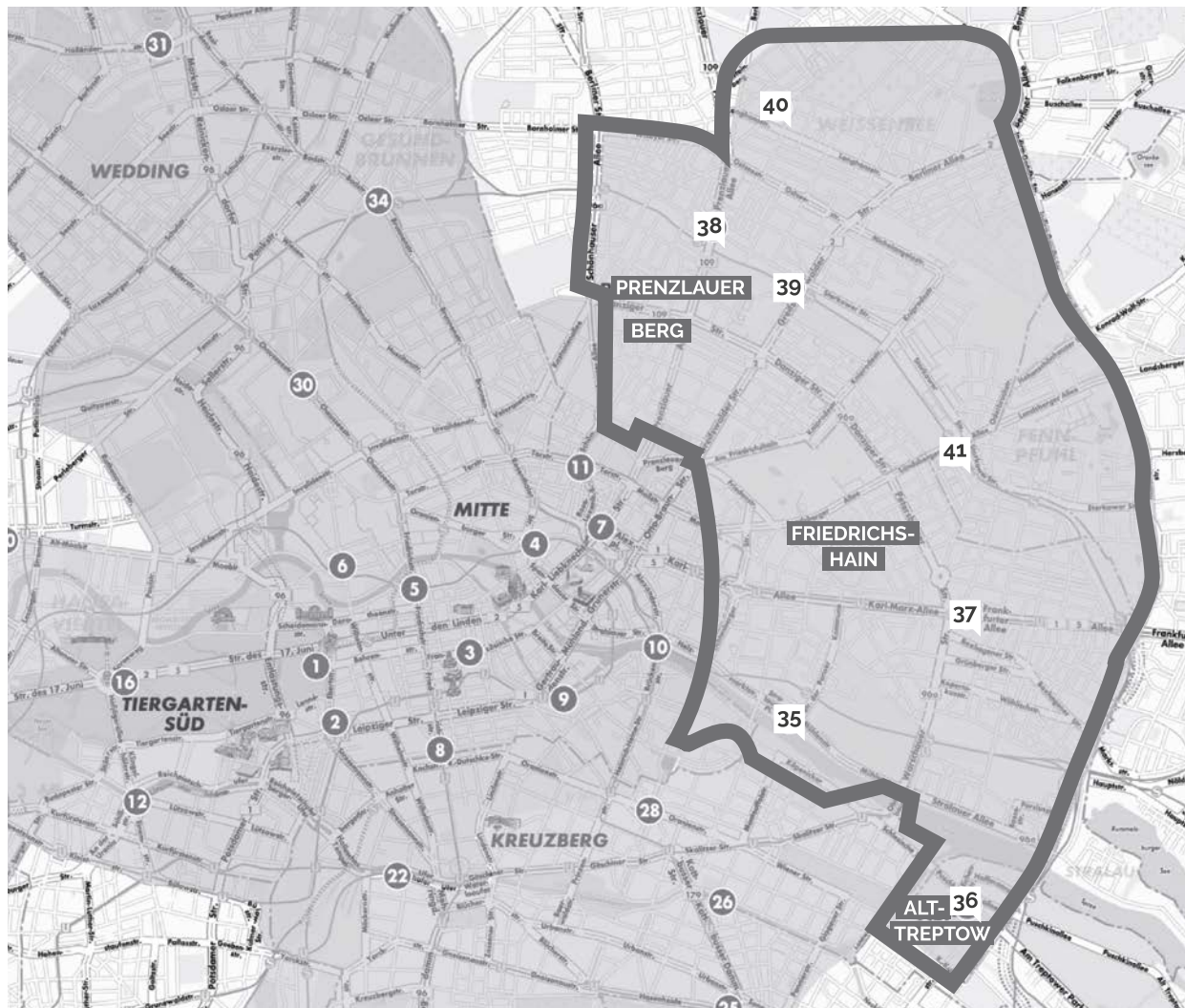
BERLIN NORD

Wedding, Reinickendorf, Tegel

30. Chausseestraße	28.00 - 30.00
31. Holländerstraße	17.00 - 20.00
32. Borsigturm (nicht mehr auf der Karte)	18.00 - 22.00
33. Kurt-Schumacher-Platz	17.00 - 20.00
34. Gesundbrunnen	22.00 - 28.00

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

3rd Quarter 2020 – approx. €/sqm excluding service charges & VAT



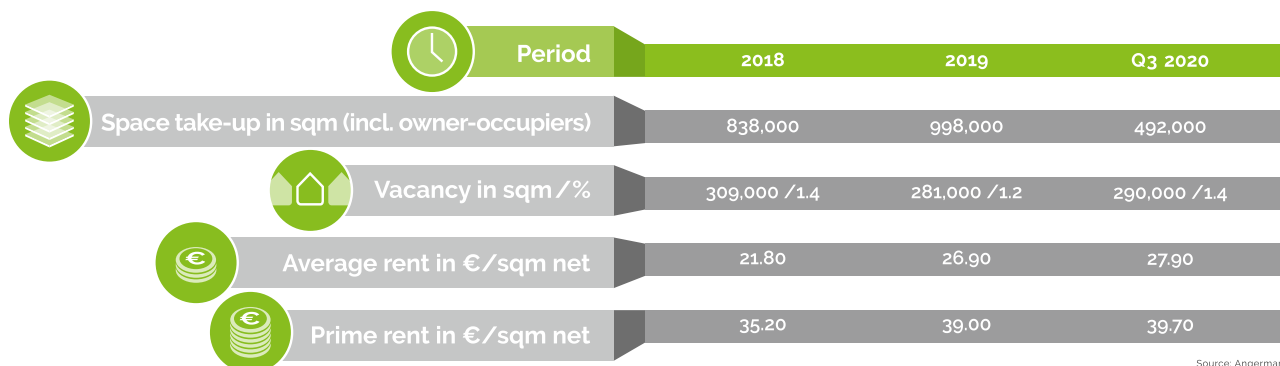
BERLIN OST

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	15.00 - 17.00
37. Frankfurter Allee	22.00 - 26.00	41. Landsberger Allee	22.00 - 28.50
38. Prenzlauer Allee	20.00 - 27.00		

BERLIN OFFICE MARKET AT A GLANCE

3rd Quarter 2020



Source: Angermann

BERLIN OFFICE MARKET – DEVELOPMENTS

The high level of letting activity by the public sector in the first half of the year continued throughout the third quarter, with the sector accounting for around 50% of total take-up to date. Many commercial businesses are exercising more caution than in previous years, enabling the public sector to search without time pressure and to secure the most attractive vacant office space in the desired locations. Generally, the Berlin office market is proving to be resilient in the face of the Corona crisis, with the market impressively living up to its reputation as a safe harbor.

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

Berlin holds its own in difficult times

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