

Q4 2020

RESEARCH OFFICE MARKET BERLIN



↑ **334,000 sqm**
Vacancy



↑ **€ 28.10/sqm**
Average rent



↓ **724,000 sqm**
Space take-up

STATISTICS
FACTS
FIGURES



↑ **€ 39.90/sqm**
Prime rent

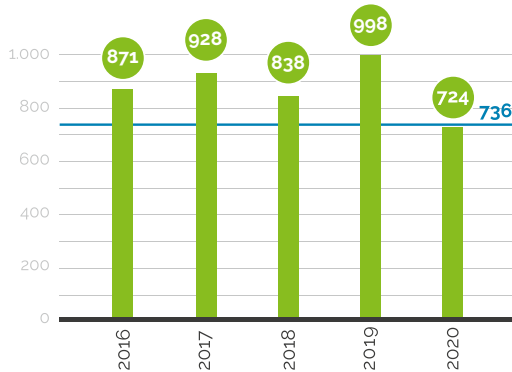
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OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

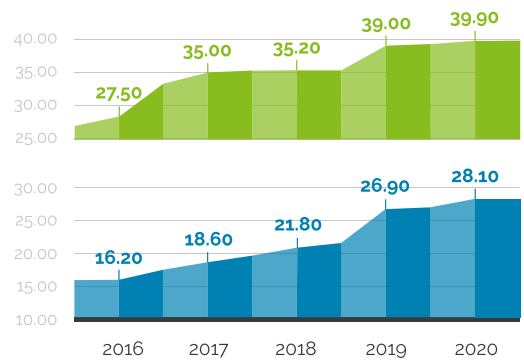
Source: Angermann



OFFICE RENTS

in €/sqm ■ Prime rent ■ Average rent

Source: Angermann



KEY FACTS

- Letting performance was in the average range in 2020 despite the pandemic
- Second half-year letting performance exceeded first half-year with 384,000 sqm (340,000 sqm)
- Public sector and large corporations were the strongest drivers of take-up
- Higher vacancy rate but supply of office space remains scarce
- Prime and average rents appear to be increasing, mainly due to the first quarter
- Mitte once again leads the location ranking

„WITH THIS GOOD RESULT UNDER CHALLENGING MARKET CONDITIONS, **BERLIN IS SETTING AN EXAMPLE NATIONWIDE, STRENGTHENING ITS POSITION IN THE INTERNATIONAL REAL ESTATE MARKET.**“

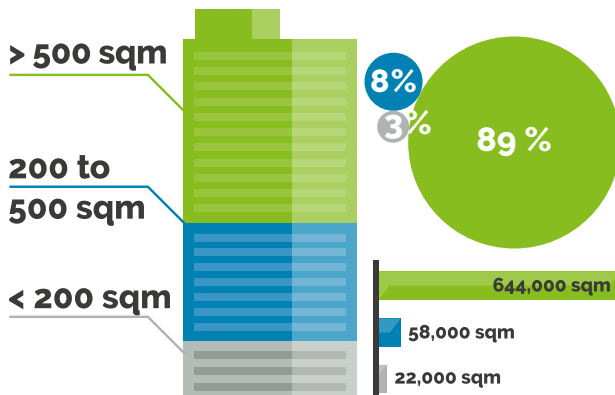


Fabian Runge,
Director

TAKE-UP BY SIZE CATEGORY

Total Year 2020

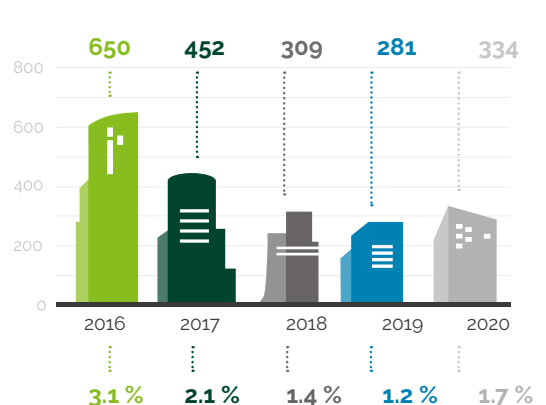
Source: Angermann



OFFICE VACANCY

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

Source: Angermann



RENTS FOR TOP LOCATIONS

Total Year 2020 – approx. €/sqm/month excluding service charges & VAT

Source: Angermann



TOP 5

DEALS

Total Year 2020

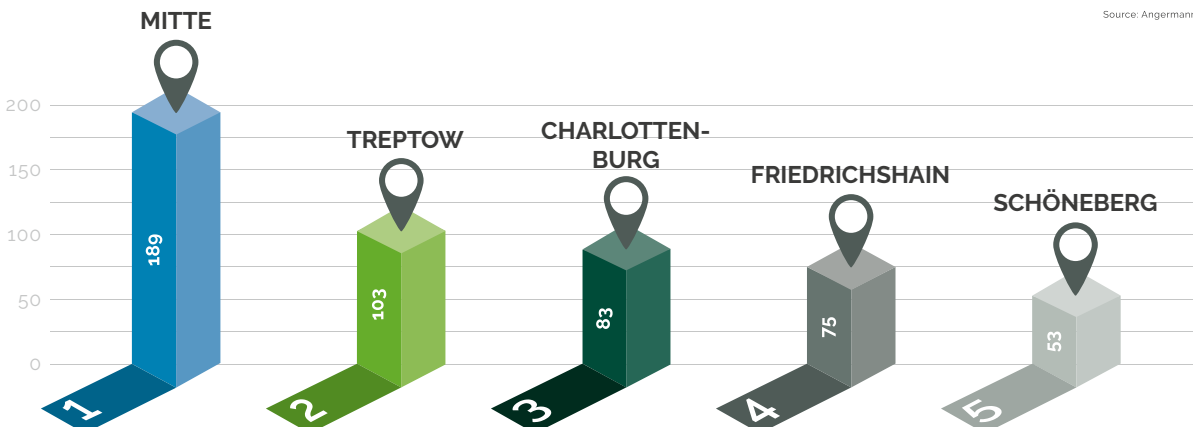
- 01** 84,300 sqm in Treptow
Q2 - tenant: Public corporation
- 02** 30,000 sqm in Schöneberg
Q4 - tenant: Mobility and logistics service providers
- 03** 23,000 sqm in Mitte
Q1 - tenant: Consulting
- 04** 22,309 sqm in Adlershof
Q4 - tenant: Financial services
- 05** 20,286 sqm in Charlottenburg
Q4 - tenant: Mobility service providers

Source: Angermann

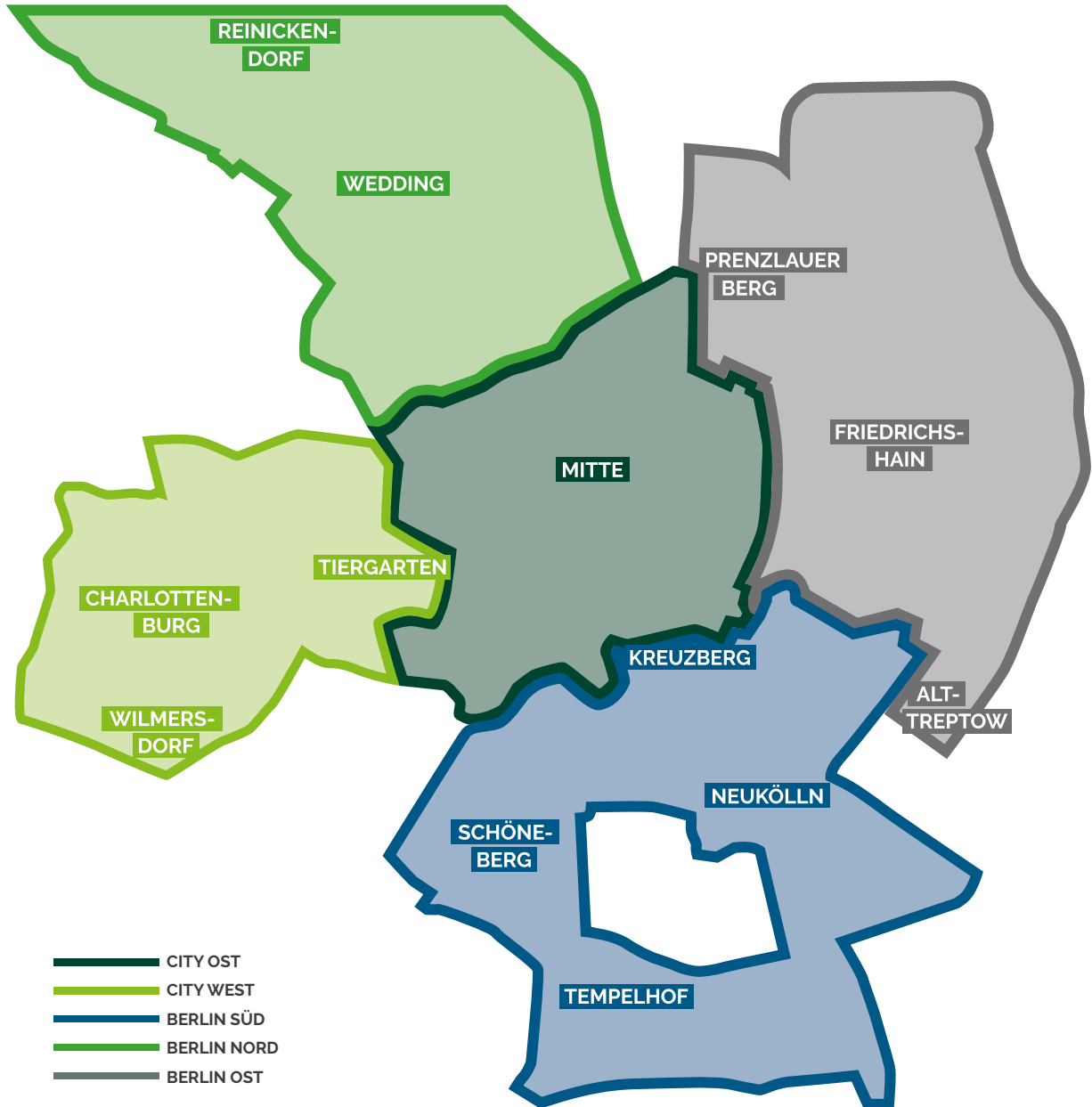
TOP 5 OFFICE LOCATIONS

Total Year 2020 - office space take-up in 000 sqm

Source: Angermann

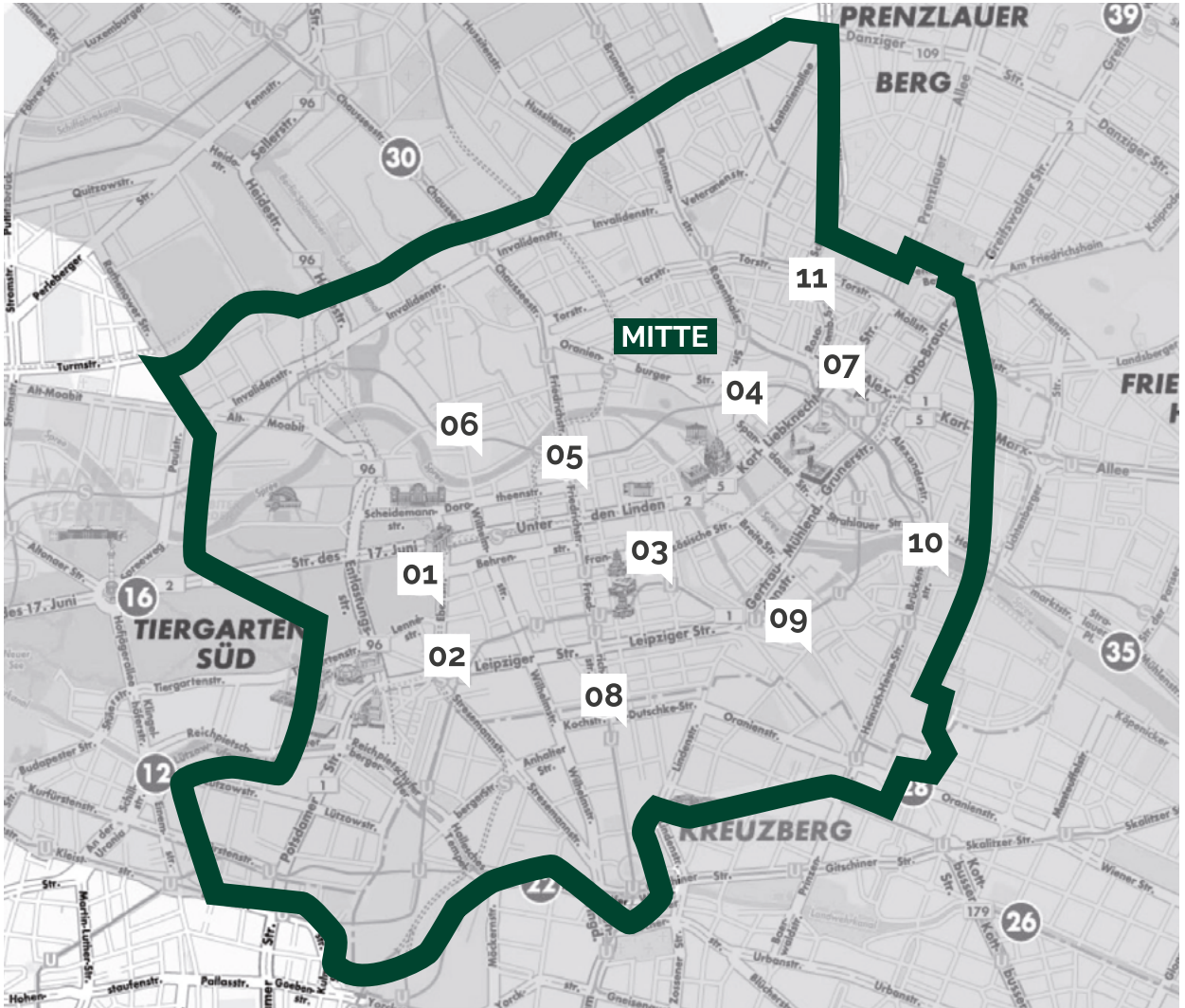


BERLIN OFFICE RENTS AT A GLANCE



Office Rents Berlin - Mitte

Total Year 2020 – approx. €/sqm excluding service charges & VAT.



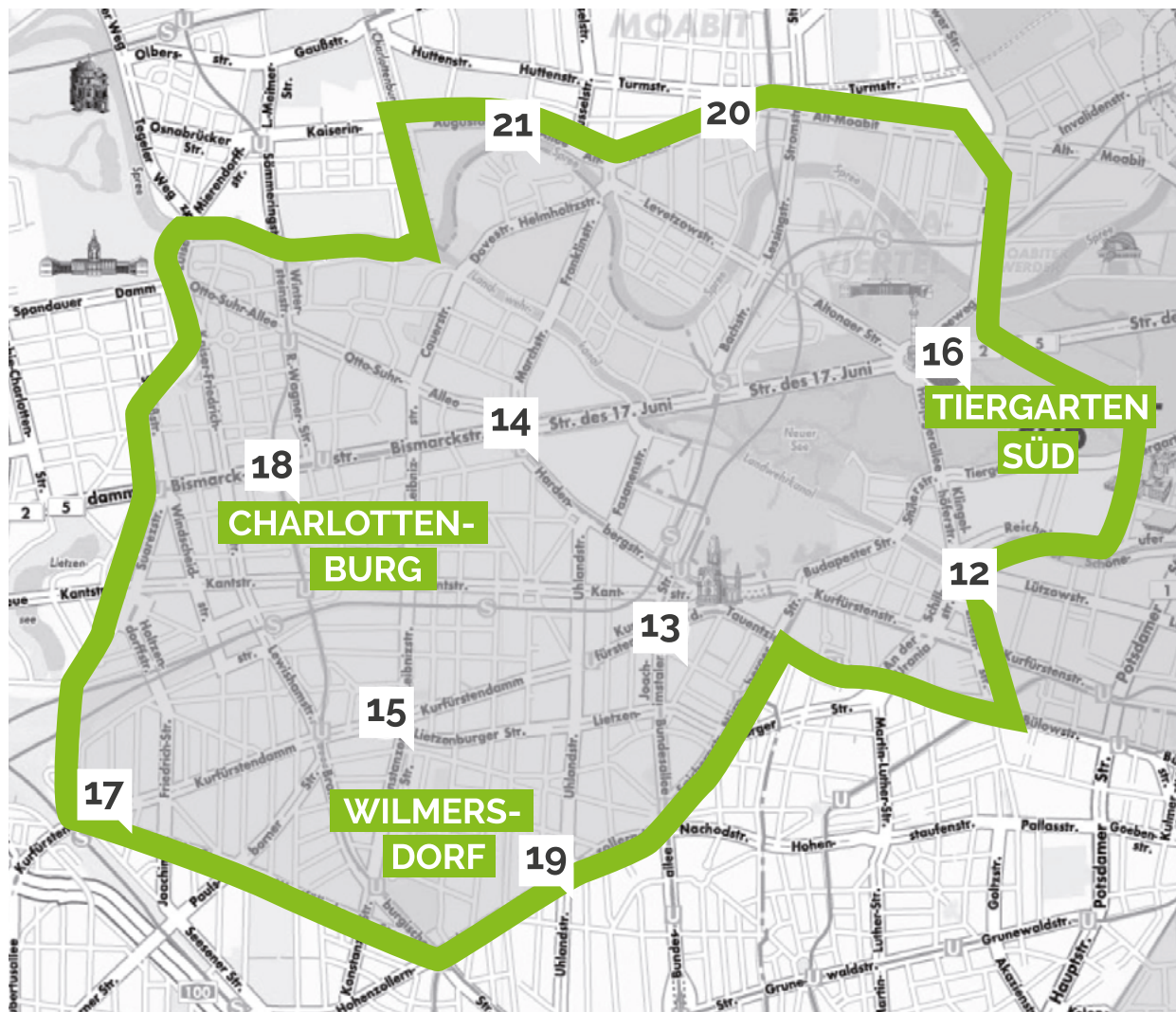
CITY OST

Mitte

1. Pariser Platz / Unter den Linden	34.00 - 42.00	7. Alexanderplatz	25.00 - 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

Total Year 2020 – approx. €/sqm excluding service charges & VAT



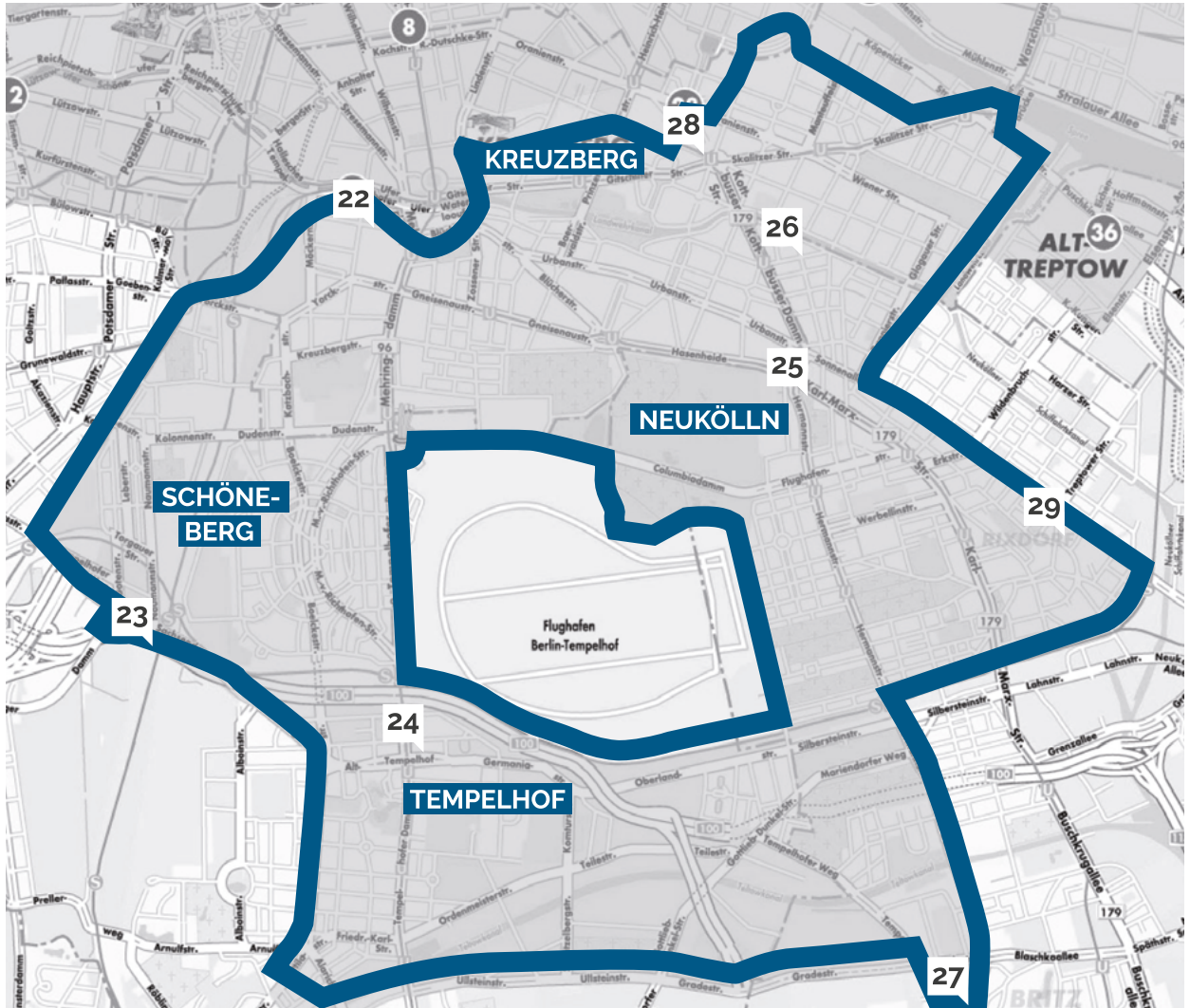
CITY WEST

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

Total Year 2020 – approx. €/sqm excluding service charges & VAT



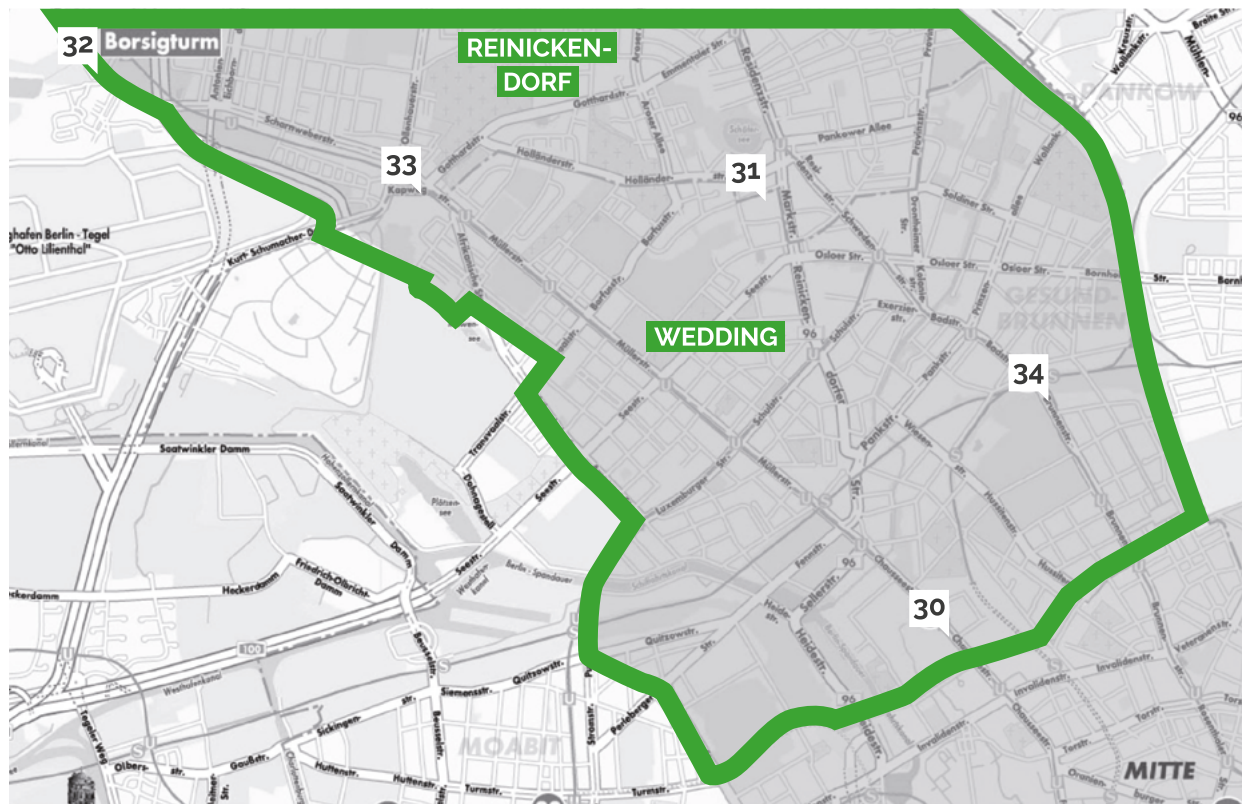
BERLIN SÜD

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	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

Total Year 2020 – approx. €/sqm excluding service charges & VAT



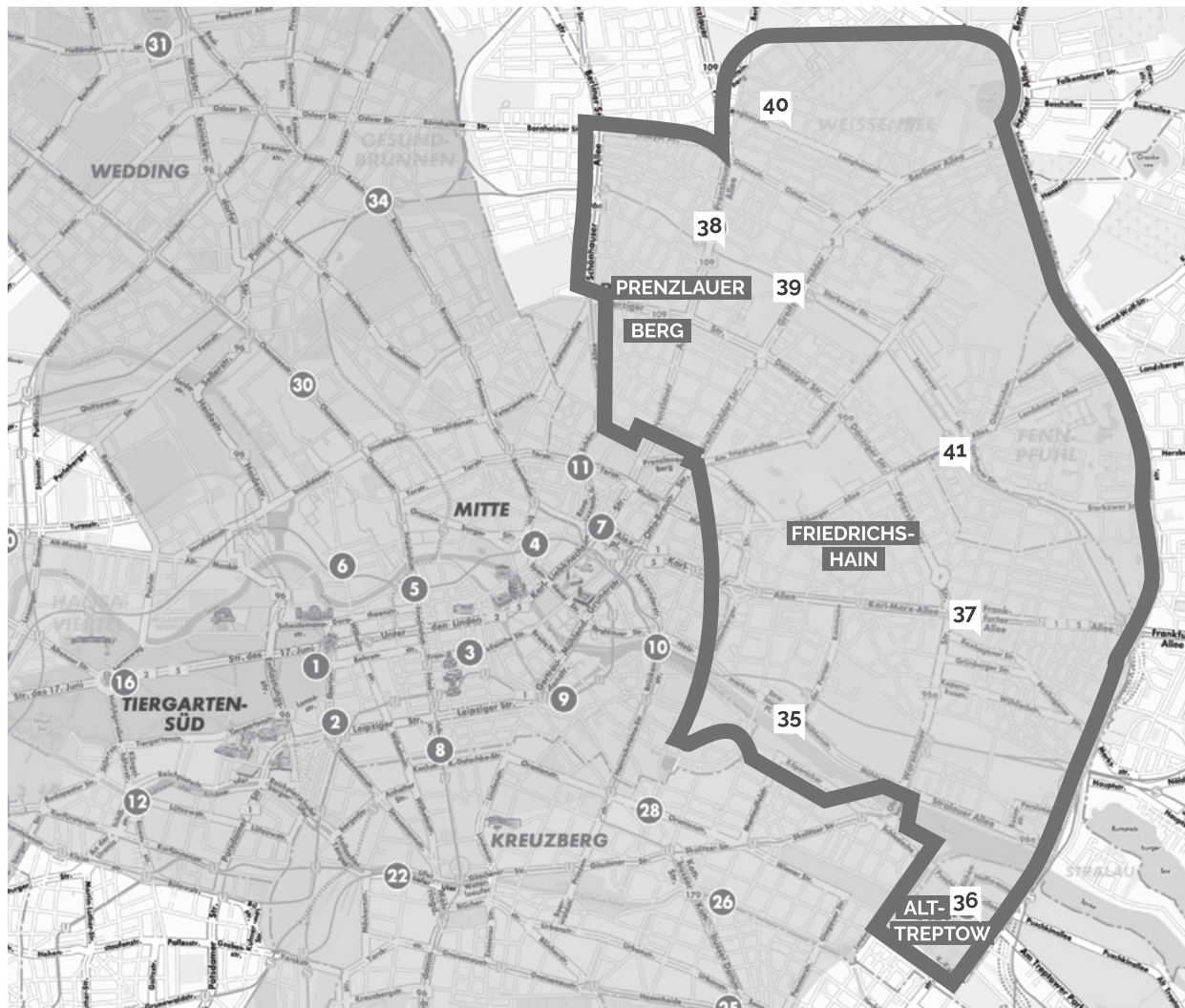
BERLIN NORD

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

Total 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	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

Total Years 2018 - 2020

Period	2018	2019	2020
Space take-up in sqm (incl. owner-occupiers)	838,000	998,000	724,000
Vacancy in sqm / %	309,000 / 1.4	281,000 / 1.2	334,000 / 1.7
Average rent in €/sqm net	21.80	26.90	28.10
Prime rent in €/sqm net	35.20	39.00	39.90

Source: Angermann

BERLIN OFFICE MARKET – DEVELOPMENTS

In a significantly more challenging environment than in previous record years, the Berlin office market has impressively demonstrated its stability and resistance to crisis in 2020. The high level of letting activity by the public sector and business groups, the pronounced diversity of sectors and the ever-increasing appeal as a major international metropolis also allow us to look optimistically to the future in 2021. The supply of space, which has increased since last year but is still too low for a functioning office market, remains a concern.

WHAT'S COMING

Entering new dimensions of demand in the post-Corona era

WHAT'S GOING

Uncertainty as to whether the Berlin office market will remain stable

WHAT'S STAYING

Berlin's importance as a service location

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