

# Q2 2021

## RESEARCH OFFICE MARKET BERLIN



↑ **472,000 sqm**  
Vacancy



↓ **€ 27.50/sqm**  
Average rent



↓ **300,000 sqm**  
Space take-up

STATISTICS  
FACTS  
FIGURES



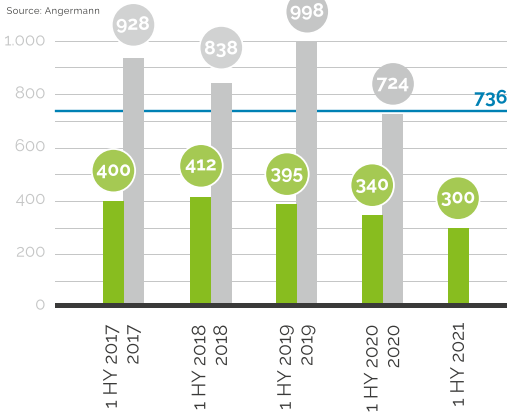
↓ **€ 38.70/sqm**  
Prime rent

# ANGERMANN™

Seit 1953.

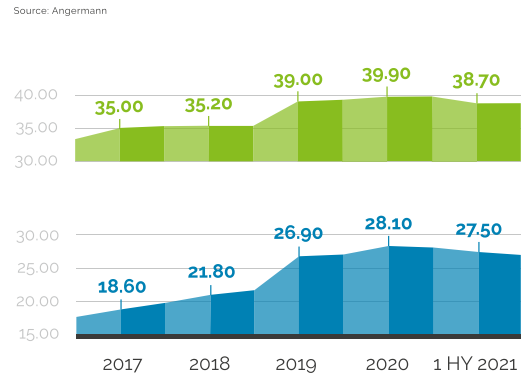
## OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average



## OFFICE RENTS

in €/sqm ■ Prime rent ■ Average rent



## KEY FACTS

- Quiet second quarter after a strong start to the year
- Office tenants' mood barometer brightens up
- Above-average take-up forecast for the second half of the year
- Mitte leads location ranking by a wide margin
- Office space remains scarce despite higher vacancy rates
- Moderate decline in rents after years of increase

**"SECTORAL DIVERSITY REMAINS BERLIN'S TRUMP CARD AND WILL ENSURE A STRONG SECOND HALF OF THE YEAR AFTER THE SHORT BREAK."**

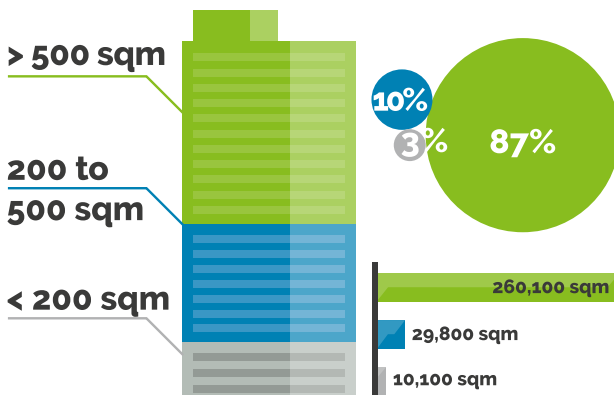


Fabian Runge,  
Director

## TAKE-UP BY SIZE CATEGORY

1<sup>st</sup> half year 2021

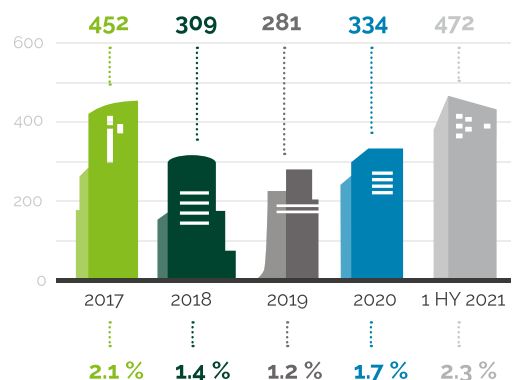
Source: Angermann



## OFFICE VACANCY

Development 2017-2021  
in 000 sqm, vacancy rate in %

Source: Angermann



## RENTS FOR TOP LOCATIONS

1<sup>st</sup> half year 2021 – approx. €/sqm/month excluding service charges & VAT

Source: Angermann



# TOP 5

## DEALS

1<sup>st</sup> half year 2021

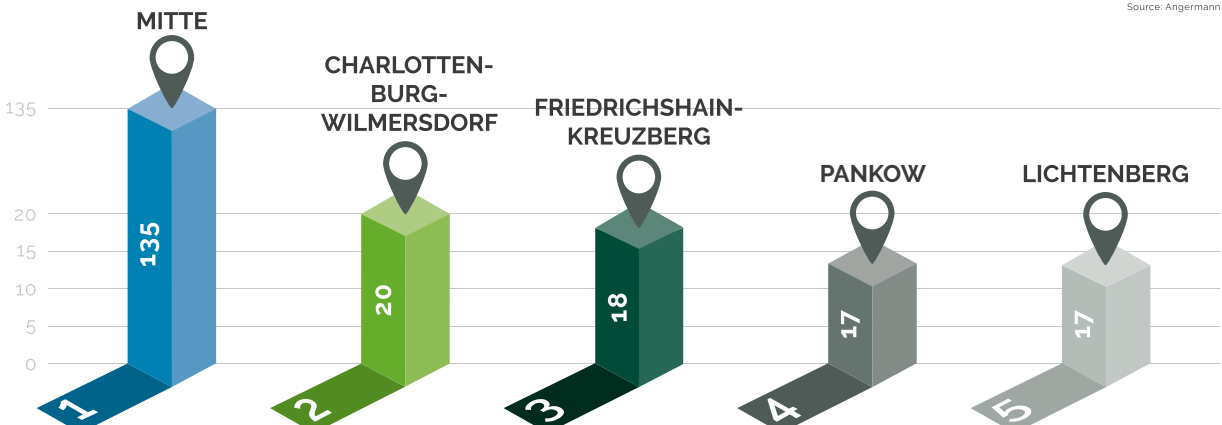
- 01** 33,500 sqm in Mitte  
Q1 - tenant: Financial Service Provider
- 02** 19,200 sqm in Mitte  
Q2 - tenant: Federal Republic of Germany
- 03** 14,800 sqm in Lichtenberg  
Q2 - tenant: Federal Republic of Germany
- 04** 13,000 sqm in Pankow  
Q2 - tenant: Online Mail Order Company
- 05** 12,900 sqm in Neukölln  
Q1 - tenant: Higher Educational Institution

Source: Angermann

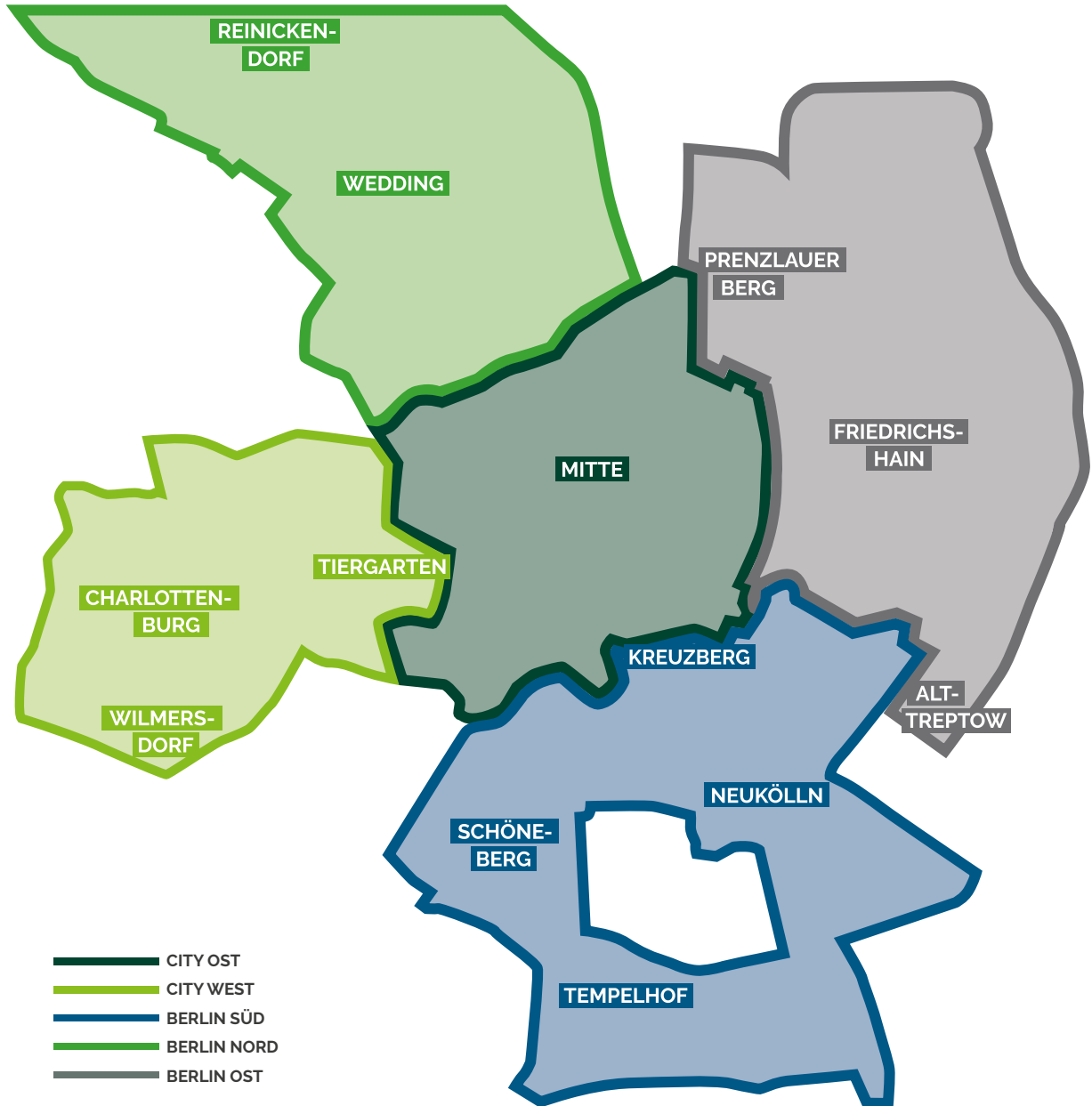
## TOP 5 OFFICE LOCATIONS

1<sup>st</sup> half year 2021 – office space take-up in 000 sqm

Source: Angermann

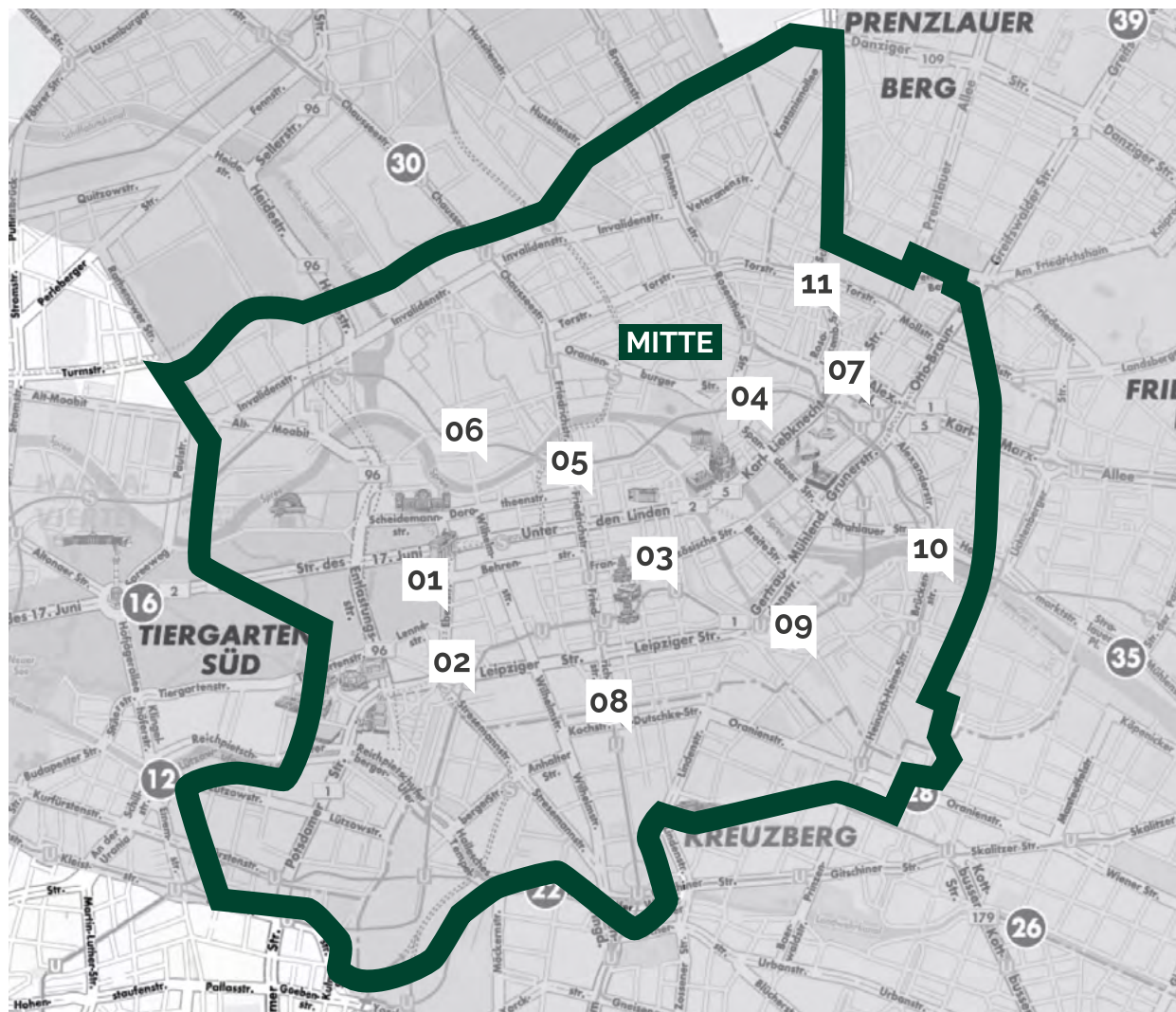


## BERLIN OFFICE RENTS AT A GLANCE



## Office Rents Berlin - Mitte

1<sup>st</sup> half year 2021 – approx. €/sqm excluding service charges & VAT.



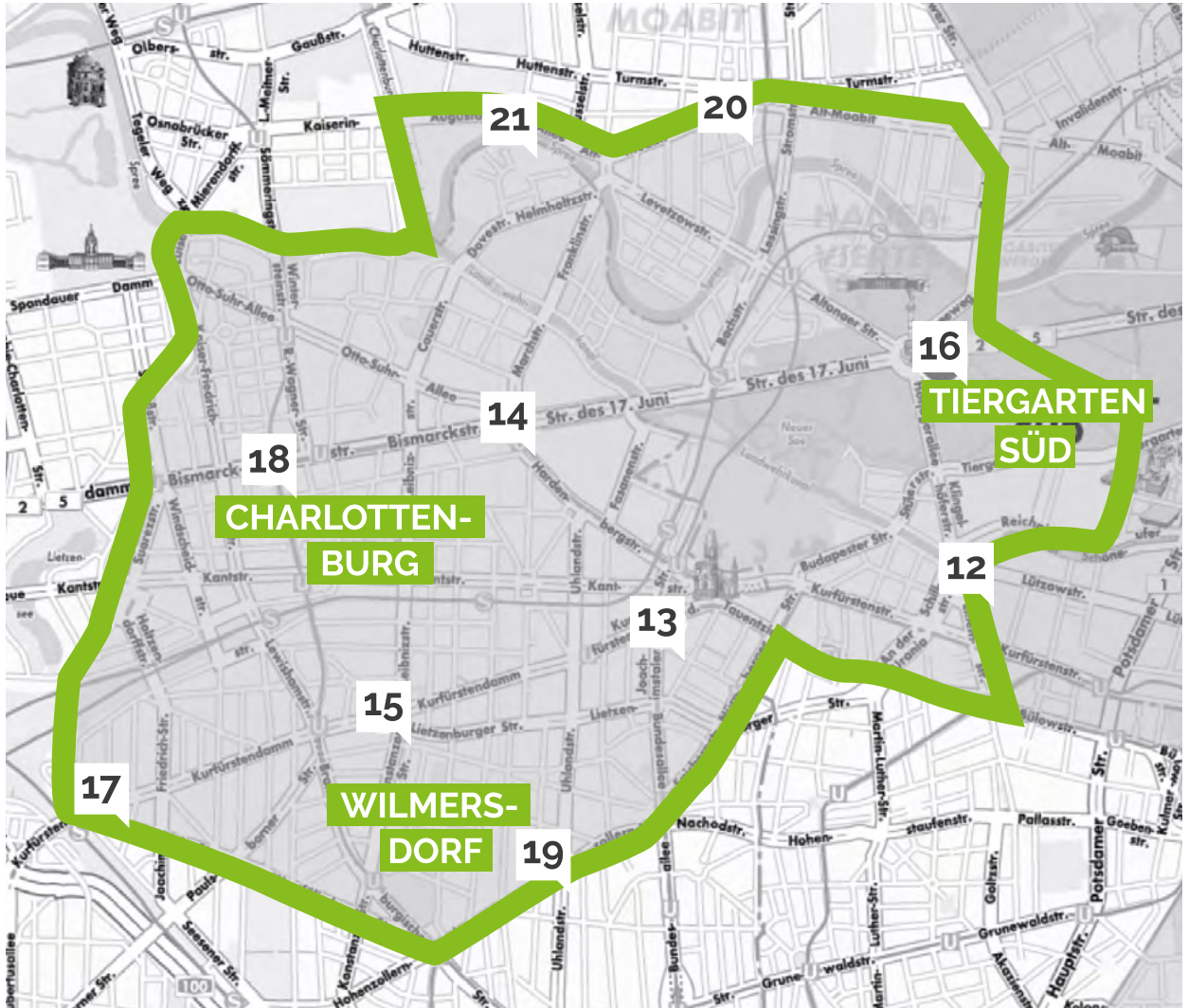
### CITY OST

#### Mitte

1. Pariser Platz / Unter den Linden	32.00 - 42.00	7. Alexanderplatz	27.00 - 35.00
2. Potsdamer Platz / Leipziger Platz 1	31.00 - 41.00	8. Friedrichstraße / Checkpoint Charlie	26.00 - 33.00
3. Französische Straße / Gendarmenmarkt	30.00 - 34.00	9. Wallstraße / Kleines Regierungsviertel	25.00 - 30.00
4. Hackescher Markt / Oranienburger Straße	29.00 - 36.00	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

1<sup>st</sup> half year 2021 – approx. €/sqm excluding service charges & VAT.



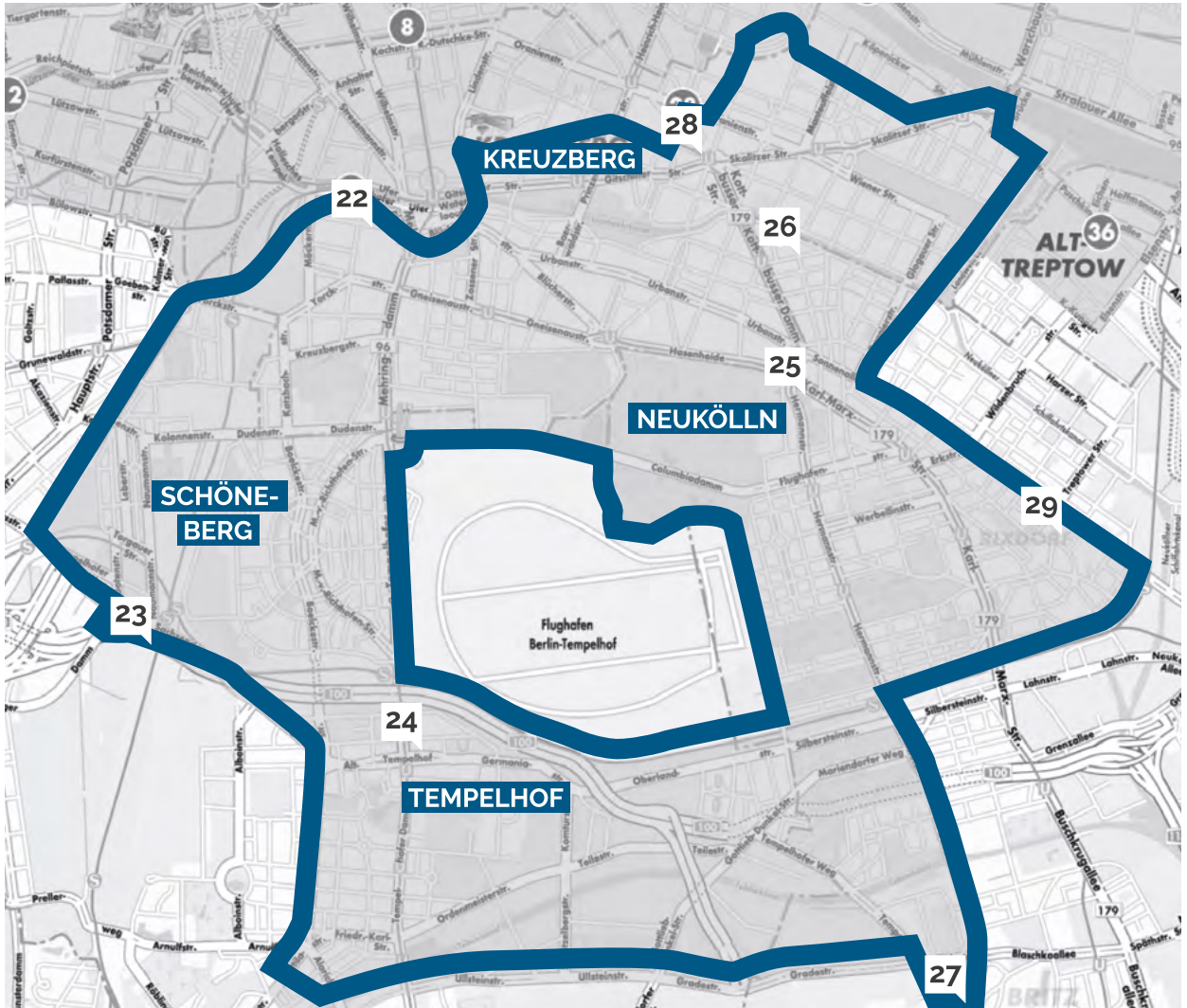
### CITY WEST

#### 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 - 30.00	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

1<sup>st</sup> half year 2021 – approx. €/sqm excluding service charges & VAT.



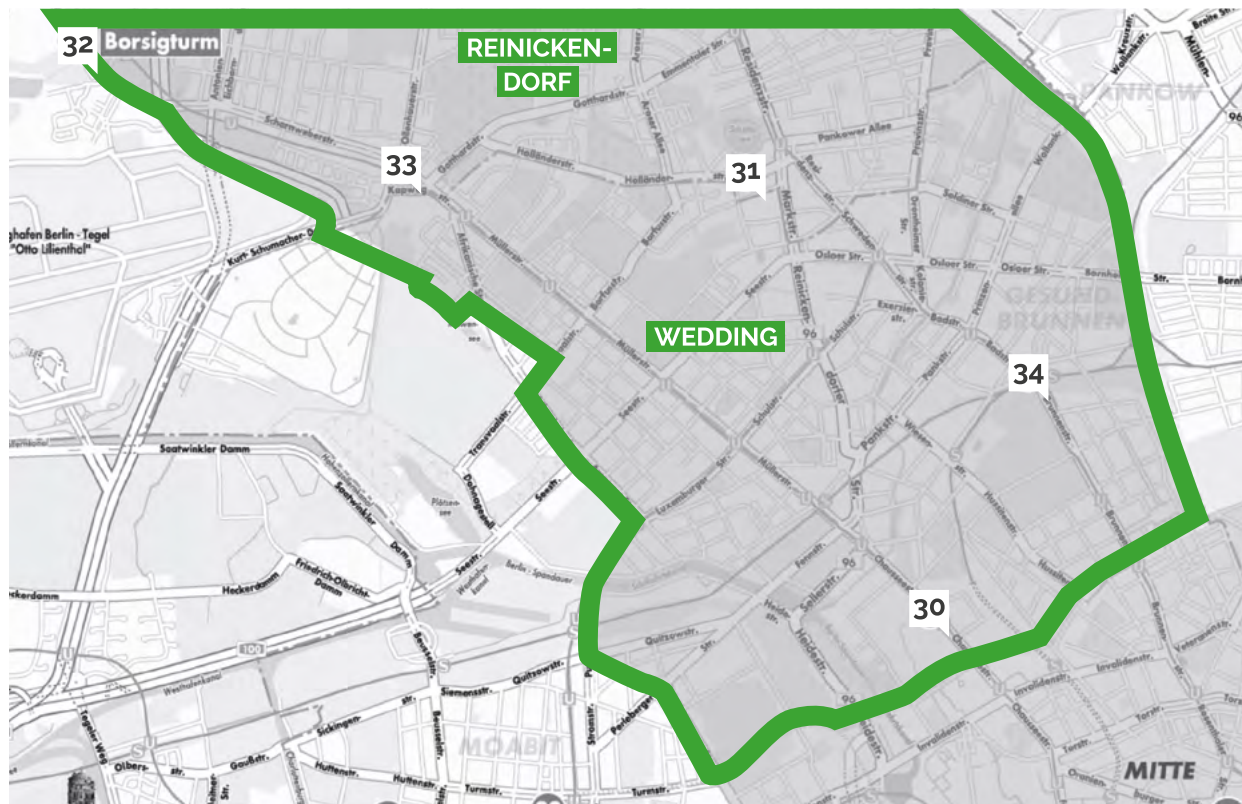
### BERLIN SÜD

#### Kreuzberg, Tempelhof, Schöneberg, Neukölln

22. Tempelhofer Ufer	25.00 - 30.00	26. Paul-Lincke-Ufer	25.00 - 30.00
23. Sachsendamm	21.00 - 27.00	27. Tempelhofer Weg	17.00 - 19.50
24. Tempelhofer Damm	17.00 - 22.00	28. Oranienplatz	30.00 - 35.00
25. Hermannstraße	18.00 - 25.00	29. Sonnenallee	23.00 - 27.00

## Office Rents Berlin - Wedding, Reinickendorf, Tegel

1<sup>st</sup> half year 2021 – approx. €/sqm excluding service charges & VAT.



### BERLIN NORD

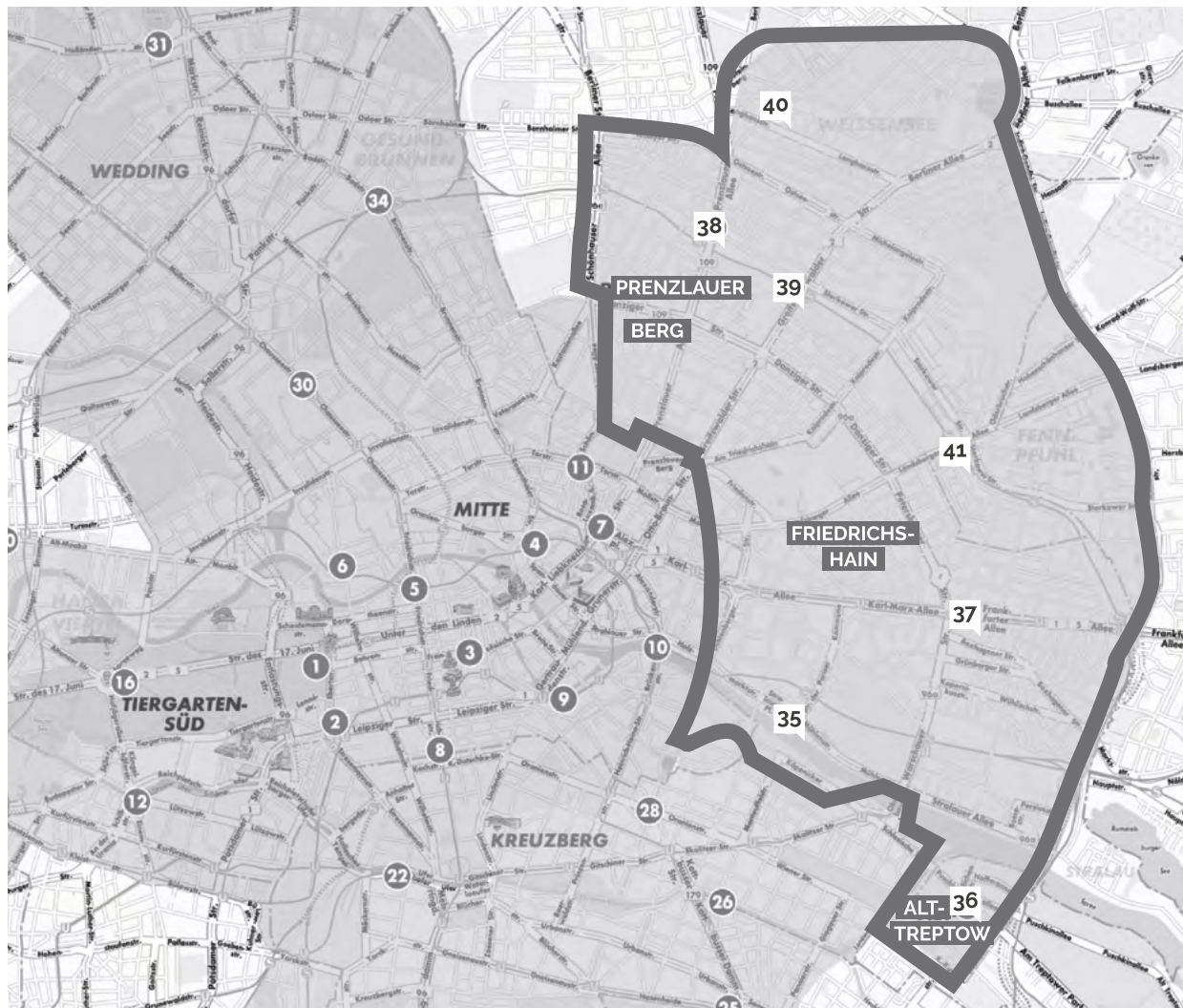
#### Wedding, Reinickendorf, Tegel

30. Chausseestraße	28.00 - 32.00
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

1<sup>st</sup> half year 2021 – approx. €/sqm excluding service charges & VAT.



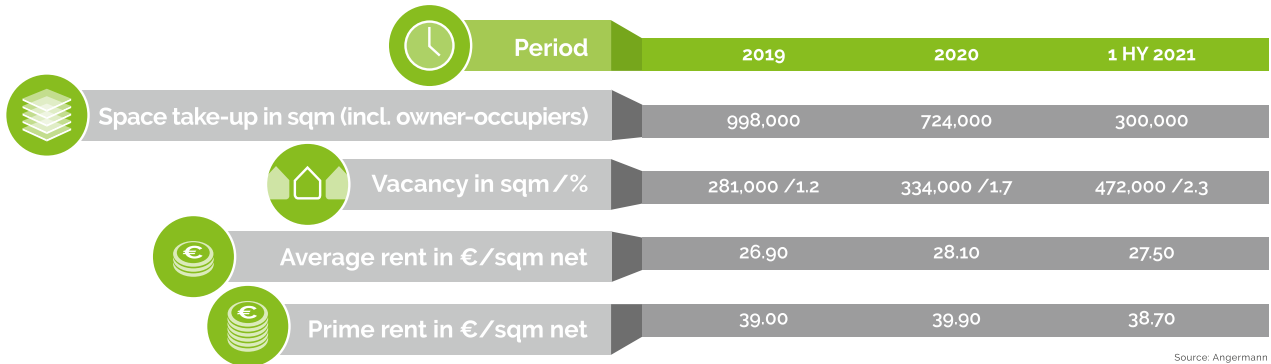
### BERLIN OST

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

35. Stralauer Platz	28.00 - 32.00	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

2019 - 2021



## 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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