

# Q3 2021

## RESEARCH OFFICE MARKET BERLIN



**536,000 sqm**  
Vacancy



**€ 27.20/sqm**  
Average rent



**479,000 sqm**  
Space take-up

STATISTICS  
FACTS  
FIGURES



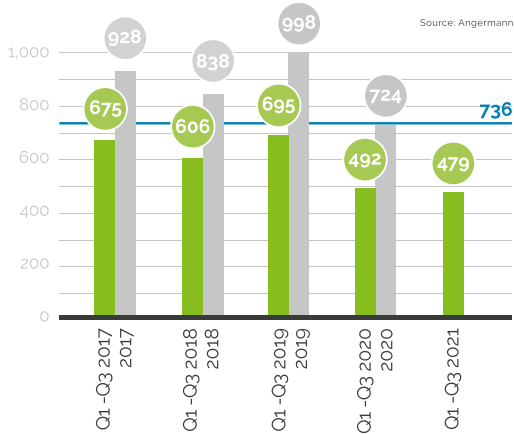
**€ 39.80/sqm**  
Prime rent

# ANGERMANN™

Seit 1953.

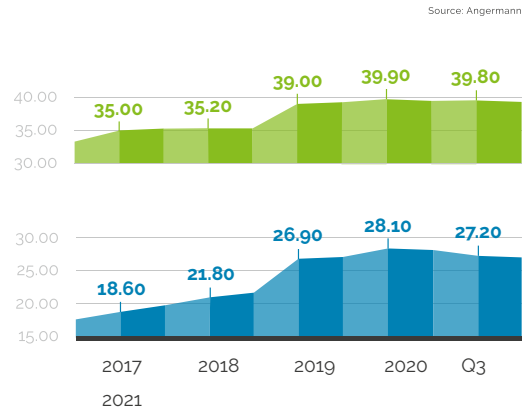
## OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average



## OFFICE RENTS

in €/sqm ■ Prime rent ■ Average rent



## KEY FACTS

- Sentiment barometer continues to brighten
- Office tenants are significantly more active in implementing letting plans
- Several major enquiries are likely to be concluded in the final quarter
- Lettings involving units of ≥ 5,000 sqm will increase
- Office space supply remains scarce despite increasing vacancy rates
- Mitte remains the undisputed leader in the location ranking

„THE ABILITY TO MOVE INTO NEW PREMISES QUICKLY IS A DECISIVE LETTING CRITERION FOR AN INCREASING NUMBER OF TENANTS WHEN LOOKING FOR OFFICE SPACE.“

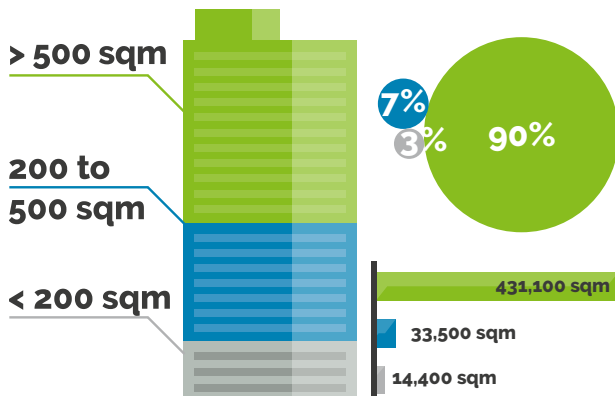


Tibor Frommold, Executive Board

## TAKE-UP BY SIZE CATEGORY

1<sup>st</sup> - 3<sup>rd</sup> Quarter 2021

Source: Angermann

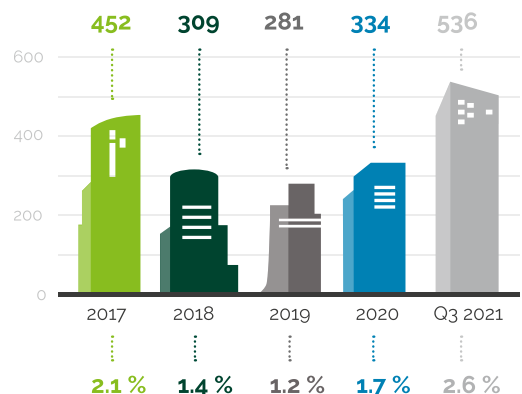


## OFFICE VACANCY

Development 2017-2021

in 000 sqm, vacancy rate in %

Source: Angermann



## RENTS FOR TOP LOCATIONS

3<sup>rd</sup> Quarter 2021 – approx. €/sqm/month excluding service charges & VAT

Source: Angermann



# TOP 5

## DEALS

1<sup>st</sup> - 3<sup>rd</sup> Quarter 2021

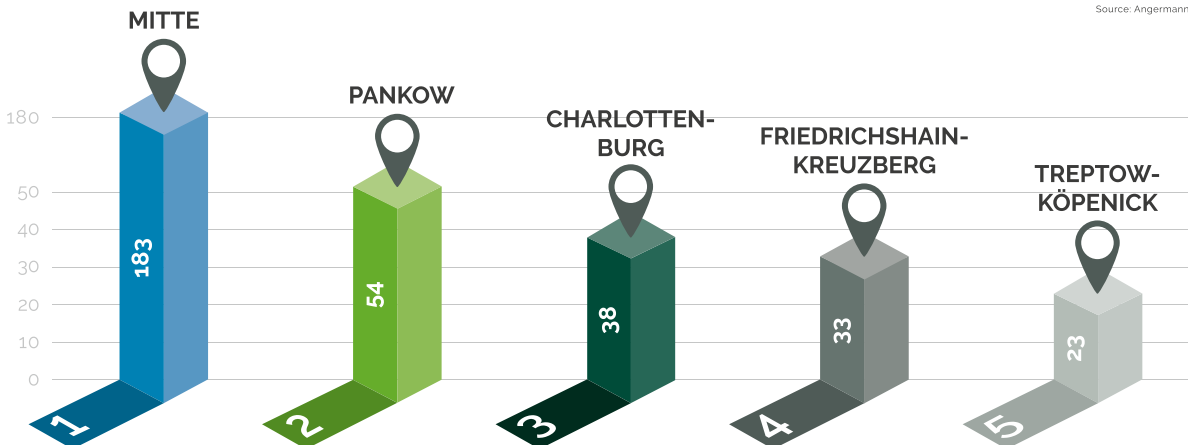
- 01** 33,500 sqm in Mitte  
Q1 - tenant: Financial Service Provider
- 02** 19,200 sqm in Mitte  
Q2 - tenant: Federal Republic of Germany
- 03** 14,800 sqm in Lichtenberg  
Q2 - tenant: Federal Republic of Germany
- 04** 13,000 sqm in Pankow  
Q2 - tenant: Online Mail Order Company
- 05** 12,900 sqm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

Source: Angermann

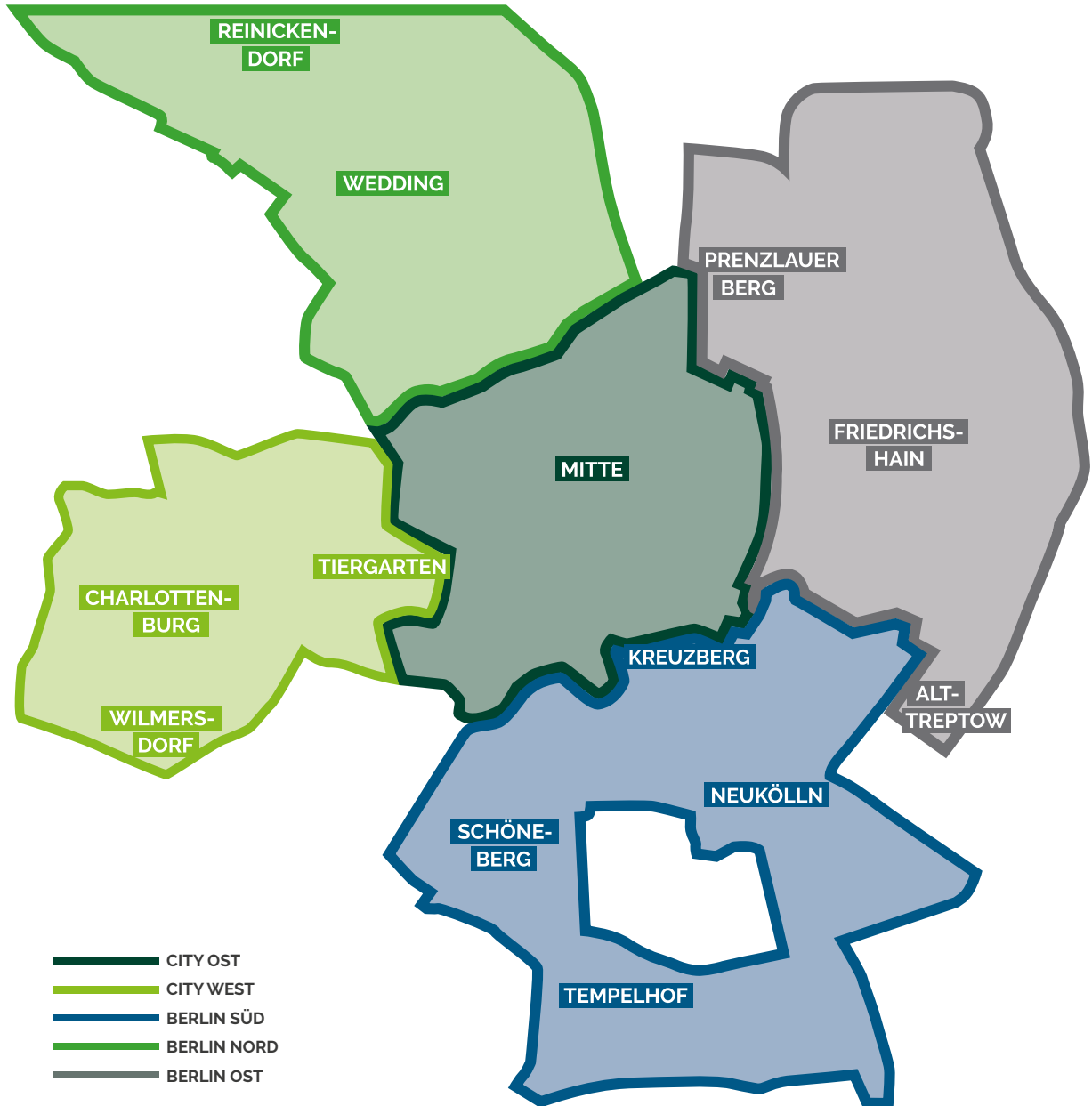
## TOP 5 OFFICE LOCATIONS

1<sup>st</sup> - 3<sup>rd</sup> Quarter 2021 – office space take-up in 000 sqm

Source: Angermann



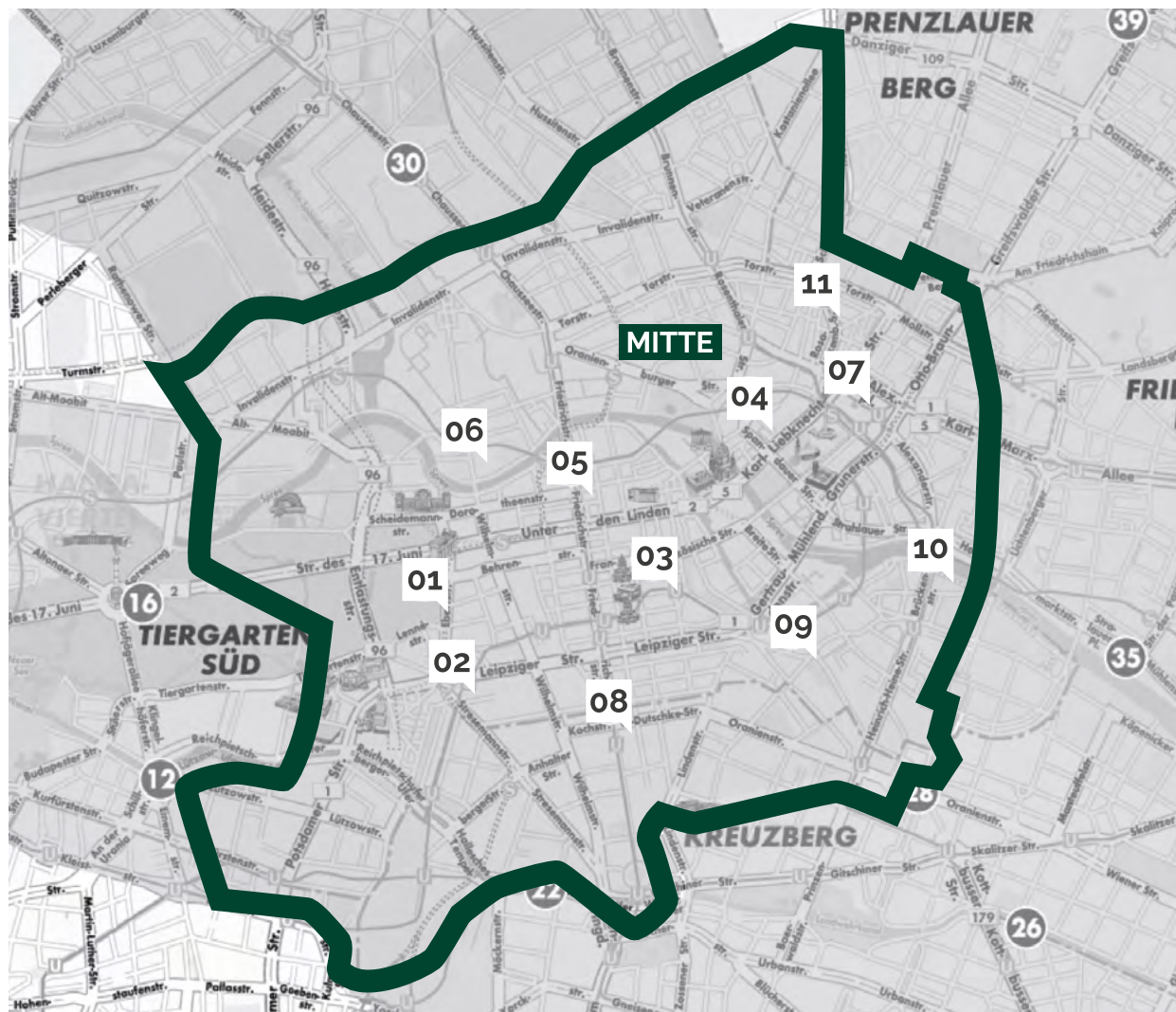
## BERLIN OFFICE RENTS AT A GLANCE





## Office Rents Berlin - Mitte

1<sup>st</sup> - 3<sup>rd</sup> Quarter 2021 – approx. €/sqm excluding service charges & VAT.



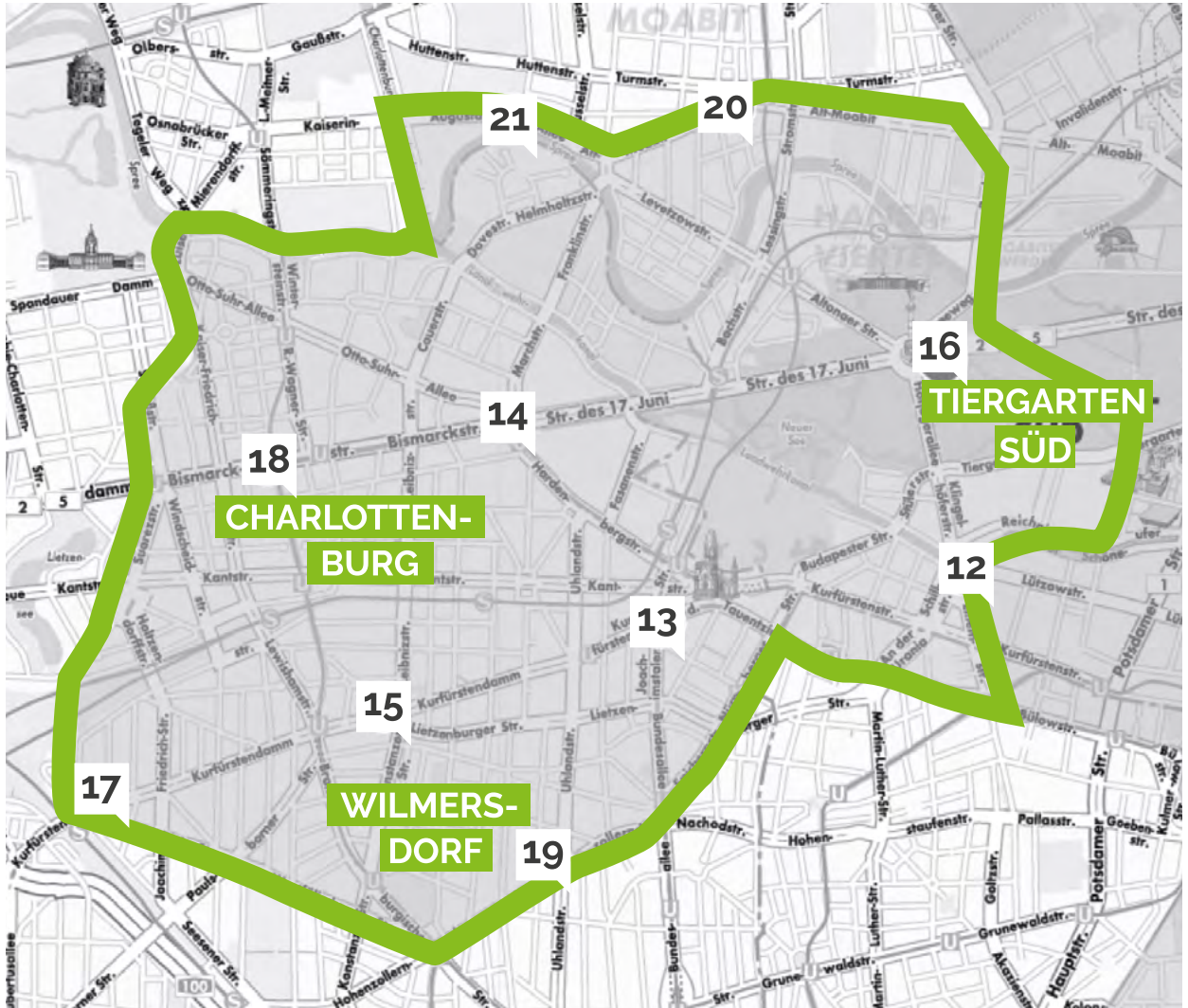
### CITY OST

#### 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> - 3<sup>rd</sup> Quarter 2021 – approx. €/sqm excluding service charges & VAT.



### CITY WEST

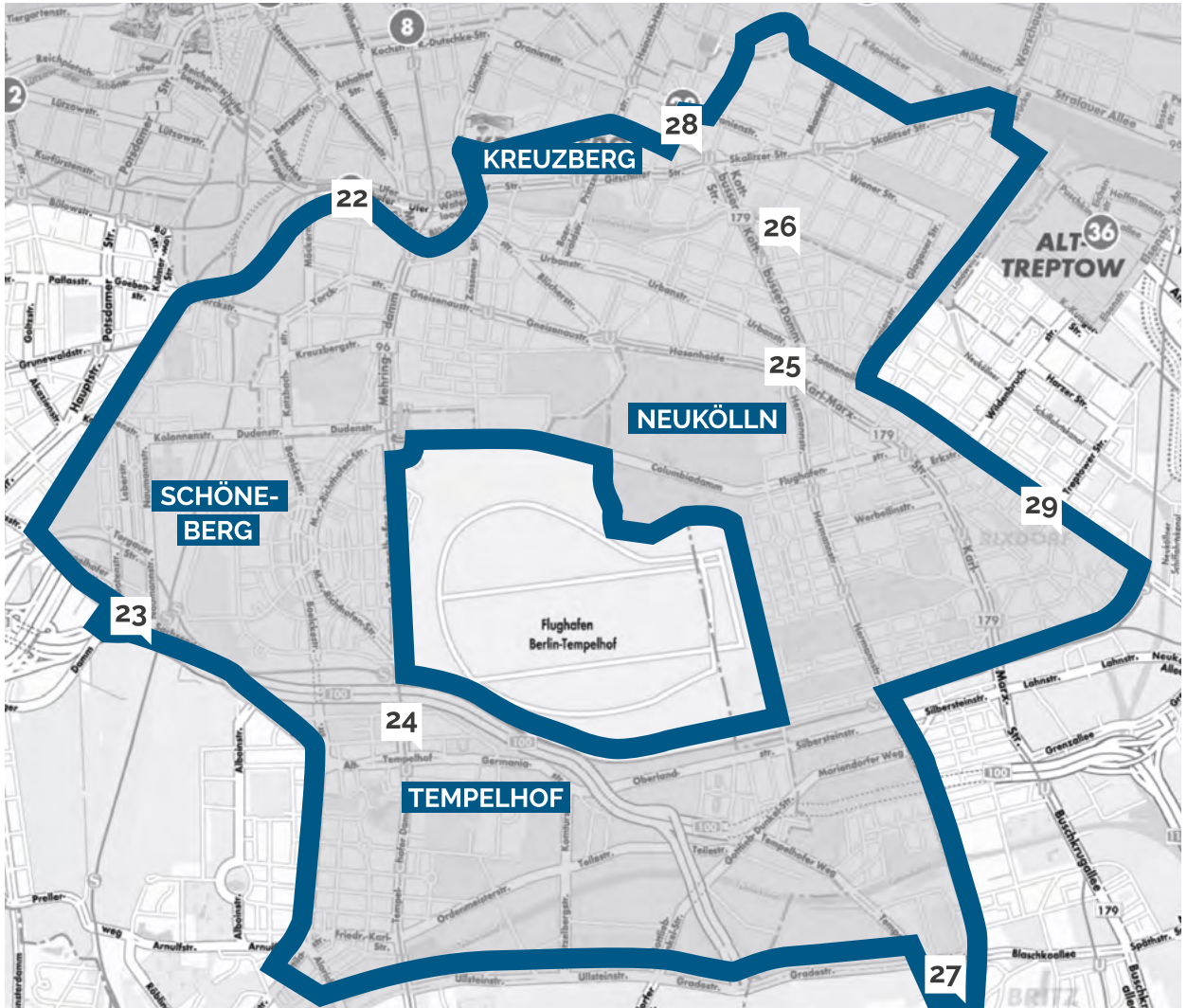
#### Tiergarten, Charlottenburg, Wilmersdorf

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> - 3<sup>rd</sup> Quarter 2021 – approx. €/sqm excluding service charges & VAT.



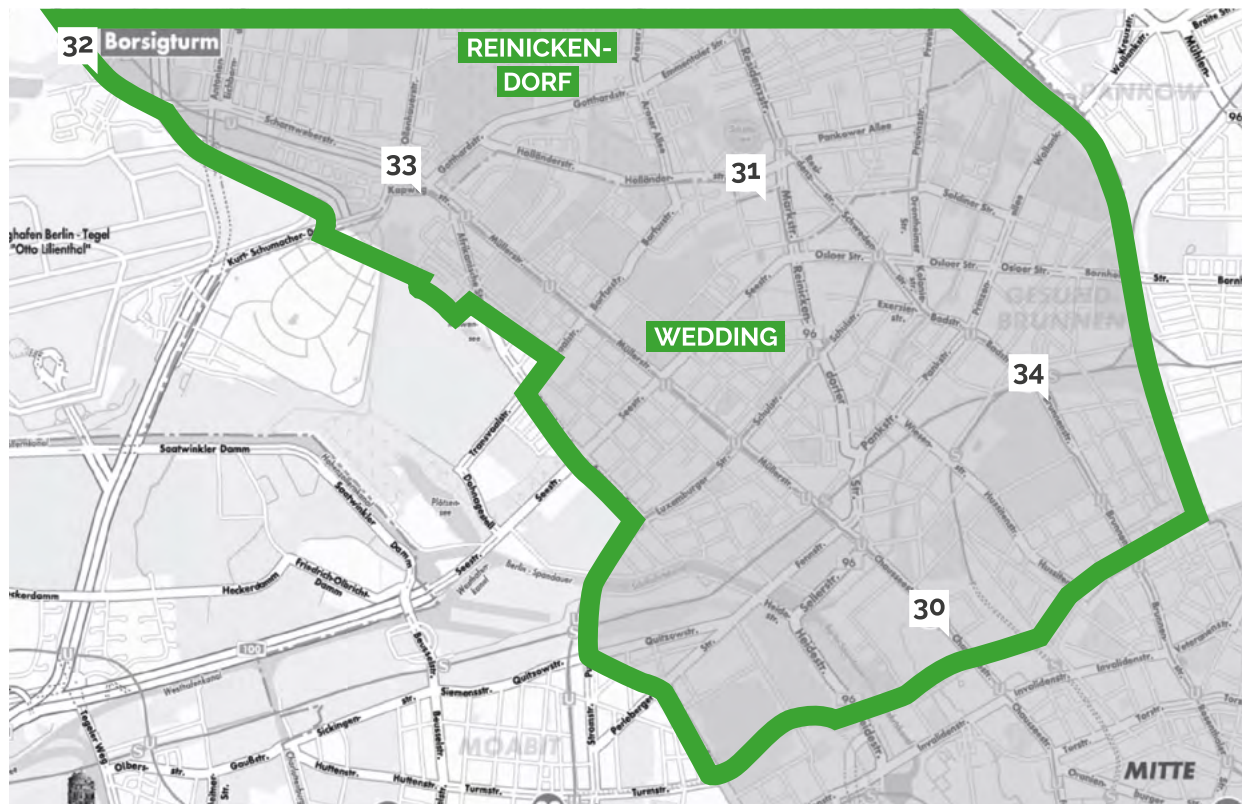
### BERLIN SÜD

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> - 3<sup>rd</sup> Quarter 2021 – approx. €/sqm excluding service charges & VAT.



### BERLIN NORD

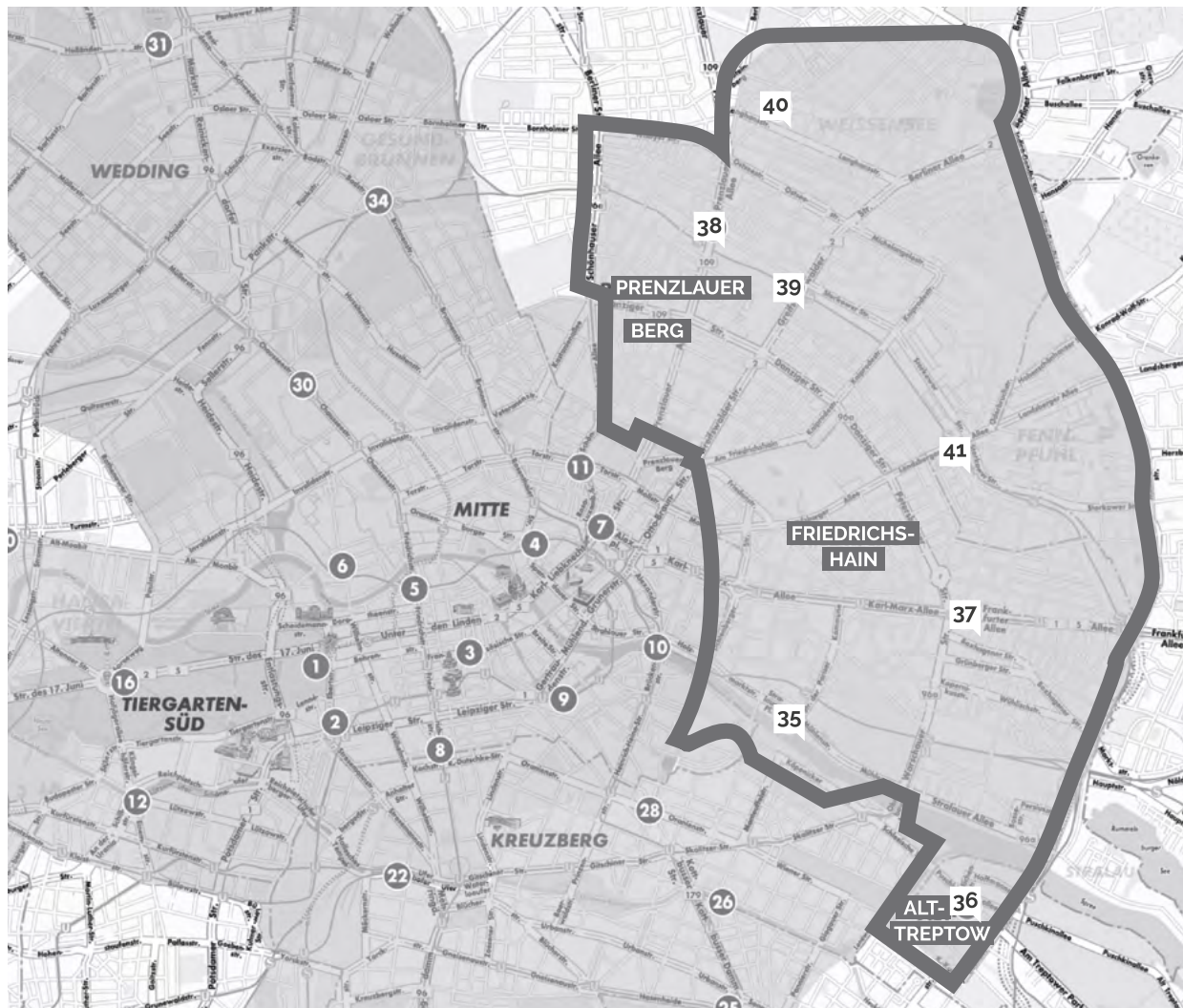
#### Wedding, Reinickendorf, Tegel

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> - 3<sup>rd</sup> Quarter 2021 – approx. €/sqm excluding service charges & VAT.



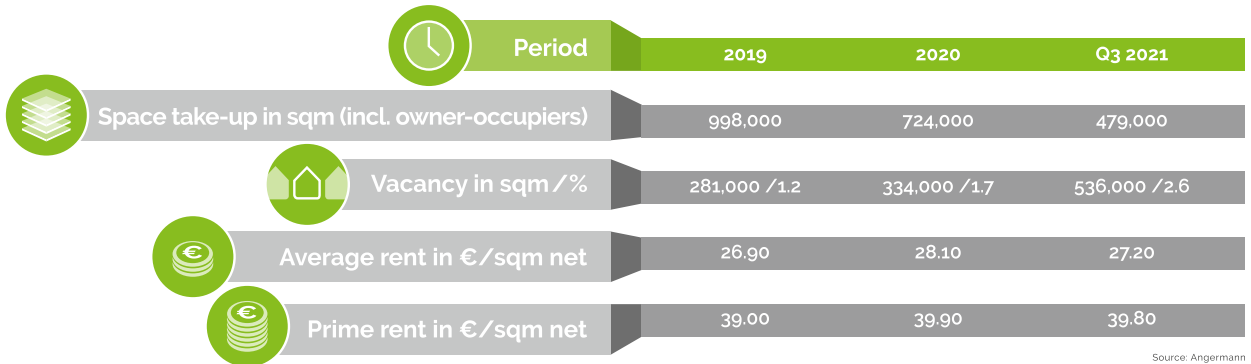
### BERLIN OST

#### 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



Source: Angermann

## BERLIN OFFICE MARKET – DEVELOPMENTS

Historically, take-up is constrained by the summer lull, but not this year. Financial companies and the creative sector have provided a particularly significant boost to Berlin's office market. Companies that have come through the difficult period unscathed or even grown are now under considerable pressure to accommodate a considerable increase in staff numbers. The return of many employees to the office has also noticeably increased demand for space. More than ever, highly skilled and experienced consultants are in demand who, in cooperation with the office tenant, determine the actual office space requirements by taking into account issues such as New Work and Social Spaces.

## WHAT'S COMING

Strong end-of-year rally in terms of take-up

## WHAT'S GOING

Decision backlog in office space lettings

## WHAT'S STAYING

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