

Q4 2021

RESEARCH OFFICE MARKET BERLIN



↑ **591,000 sqm**
Vacancy



↑ **€ 28.70/sqm**
Average rent



793,000 sqm
Space take-up

STATISTICS
FACTS
FIGURES



↑ **€ 40.10/sqm**
Prime rent

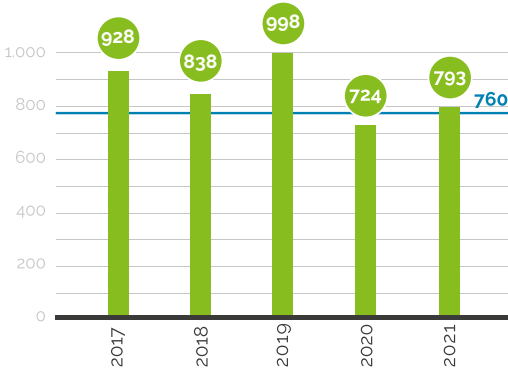
ANGERMANN™

Seit 1953.

OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

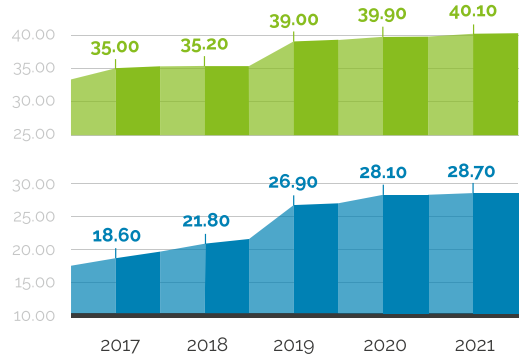
Source: Angermann



OFFICE RENTS BERLIN

in €/sqm ■ Prime rent ■ Average rent

Source: Angermann



KEY FACTS

- 10 % increase in take-up year-on-year
- A significant uplift in take-up in the second half of the year compared to the first (493,000 sqm vs. 300,000 sqm)
- Office space supply remains scarce despite increased pipeline
- Mitte improves letting performance by 66 % compared to 2021
- Prime and average rents pick up
- Forecast: take-up of 800,000 - 850,000 sqm realistic for 2022

„WITH MOVE TO CONSTRUCTION SITE, FULL OCCUPANCY IS GUARANTEED UPON THE COMPLETION OF NEW-BUILD PROJECTS.“

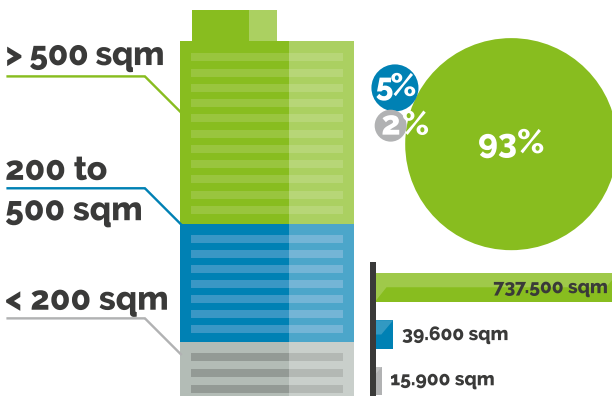


Tibor Frommold,
Member of the
Management Board

TAKE-UP BY SIZE CATEGORY

Total Year 2021

Source: Angermann

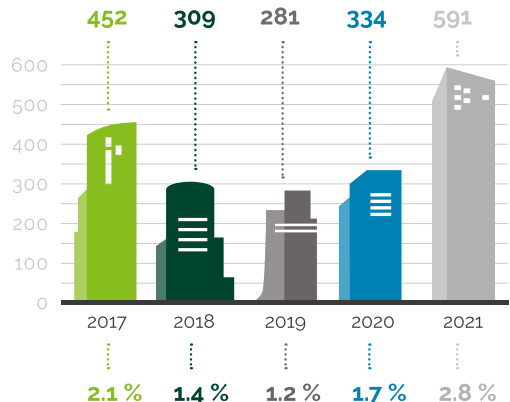


OFFICE VACANCY

Development 2017-2021

in 000 sqm, vacancy rate in %

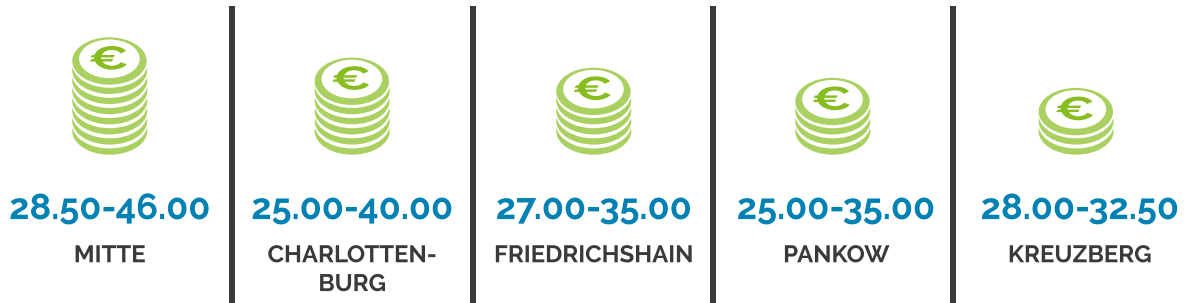
Source: Angermann



RENTS FOR TOP LOCATIONS

Total Year 2021 – approx. €/sqm/month excluding service charges & VAT

Source: Angermann



DEALS

Total Year 2021

TOP 5

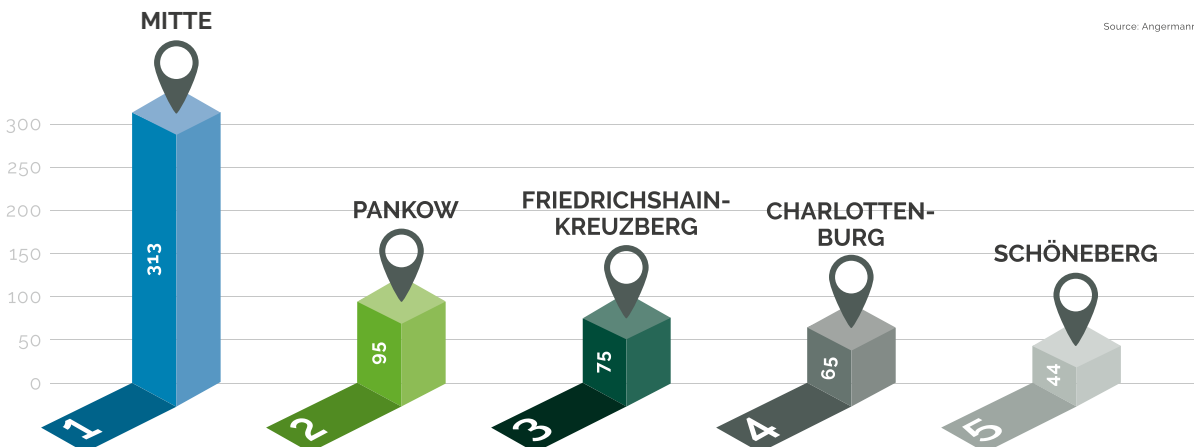
- 01** 33,500 sqm in Mitte
Q1 - tenant: Financial Services
- 02** 21,400 sqm in Mitte
Q4 - tenant: Federal Republic of Germany
- 03** 19,200 sqm in Mitte
Q2 - tenant: Federal Republic of Germany
- 04** 17,450 sqm in Mitte
Q4 - tenant: FinTech
- 05** 14,800 sqm in Lichtenberg
Q2 - tenant: Federal Republic of Germany

Source: Angermann

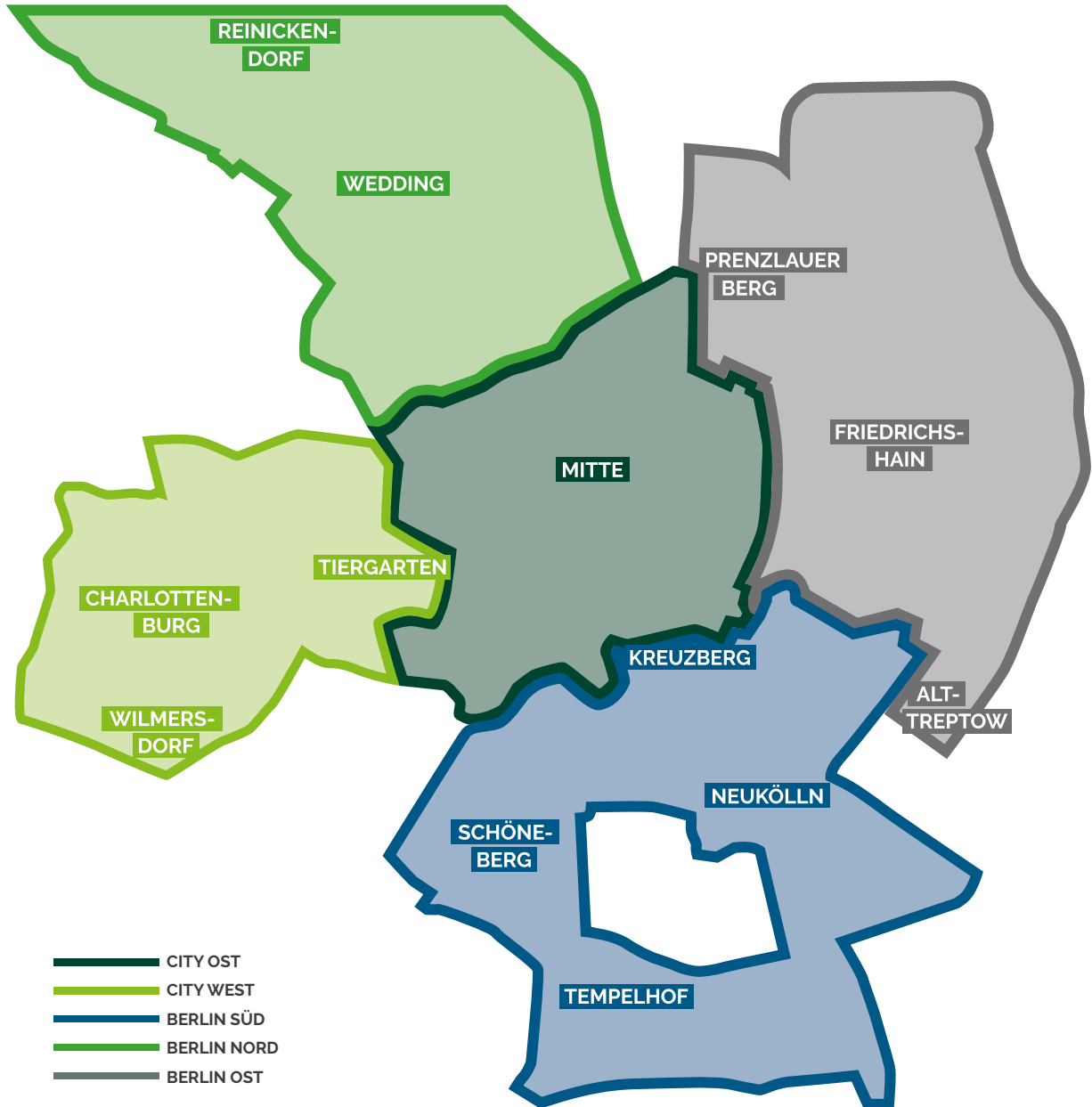
TOP 5 OFFICE LOCATIONS

Total Year 2021 - office space take-up in 000 sqm

Source: Angermann

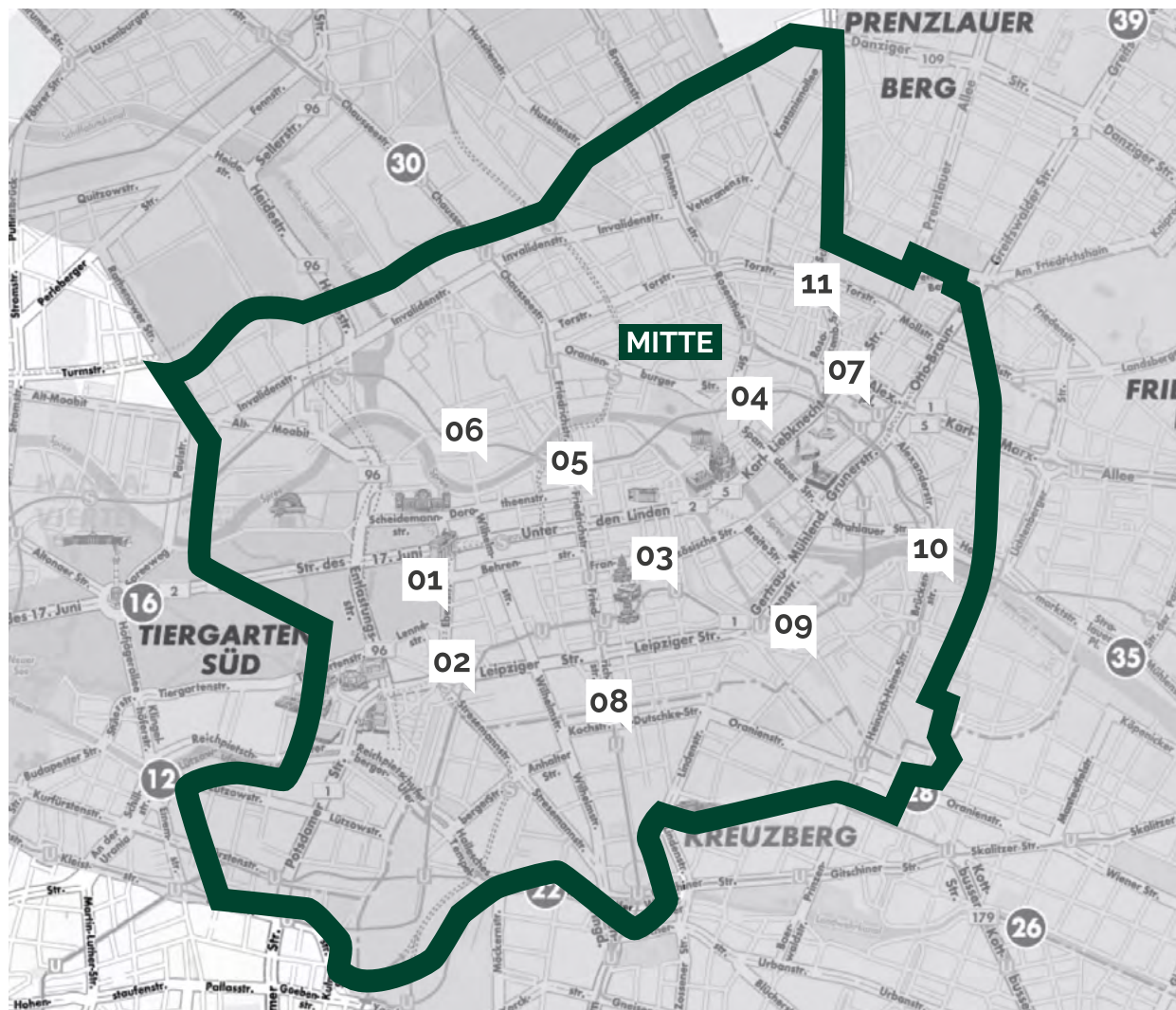


BERLIN OFFICE RENTS AT A GLANCE



Office Rents Berlin - Mitte

Total Year 2021 – approx. €/sqm excluding service charges & VAT.



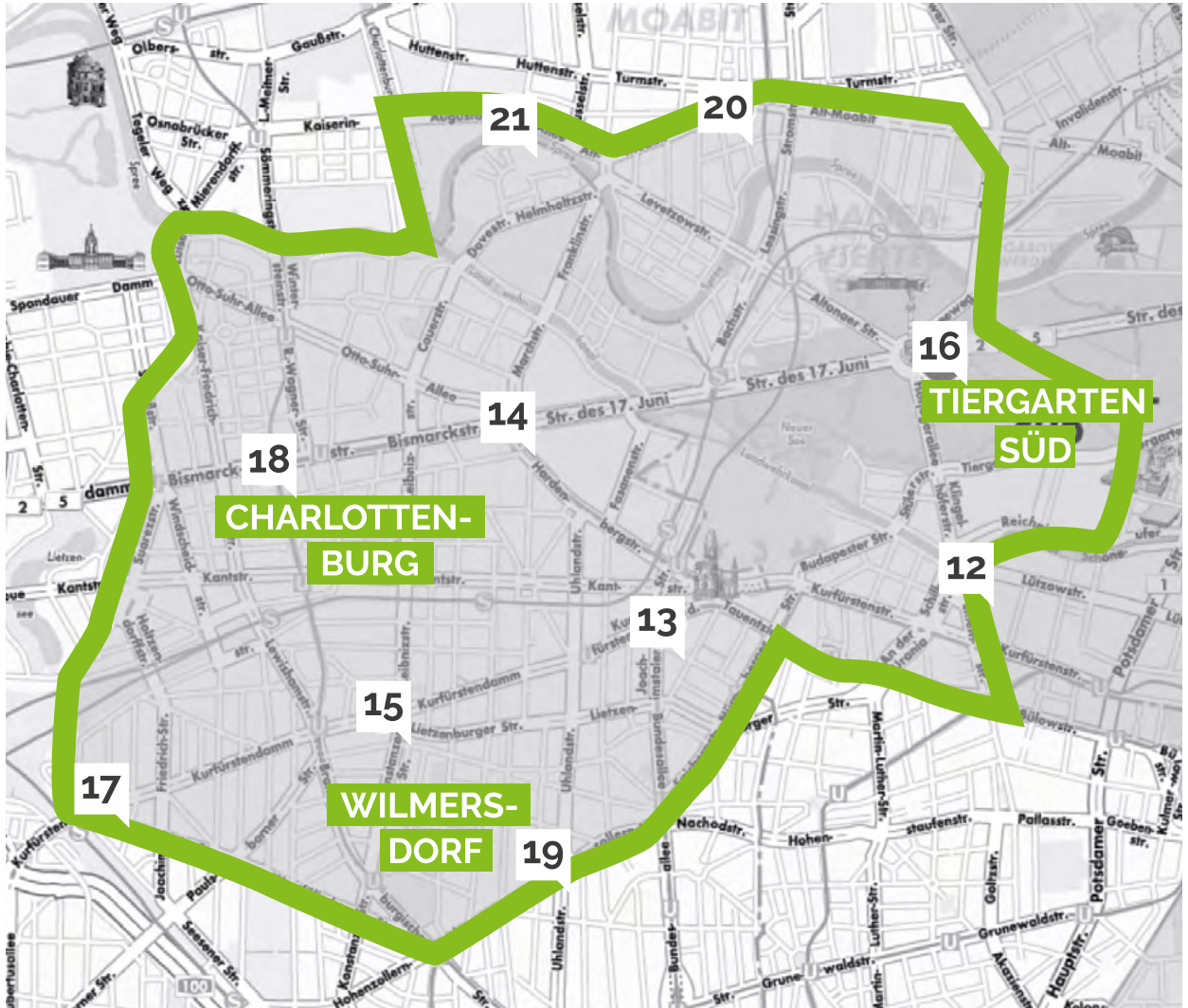
CITY OST

Mitte

1. Pariser Platz / Unter den Linden	32.00 - 42.00	7. Alexanderplatz	27.00 - 35.00
2. Potsdamer Platz / Leipziger Platz 1	33.00 - 46.00	8. Friedrichstraße / Checkpoint Charlie	26.00 - 33.00
3. Französische Straße / Gendarmenmarkt	32.00 - 36.00	9. Wallstraße / Kleines Regierungsviertel	26.00 - 32.00
4. Hackescher Markt / Oranienburger Straße	33.00 - 38.00	10. Jannowitzbrücke	30.00 - 35.00
5. S-Bhf. Friedrichstraße	33.00 - 40.00	11. Torstraße / Schönhauser Allee	32.00 - 40.00
6. Luisenstraße / Reinhardtstraße	29.00 - 31.50		

Office Rents Berlin - Tiergarten, Charlottenburg, Wilmersdorf

Total Year 2021 – approx. €/sqm excluding service charges & VAT



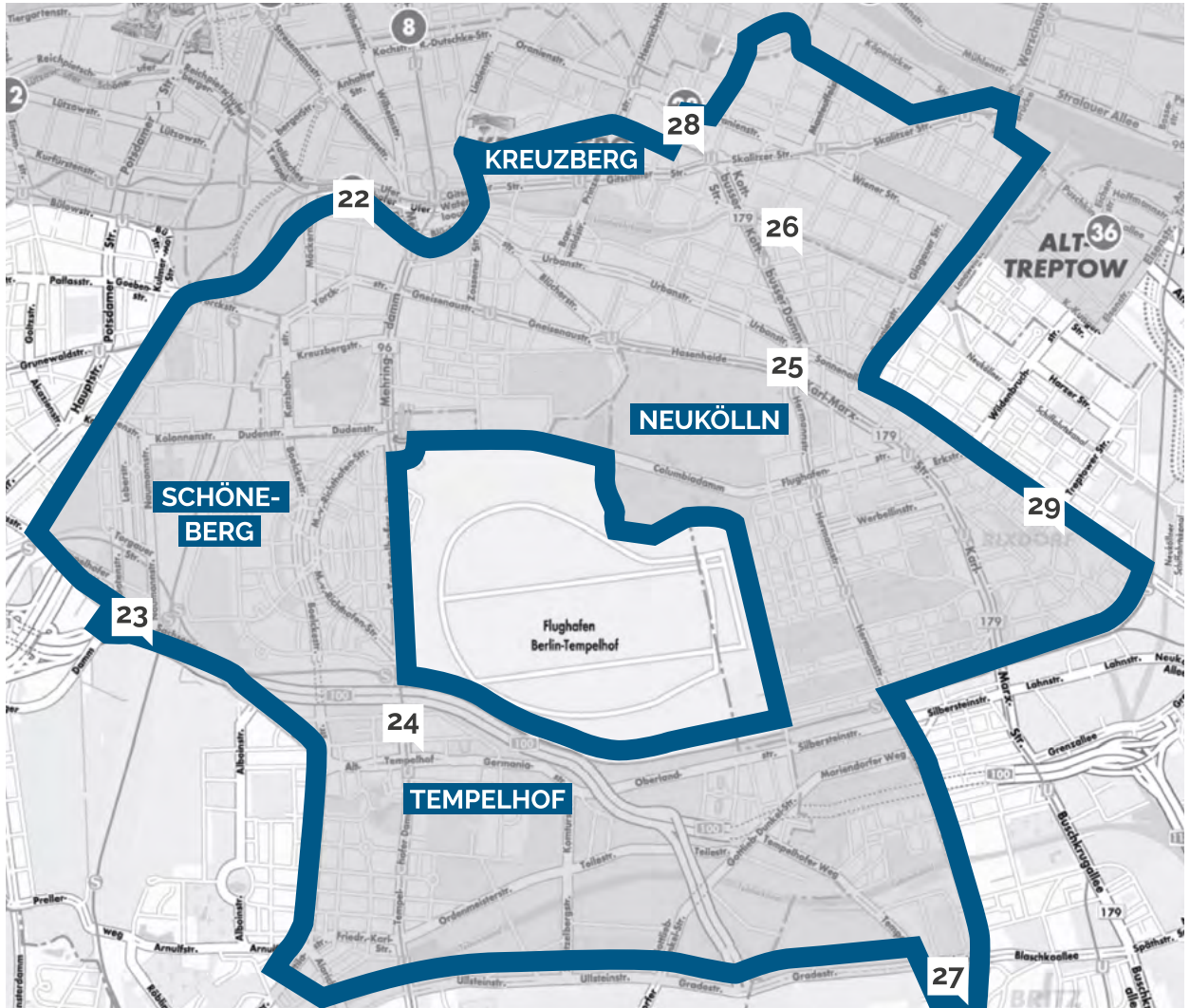
CITY WEST

Tiergarten, Charlottenburg, Wilmersdorf

12. Lützowplatz / Klingelhöfer Dreieck	24.00 - 28.00	17. Kurfürstendamm / S-Bahnhof Halensee	24.00 - 28.00
13. Kurfürstendamm / Joachimsthaler Straße	28.00 - 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	21.00 - 25.00

Office Rents Berlin - Kreuzberg, Tempelhof, Schöneberg, Neukölln

Total Year 2021 – approx. €/sqm excluding service charges & VAT



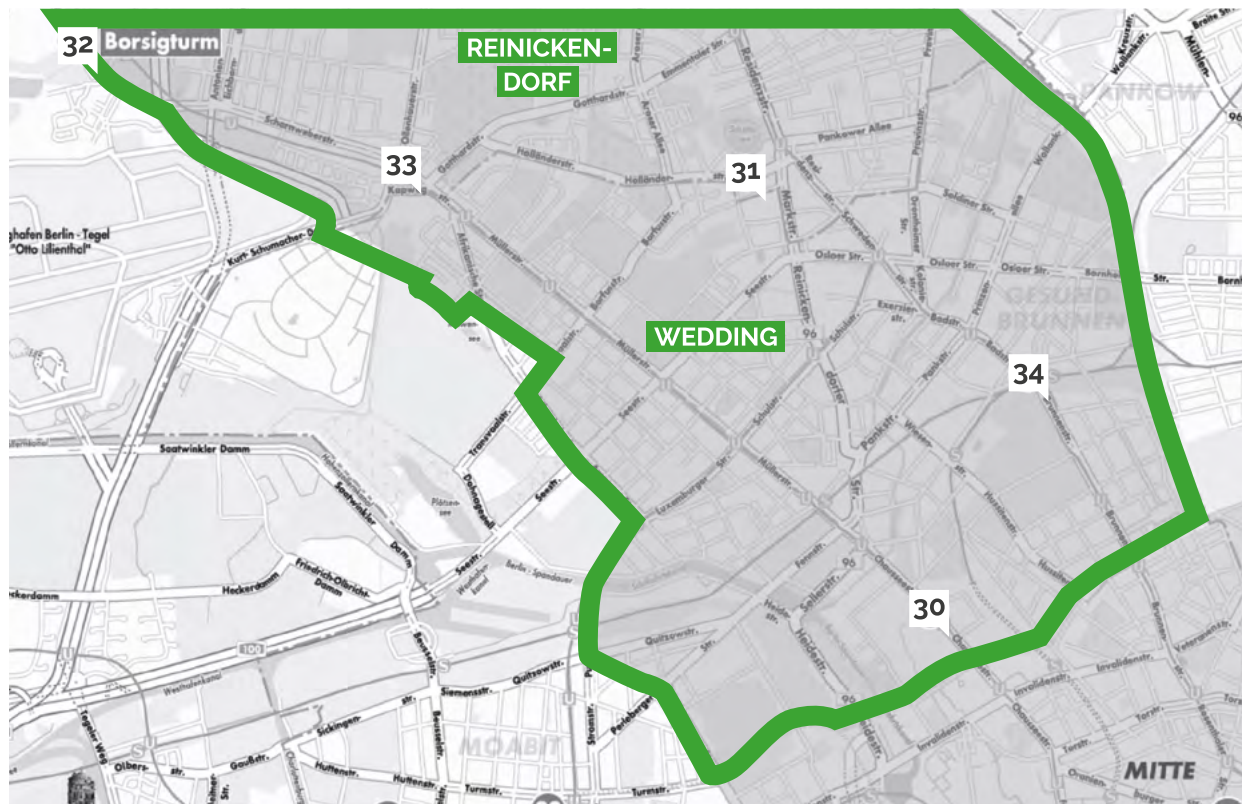
BERLIN SÜD

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

Total Year 2021 – approx. €/sqm excluding service charges & VAT



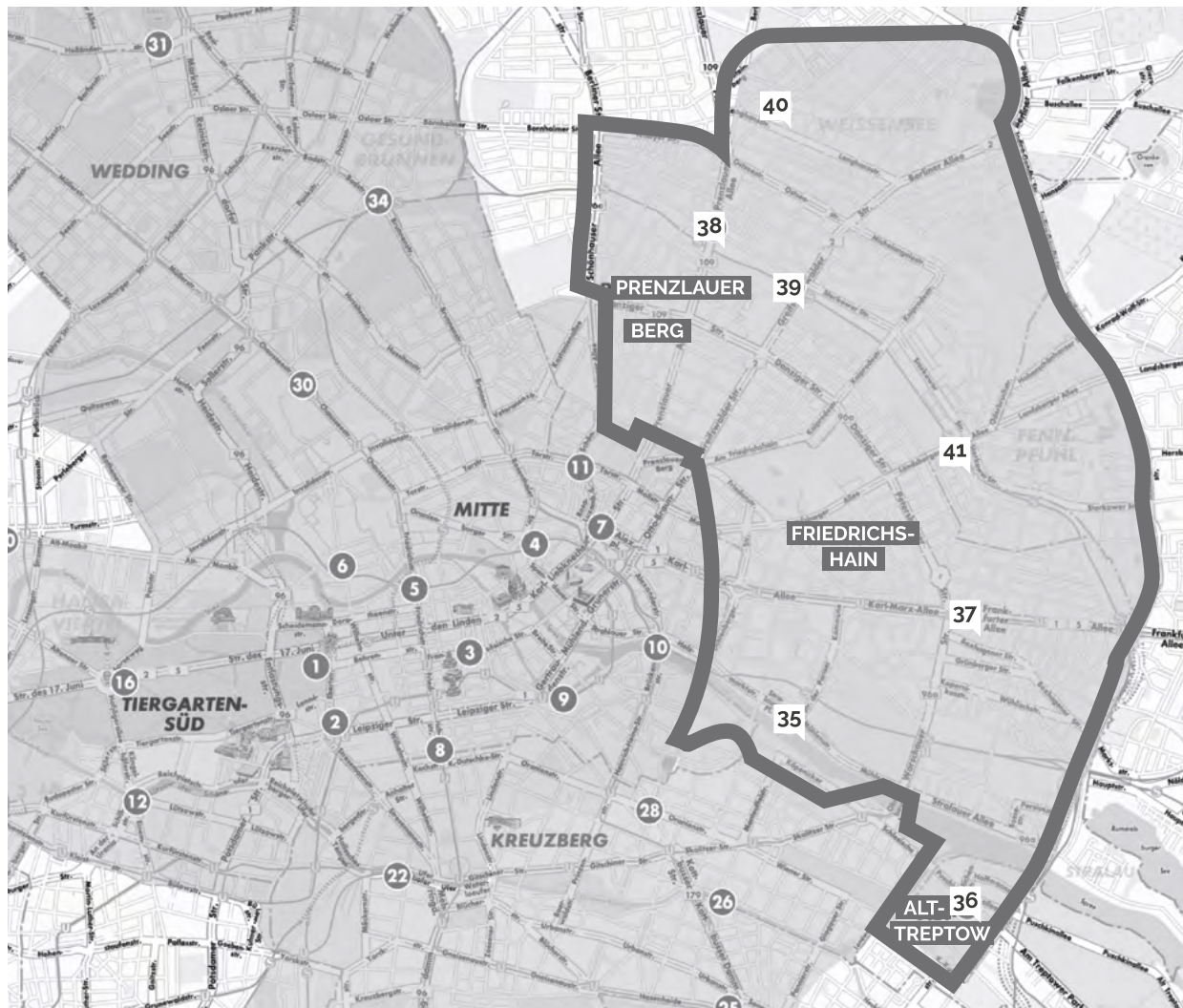
BERLIN NORD

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 2021 – approx. €/sqm excluding service charges & VAT



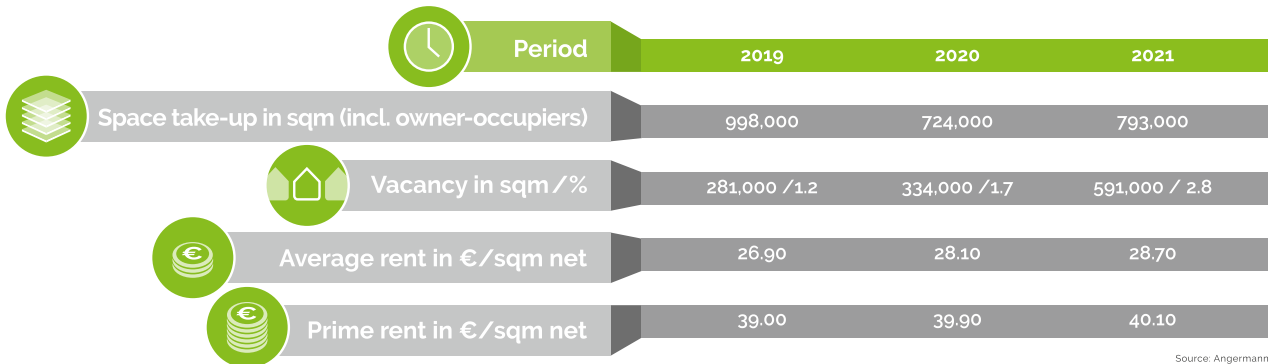
BERLIN OST

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

Total Years 2019 - 2021



BERLIN OFFICE MARKET – DEVELOPMENTS

Berlin, London, Paris - Germany's capital is now mentioned in the same league as other major international cities, thanks to its high cross-sector appeal for office tenants. Business groups, start-ups and the public sector were active on the letting front in 2021, leading to an above-average take-up result. The vacancy rate has increased, but not enough to cope with the high demand. This is also evident from the high pre-letting rates from major letting enquiries in new-build projects. Therefore a higher volume of speculative construction projects would be desirable.

WHAT'S COMING

High propensity to lease will cause take-up to rise still further in 2022

WHAT'S GOING

Office space within the Berlin S-Bahn orbital railway ring

WHAT'S STAYING

Berlin's importance as a service location

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