

Q1 2022

RESEARCH OFFICE MARKET BERLIN



595,000 sqm
Vacancy



€ 29.45/sqm
Average rent



138,000 sqm
Space take-up

STATISTICS
FACTS
FIGURES



€ 41.30/sqm
Prime rent

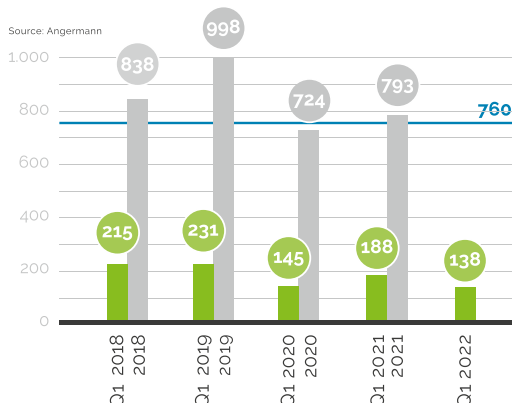
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Seit 1953.

OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

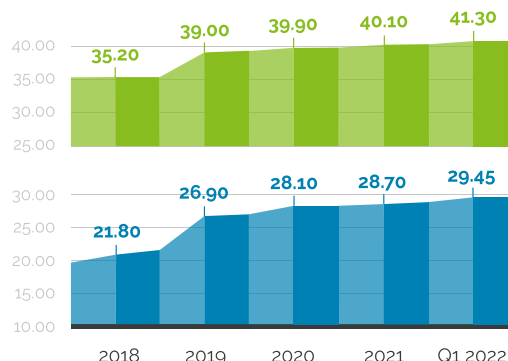
Source: Angermann



OFFICE RENTS BERLIN

in €/sqm ■ Prime rent ■ Average rent

Source: Angermann



KEY FACTS

- Quiet start after an exciting end-of-year rally in 2021
- Supply of office space increases again, but remains scarce
- As an office location, Berlin-Mitte once again registers the highest take-up
- Prime and average rents pick up again
- Medium-sized companies are increasingly overcoming their space requirement concerns

„THE BERLIN OFFICE LETTING MARKET HAS EXPERIENCED A QUIET PERIOD AFTER THE STRONG END-OF-YEAR SPURT.“

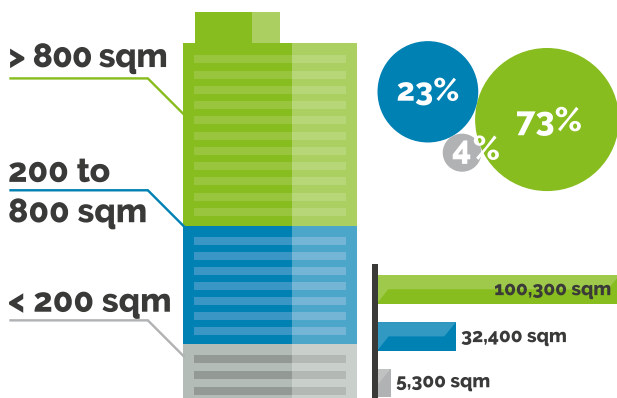


Fabian Runge,
Director

TAKE-UP BY SIZE CATEGORY

1st Quarter 2022

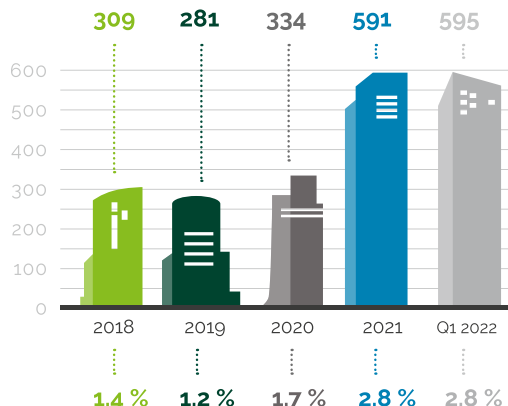
Source: Angermann



OFFICE VACANCY

Development 2018-2022
in 000 sqm, vacancy rate in %

Source: Angermann



RENTS FOR TOP LOCATIONS

1st Quarter 2022 – approx. €/sqm/month excluding service charges & VAT

Source: Angermann



DEALS

1st Quarter 2022

TOP 5

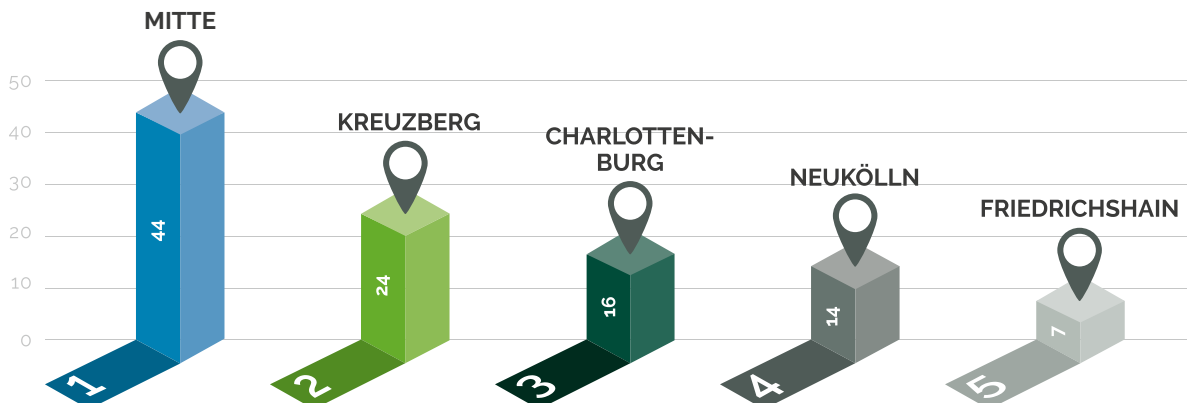
- 01** 9,100 sqm in Neukölln
Q1 - tenant: Industry
- 02** 7,100 sqm in Kreuzberg
Q1 - tenant: Food Delivery Service
- 03** 5,500 sqm in Wilmersdorf
Q1 - tenant: Federal Republic of Germany
- 04** 4,300 sqm in Kreuzberg
Q1 - tenant: FinTech
- 05** 4,200 sqm in Mitte
Q1 - tenant: Real Estate Service Provider

Source: Angermann

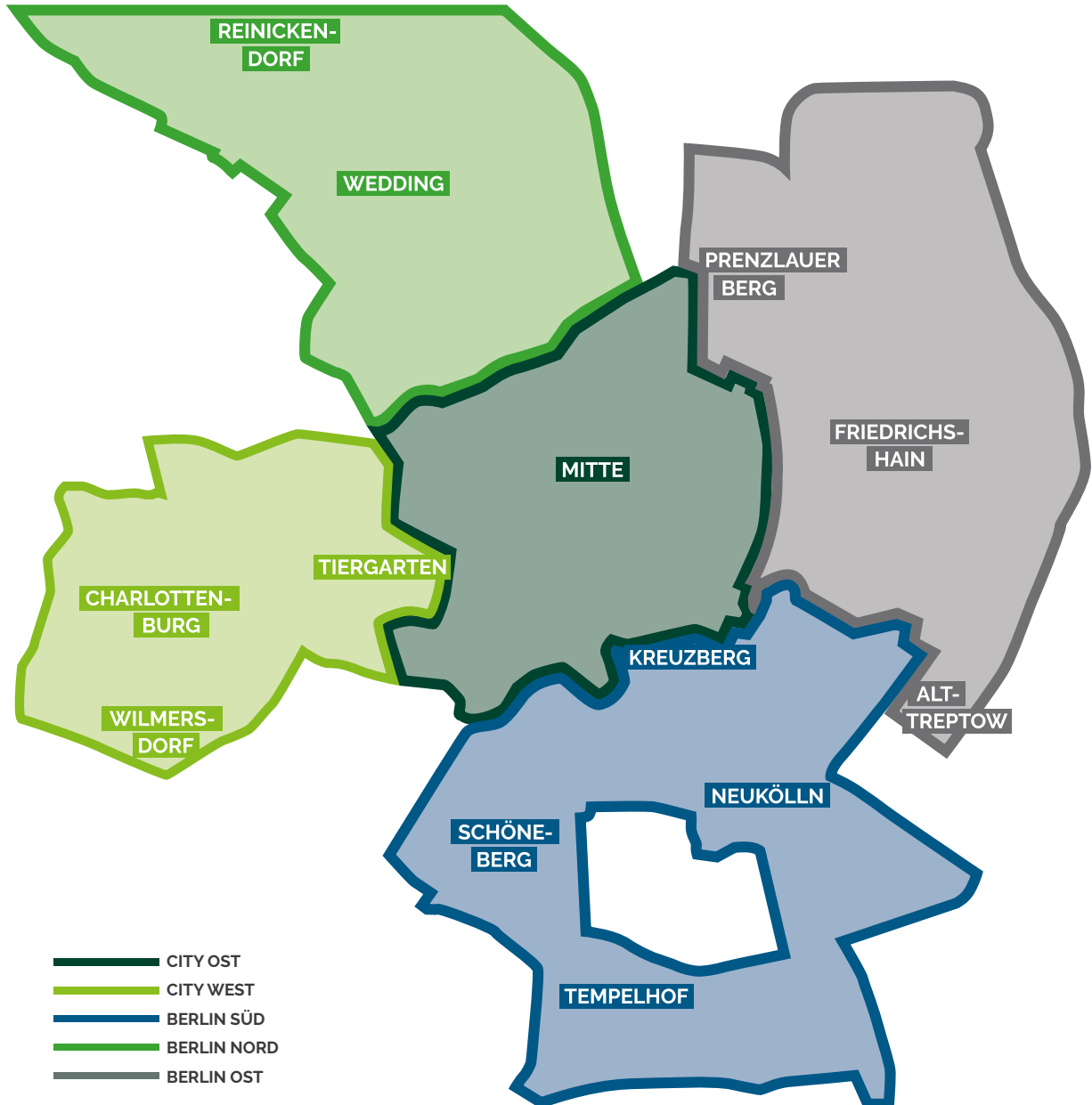
TOP 5 OFFICE LOCATIONS

1st Quarter 2022 - office space take-up in 000 sqm

Source: Angermann

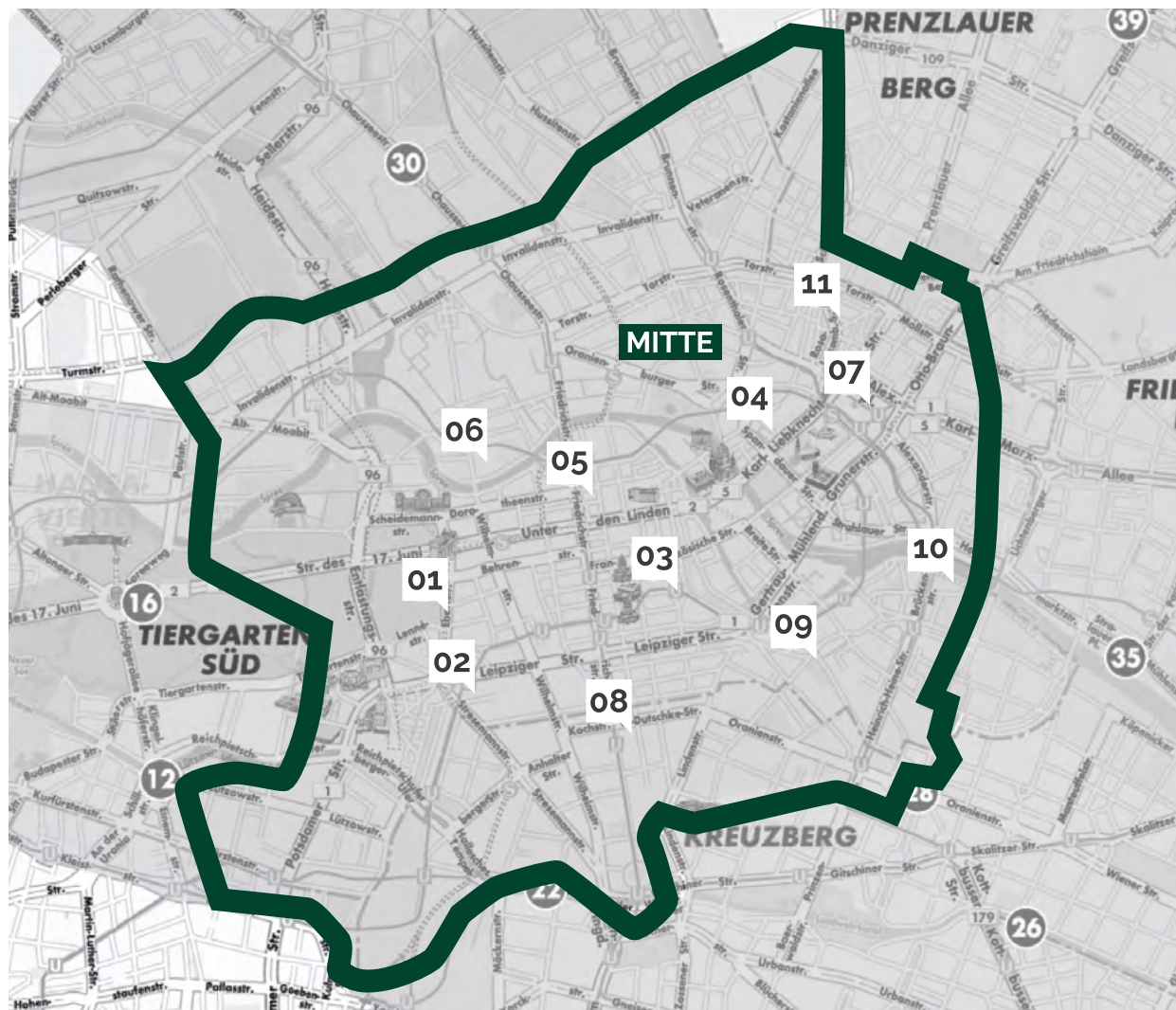


BERLIN OFFICE RENTS AT A GLANCE



Office Rents Berlin - Mitte

1st Quarter 2022 – approx. €/sqm excluding service charges & VAT.



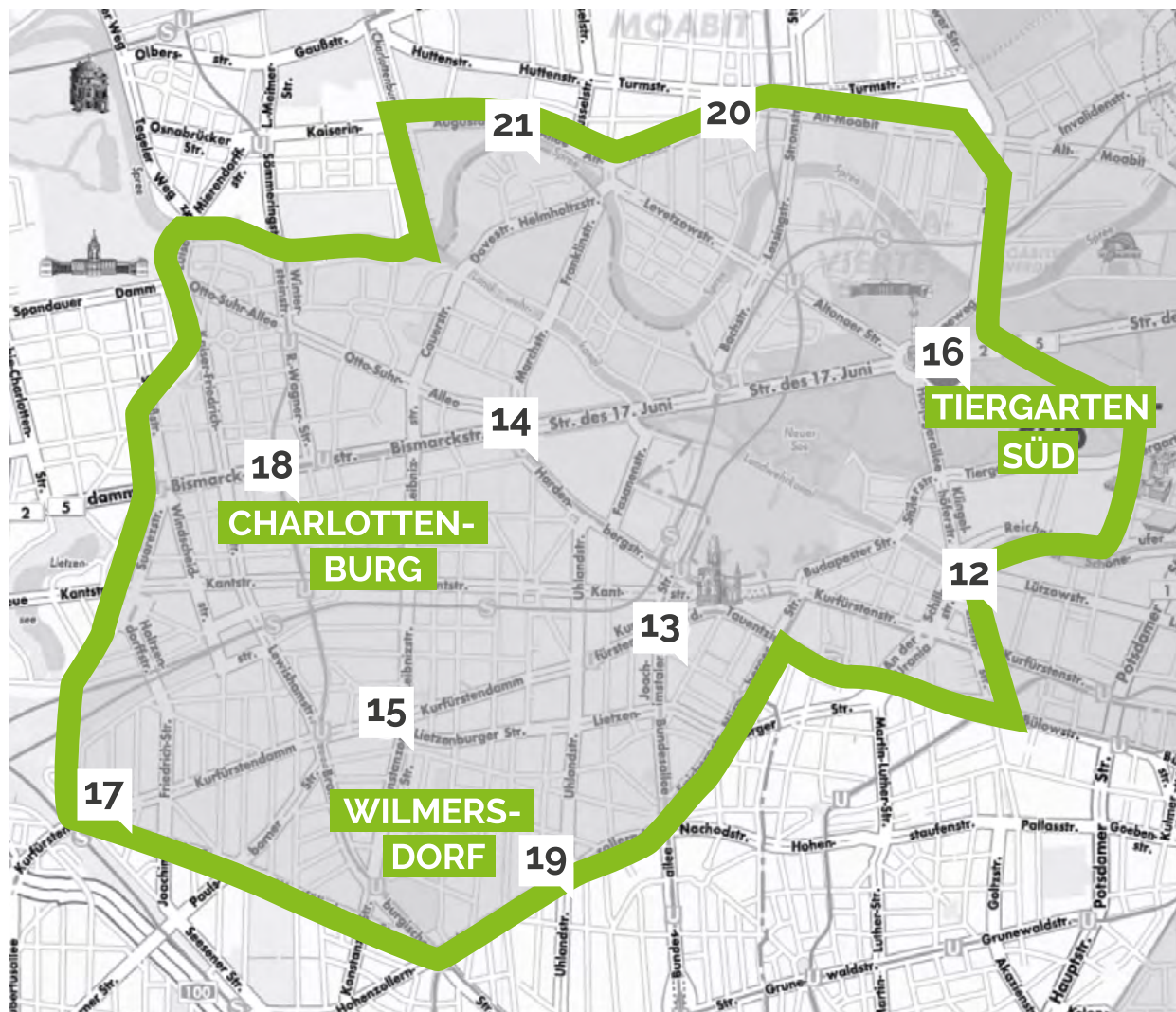
CITY OST

Mitte

1. Pariser Platz / Unter den Linden	32.00 - 42.00	7. Alexanderplatz	27.00 - 35.00
2. Potsdamer Platz / Leipziger Platz 1	34.00 - 48.00	8. Friedrichstraße / Checkpoint Charlie	28.00 - 34.00
3. Französische Straße / Gendarmenmarkt	33.00 - 37.00	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	34.00 - 42.00	11. Torstraße / Schönhauser Allee	32.00 - 40.00
6. Luisenstraße / Reinhardtstraße	30.00 - 33.00		

Office Rents Berlin - Tiergarten, Charlottenburg, Wilmersdorf

1st Quarter 2022 – approx. €/sqm excluding service charges & VAT



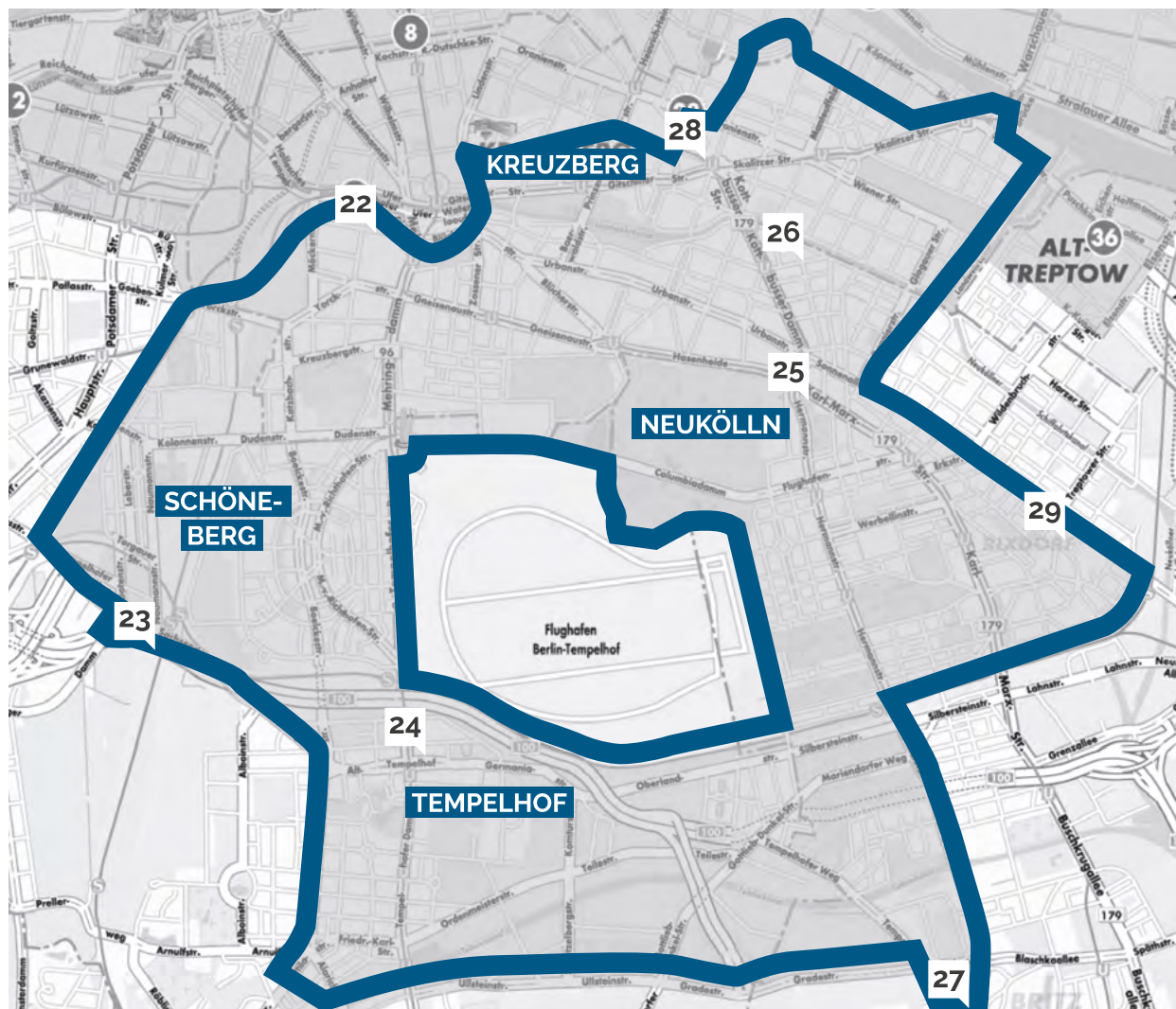
CITY WEST

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

1st Quarter 2022 – approx. €/sqm excluding service charges & VAT



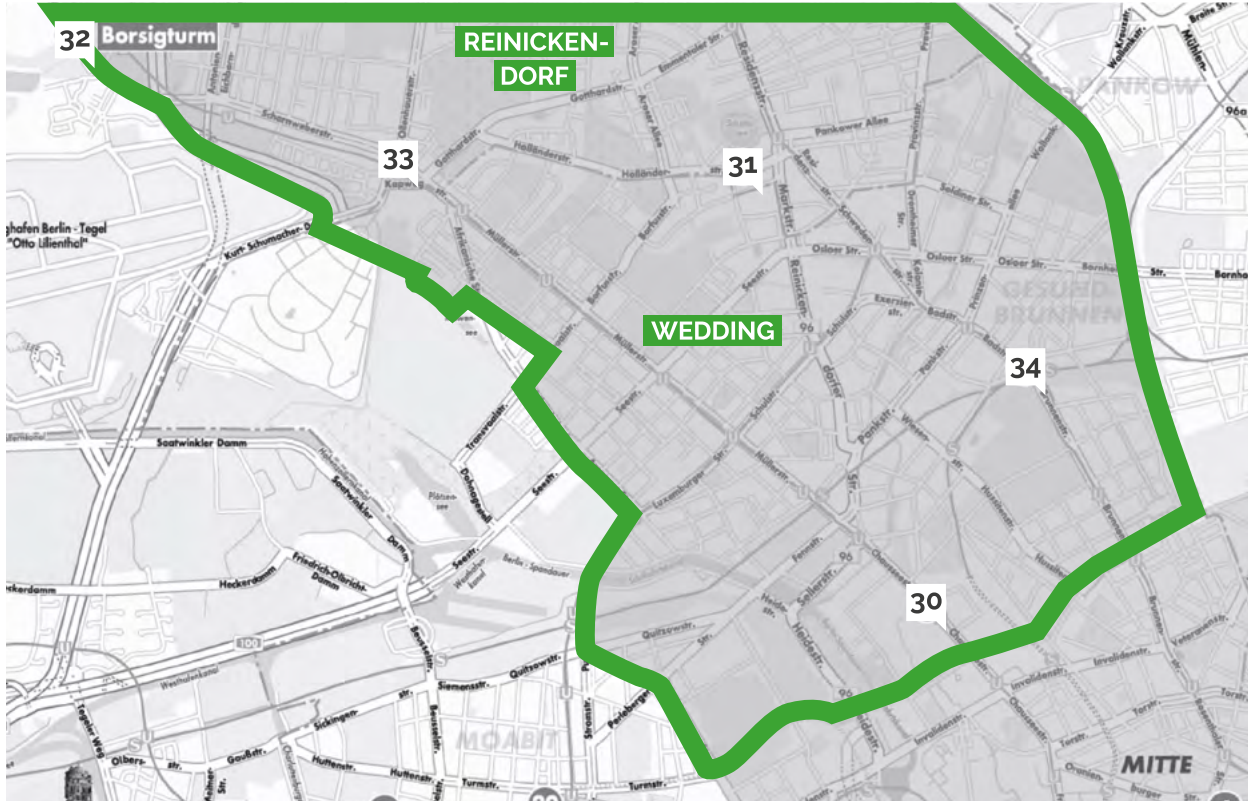
BERLIN SÜD

Kreuzberg, Tempelhof, Schöneberg, Neukölln

22. Tempelhofer Ufer	25.00 - 30.00	26. Paul-Lincke-Ufer	27.00 - 31.00
23. Sachsensdamm	23.00 - 30.00	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

1st Quarter 2022 – approx. €/sqm excluding service charges & VAT



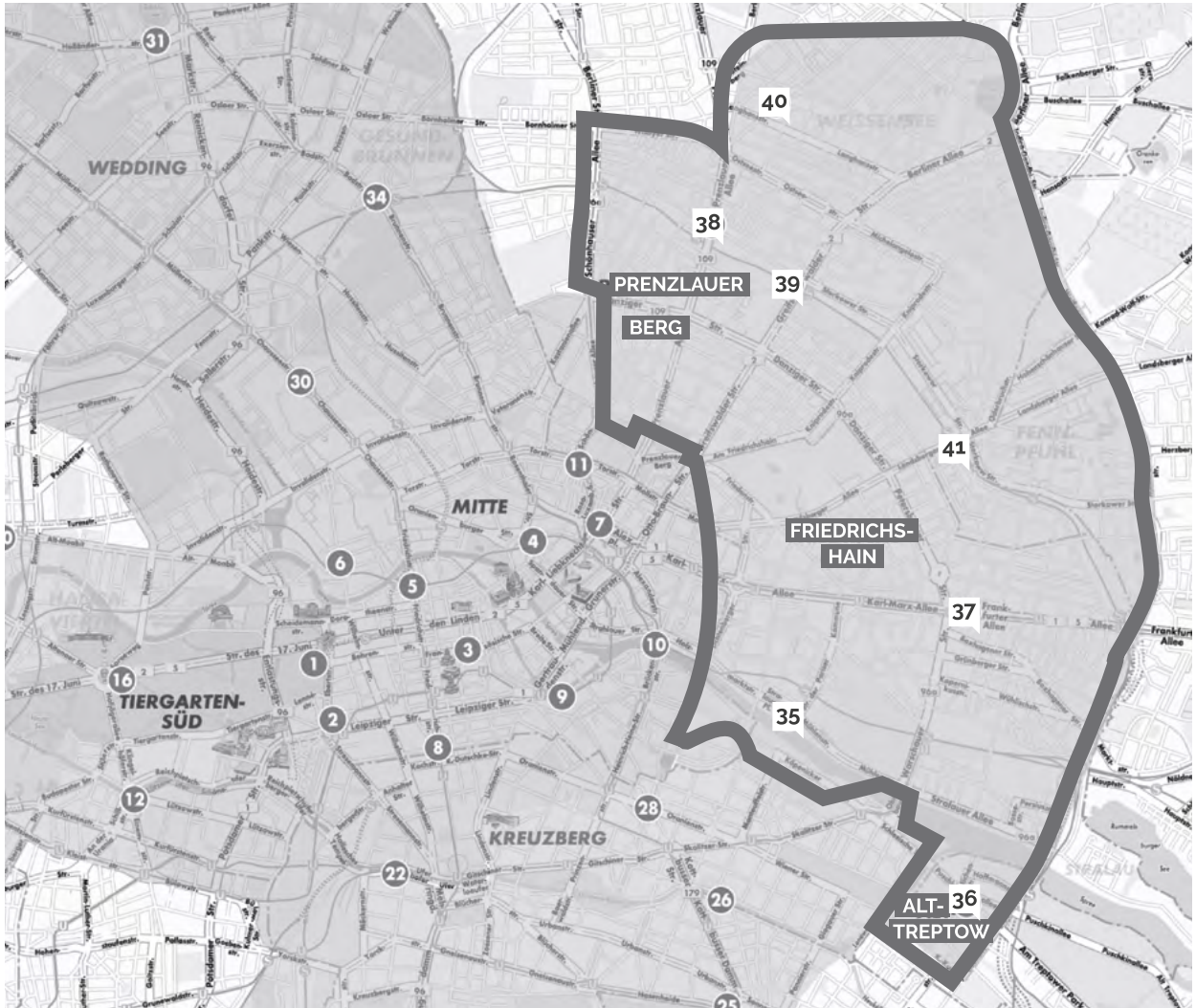
BERLIN NORD

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

1st Quarter 2022 – approx. €/sqm excluding service charges & VAT



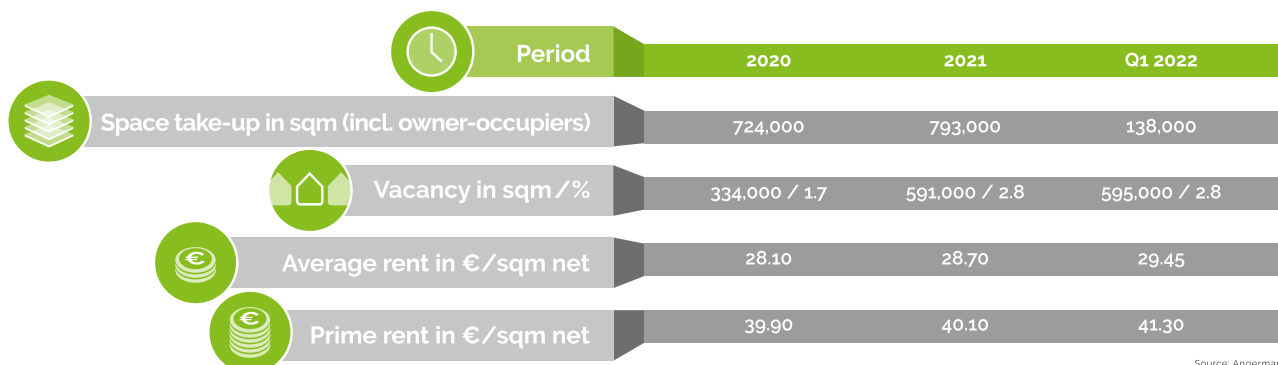
BERLIN OST

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

2020 - 2022



Source: Angermann

BERLIN OFFICE MARKET – DEVELOPMENTS

After a strong take-up in the second half of 2021, letting activity in the Berlin office market experienced a quiet period at the start of 2022. However, given the large number of ongoing enquiries, activity can be expected to pick up again significantly, just as it did in 2021, and the cycle will begin anew. Berlin is once again demonstrating its resilience in these extremely challenging economic times.

This is evident from the growth in rental prices, with both prime and average rents rising. Quite simply, an attractive and high-quality office in Berlin has its price.

WHAT'S COMING

Increasing take-up

WHAT'S GOING

Unfounded uncertainty

WHAT'S STAYING

Market stability

Current interview: [Real estate expert Fabian Runge on the topic of New Work on bürosuche.de](#)

ANGERMANN
Real Estate Advisory AG

Lennéstraße 1
10785 Berlin
Tel. +49 (0)30-23 08 28-0

Guillettstraße 48
60325 Frankfurt am Main
Tel. +49 (0)69-5 05 02 91-0

Am Graswege 6
30169 Hannover
Tel. +49 (0)511-93 61 92-0

ABC-Straße 35
20354 Hamburg
Tel. +49 (0)40-34 34 36

Bolzstraße 3
70173 Stuttgart
Tel. +49 (0)711-22 45 15-50



www.angermann-realestate.de
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