

Q3 2022

RESEARCH OFFICE MARKET BERLIN



630,000 sqm
Vacancy



€ 29.35/sqm
Average rent



353,000 sqm
Space take-up

STATISTICS
FACTS
FIGURES



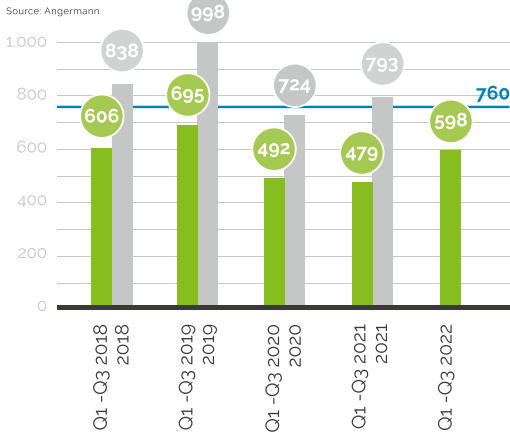
€ 41.90/sqm
Prime rent

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Seit 1953.

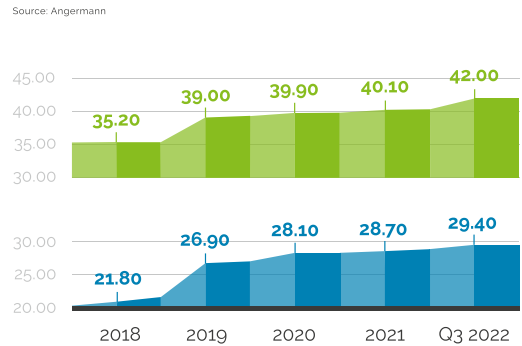
OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average



OFFICE RENTS

in €/sqm ■ Prime rent ■ Average rent



KEY FACTS

- Significant 25% rise in take-up year-on-year
- At 245,000 sqm, Q3 surpasses both Q1 (138,000 sqm) and Q2 (215,000 sqm) results
- Major deals dominate the past three months
- Further major enquiries in the pipeline
- Annual take-up in 2022 expected to match level of the two previous years
- Berlin-Mitte once again dominates the location ranking

„BERLIN'S INDUSTRIAL DIVERSITY IS ONCE AGAIN A GUARANTOR OF STABILITY AND HIGH TAKE-UP.“

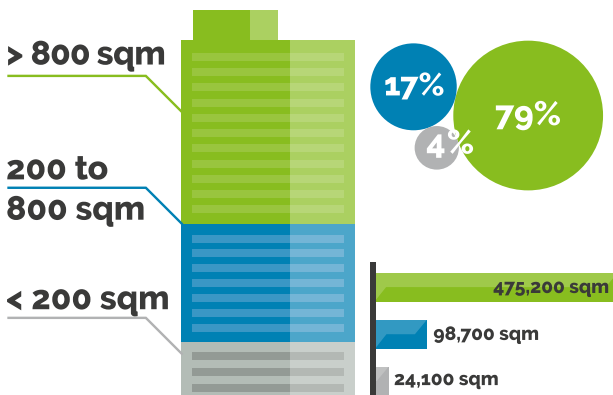


Fabian Runge,
Director

TAKE-UP BY SIZE CATEGORY

1st - 3rd Quarter 2022

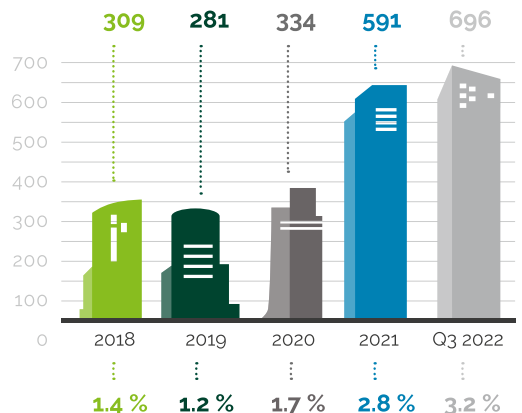
Source: Angermann



OFFICE VACANCY

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

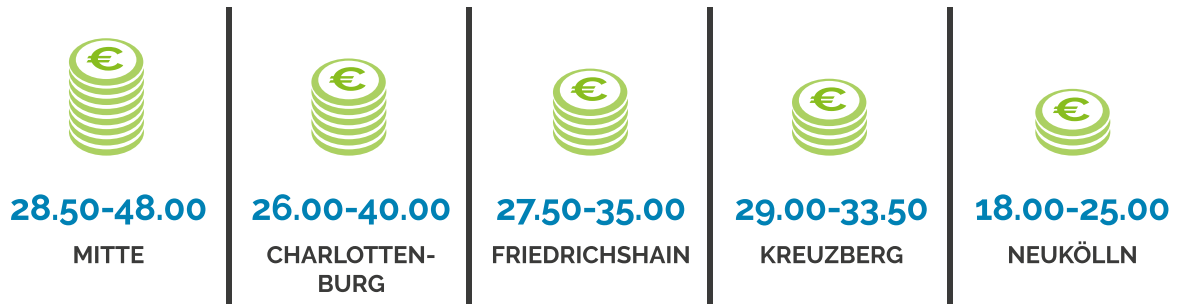
Source: Angermann



RENTS FOR TOP LOCATIONS

3rd Quarter 2022 – approx. €/sqm/month excluding service charges & VAT

Source: Angermann



TOP 5

DEALS

1st - 3rd Quarter 2022

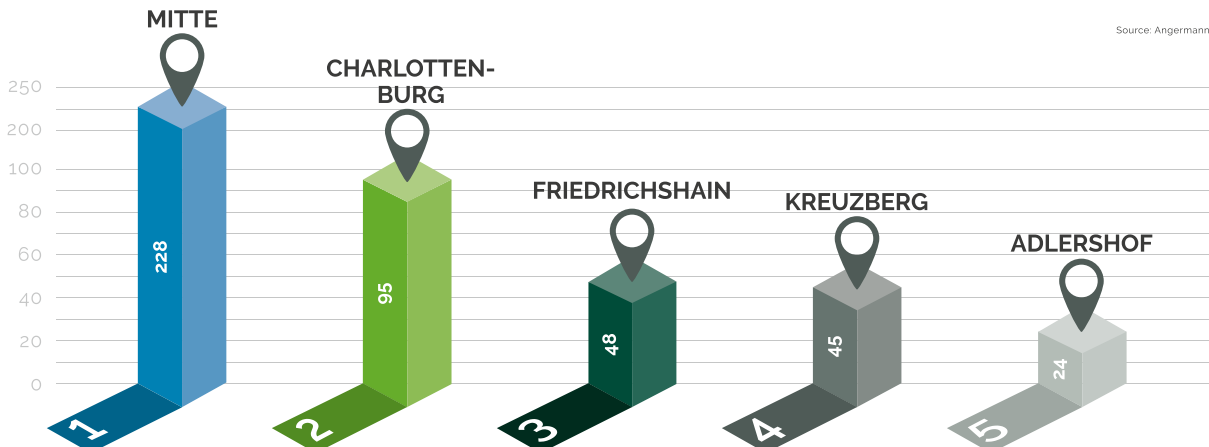
- 01** 40,000 sqm in Mitte
Q2, tenant: State of Berlin
- 02** 22,500 sqm in Mitte
Q3, tenant: Mobility services provider
- 03** 17,500 sqm in Mitte
Q3, tenant: Mobility services provider
- 04** 17,400 sqm in Charlottenburg
Q3, tenant: State of Berlin
- 05** 17,100 sqm in Friedrichshain
Q3, tenant: Solar company

Source: Angermann

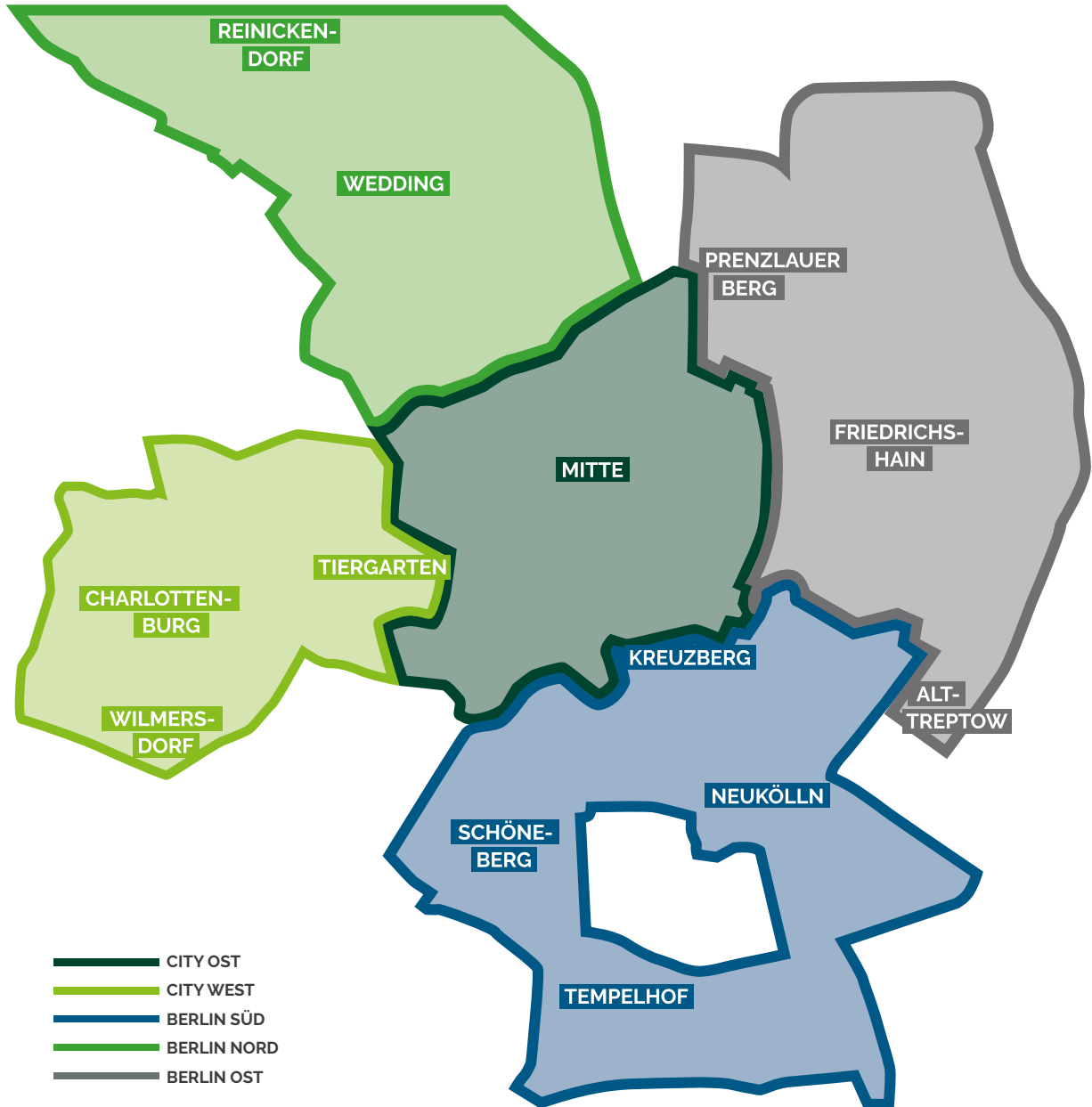
TOP 5 OFFICE LOCATIONS

1st - 3rd Quarter 2022 - office space take-up in 000 sqm

Source: Angermann

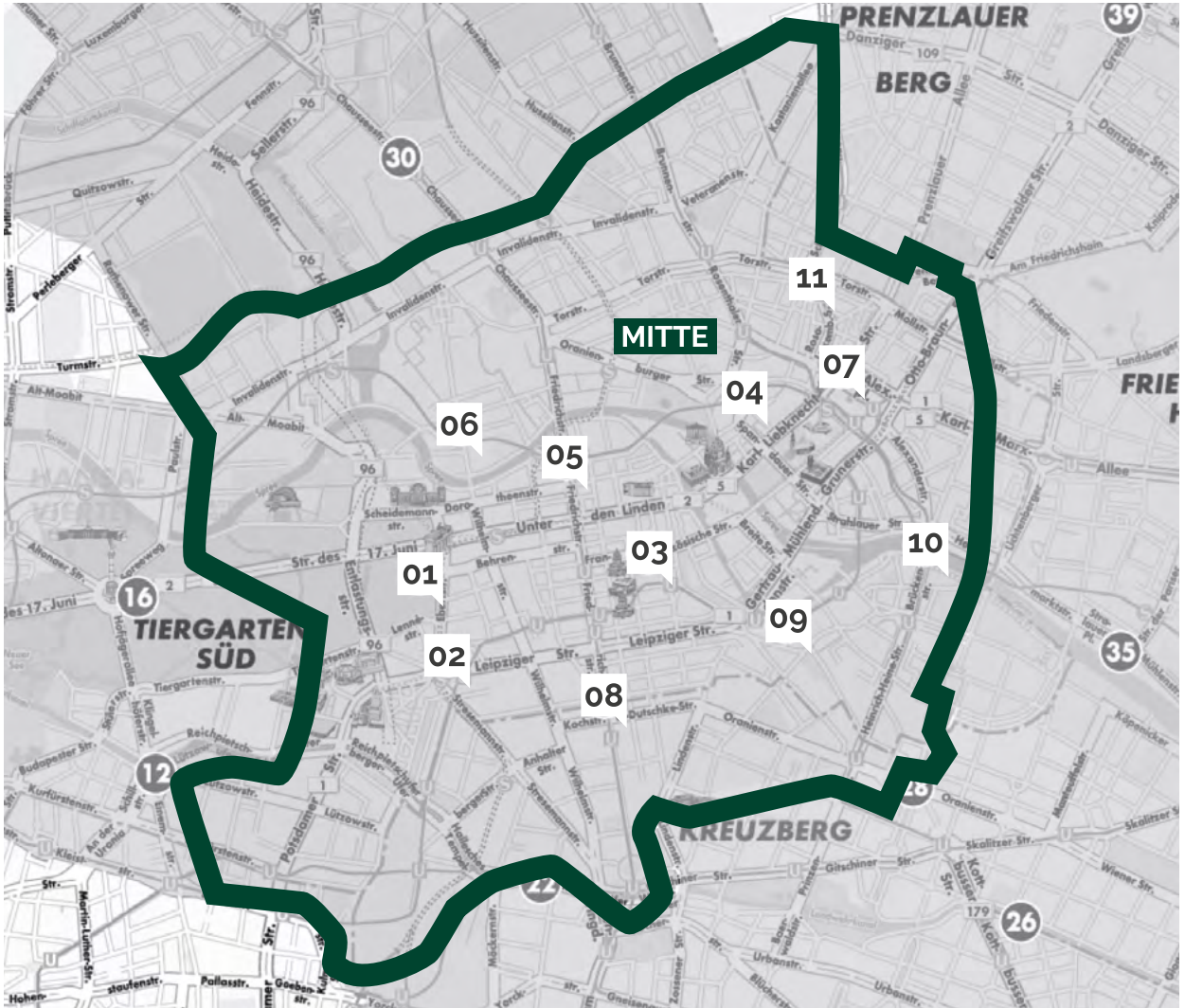


BERLIN OFFICE RENTS AT A GLANCE



Office Rents Berlin - Mitte

3rd Quarter 2022 - approx. €/sqm excluding service charges & VAT.



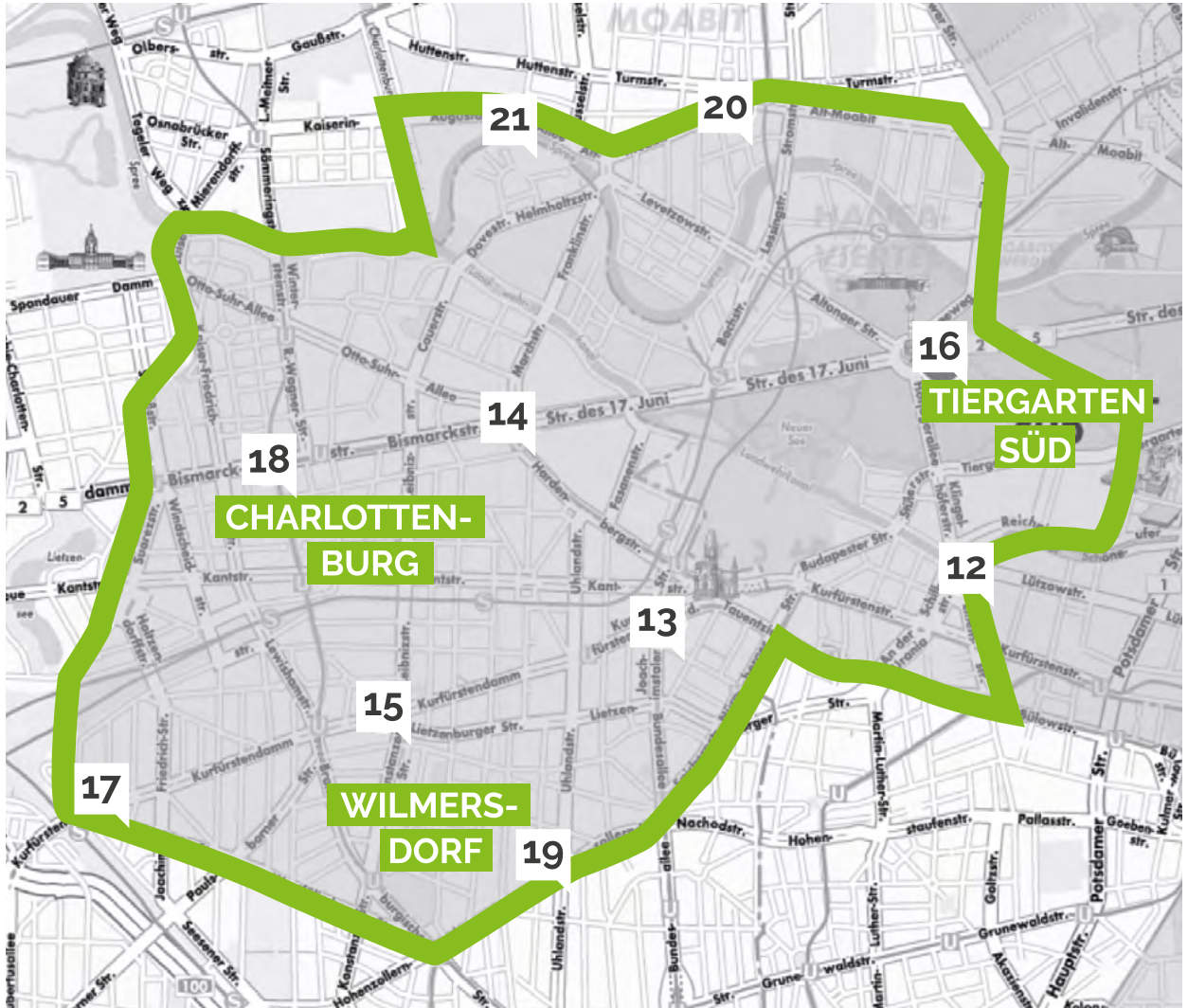
CITY OST

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

3rd Quarter 2022 - approx. €/sqm excluding service charges & VAT



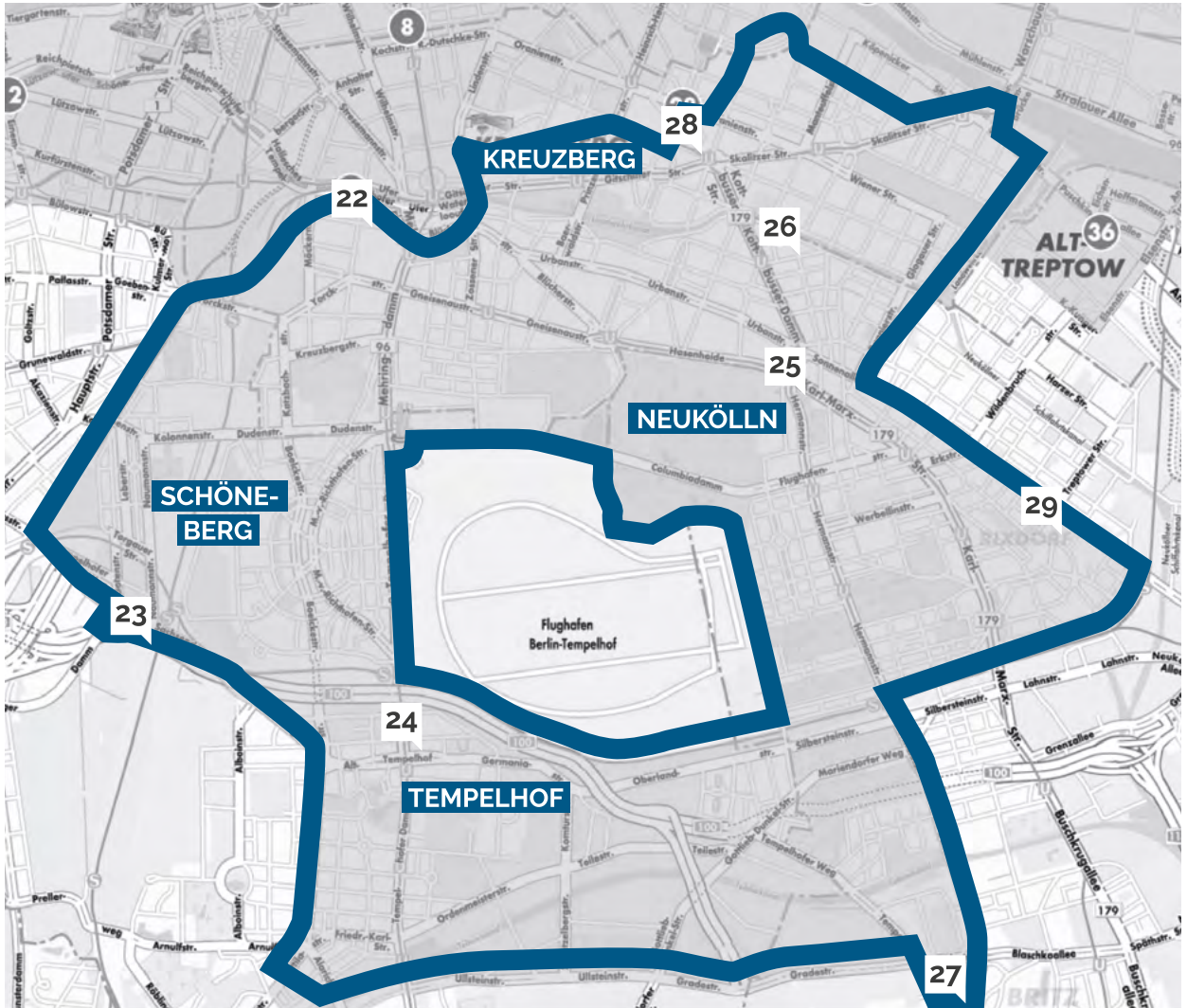
CITY WEST

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

3rd Quarter 2022 - approx. €/sqm excluding service charges & VAT



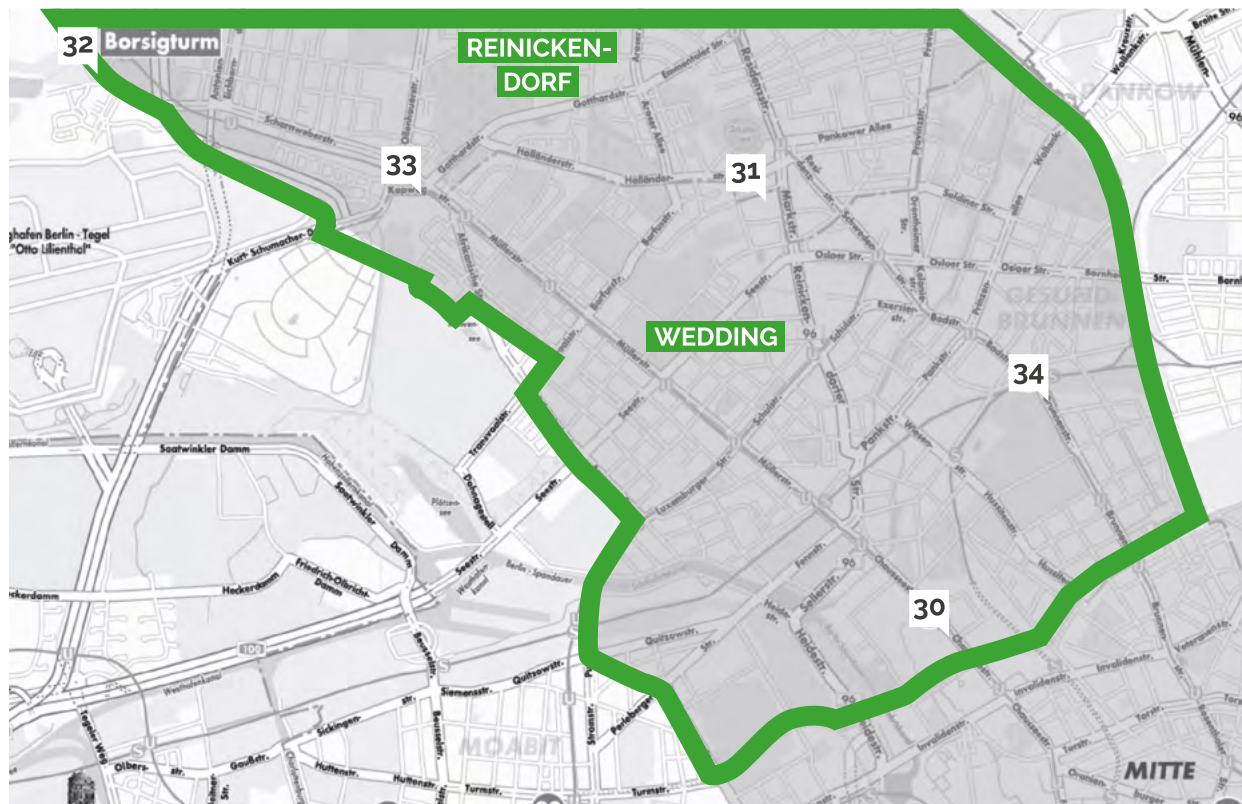
BERLIN SÜD

Kreuzberg, Tempelhof, Schöneberg, Neukölln

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

3rd Quarter 2022 - approx. €/sqm excluding service charges & VAT



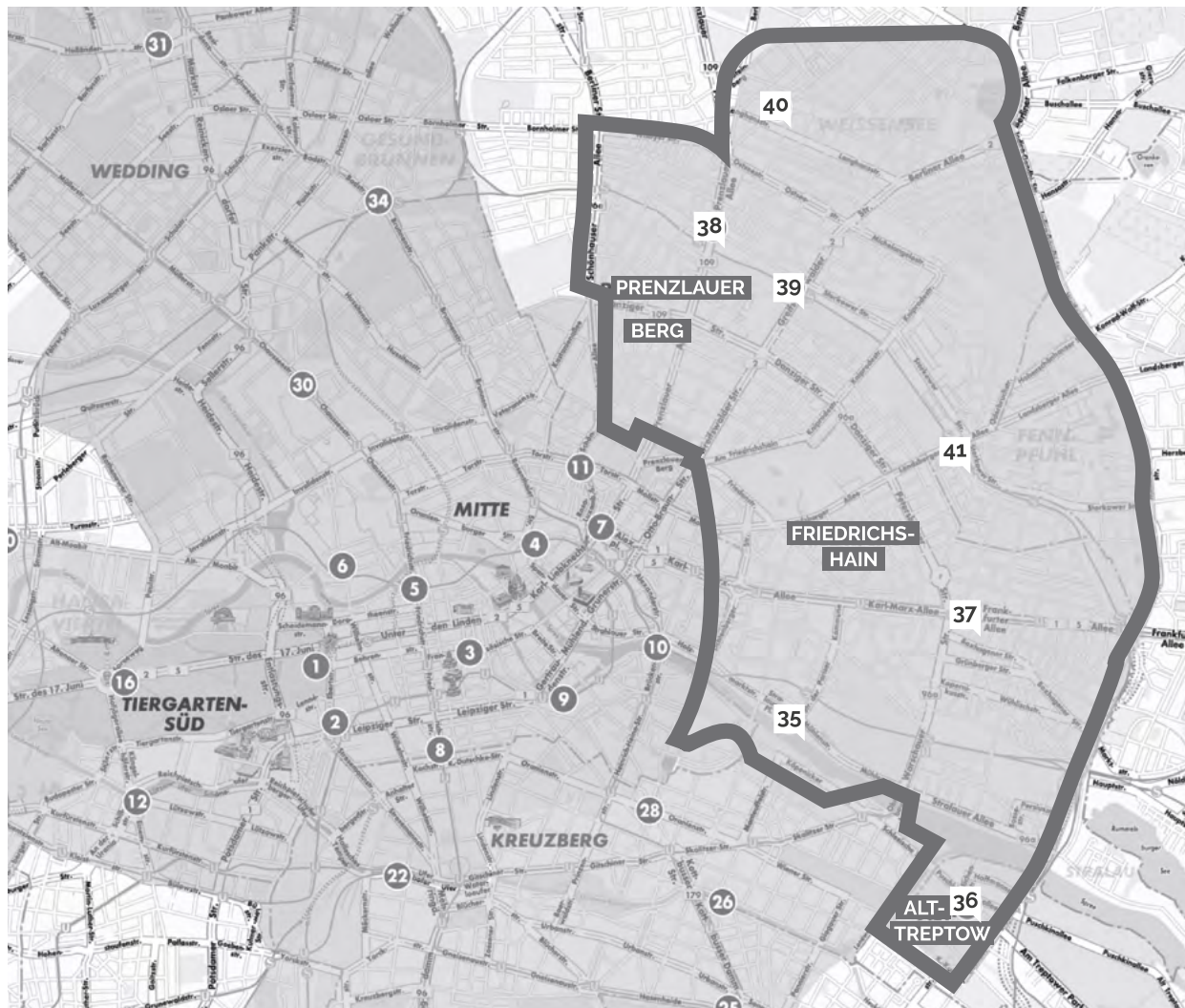
BERLIN NORD

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

3rd Quarter 2022 - approx. €/sqm excluding service charges & VAT



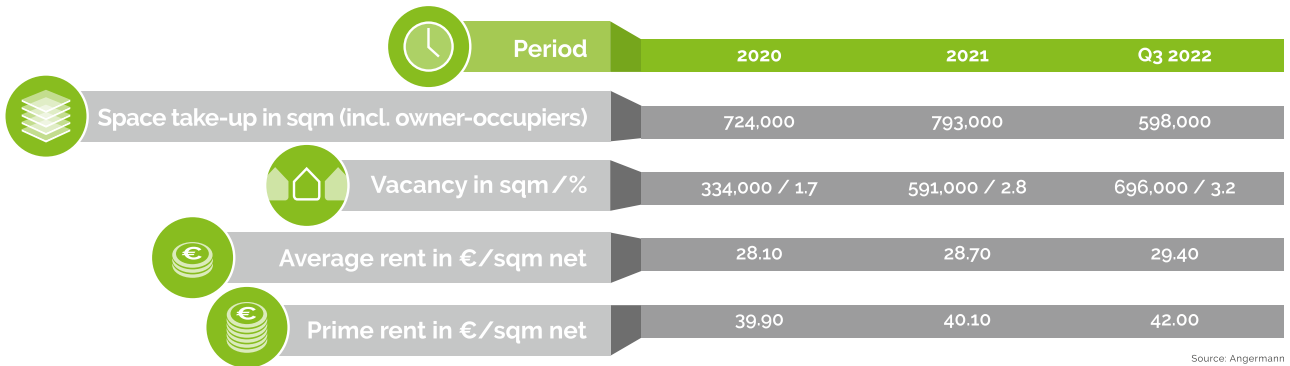
BERLIN OST

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



BERLIN OFFICE MARKET – DEVELOPMENTS

The third quarter was characterised by major lettings, most of which started in 2021. The high volume of deals confirms the importance of contemporary office space in central locations and the need for construction projects to commence. Challenges currently facing companies include rising inflation, significant increases in energy costs, a shortage of skilled workers, meeting sustainability criteria and structural change in the world of work. Since such factors have to be considered in the letting process, prospective occupiers require a firm basis upon which to make their decisions, and this has significantly increased the need for sound advice.

WHAT'S COMING

A good end to the business year

WHAT'S GOING

Pessimism due to exogenous economic factors

WHAT'S STAYING

Berlin-Mitte's exceptional position

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