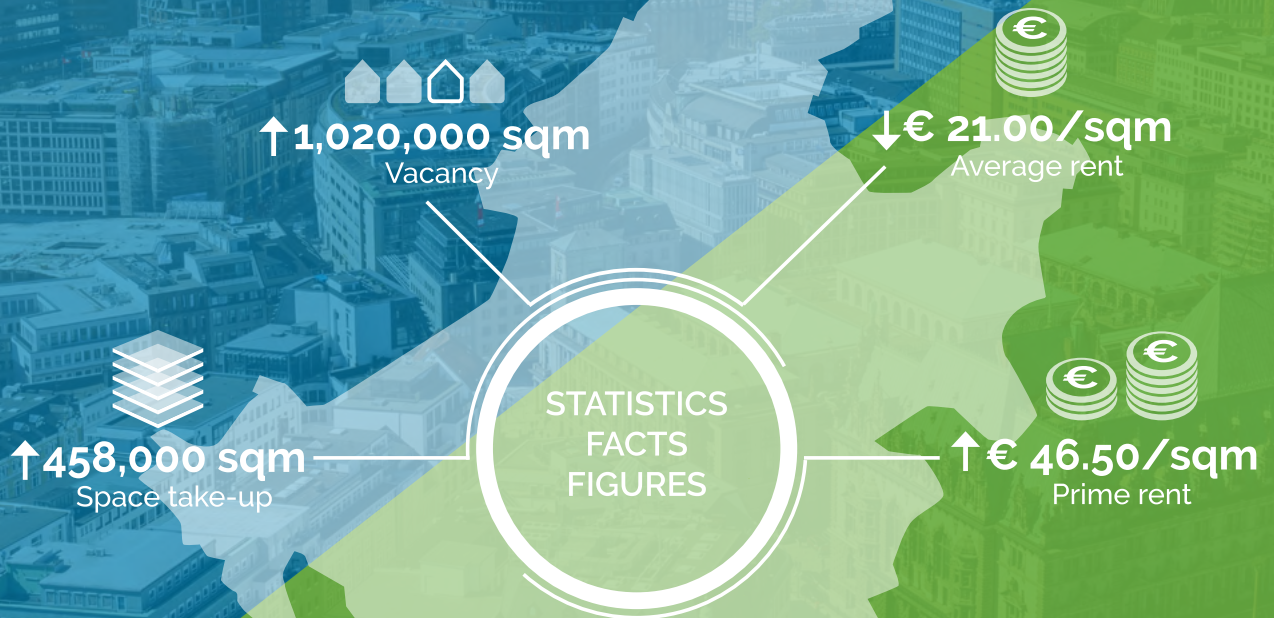


# Q4 2021

## RESEARCH OFFICE MARKET FRANKFURT



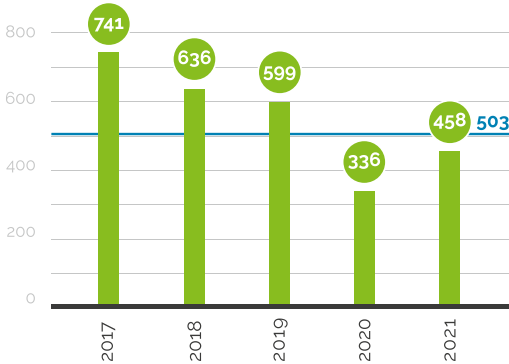
# ANGERMANN™

Seit 1953.

## OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

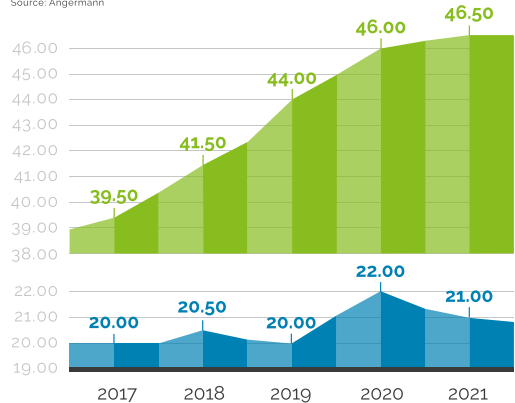
Source: Angermann



## DEVELOPMENT OFFICE RENTS

in €/sqm — Prime rent — Average rent

Source: Angermann



## KEY FACTS

- Letting performance improves by 36% compared to 2020
- At 273,000 sqm, take-up is higher in the second half-year than in the first (185,000 sqm)
- High take-up in the peripheral locations of Eschborn and Niederrad
- Number of large deals increases significantly compared to 2020
- Prime rent rises, average rent falls
- Renewed increase in the availability of office space

**"A STRONG FINAL QUARTER OF 2021 BODES WELL FOR OVERALL PERFORMANCE IN 2022. NEVERTHELESS, THE DEVELOPMENT OF THE PANDEMIC REMAINS CRUCIAL."**

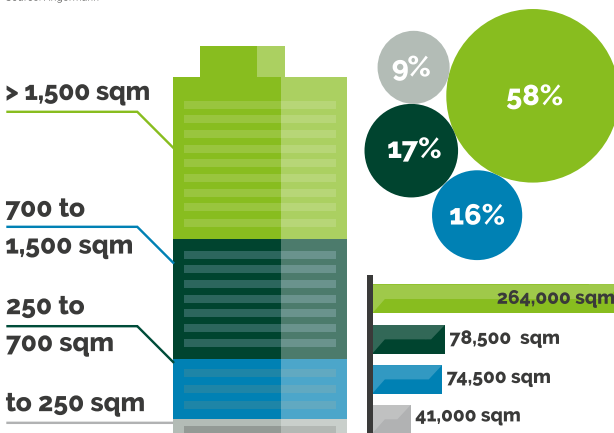


Ron Klotsch, Director

## TAKE-UP BY SIZE CATEGORY

Total Year 2021

Source: Angermann

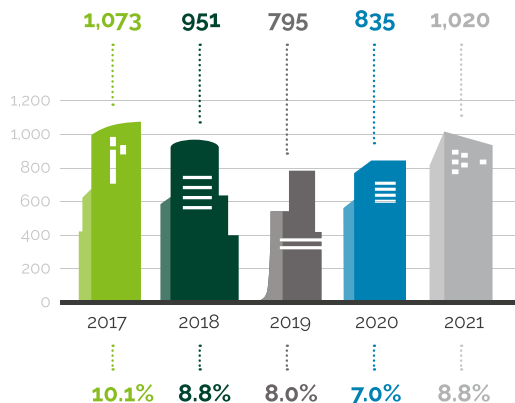


## OFFICE VACANCY

Development 2017-2021

in 000 sqm, vacancy rate in %

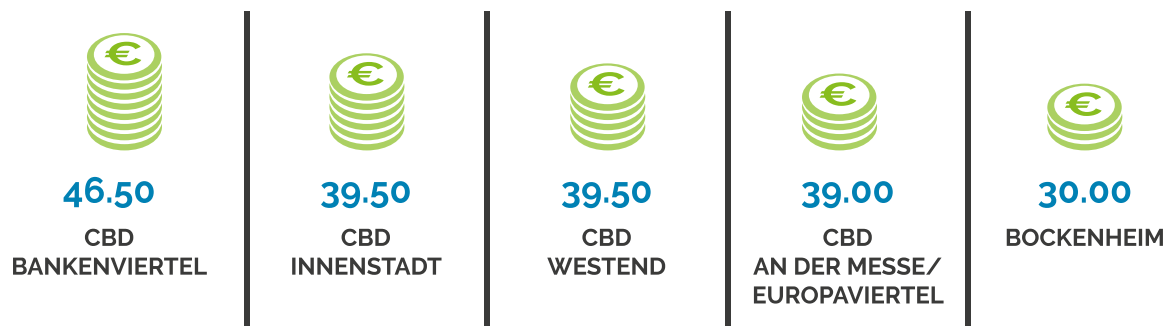
Source: Angermann



## HIGHEST RENTS IN MOST SOUGHT-AFTER OFFICE LOCATIONS

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

Source: Angermann



# TOP 5

## DEALS

Total Year 2021

- 01** **BAFA (BlmA)**  
21,400 sqm, Mergenthalerallee 2-8, Eschborn
- 02** **Nestlé**  
19,000 sqm, Baseler Straße 46-48
- 03** **Stadt Frankfurt am Main**  
16,000 sqm, Ben-Gurion-Ring 158-164
- 04** **Equens Worldline**  
15,500 sqm, Lyoner Straße 15
- 05** **Siemens**  
15,000 sqm, Flughafen

## BUSINESS SECTORS

Total Year 2021

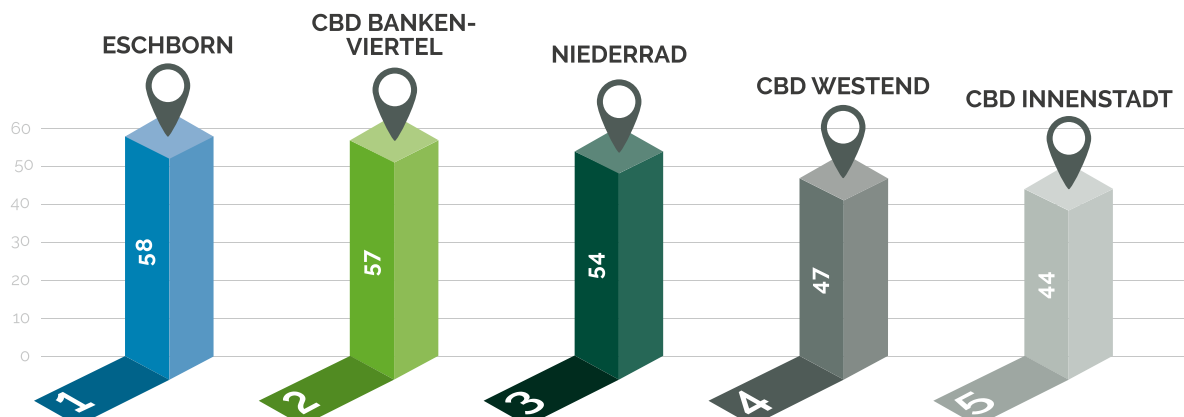
- 01** **Public Sector**  
71,000 sqm
- 02** **Banks/Financial Services**  
69,000 sqm
- 03** **Consulting**  
62,000 sqm
- 04** **Industry**  
55,000 sqm
- 05** **Real Estate**  
32,000 sqm

Source: Angermann

## TOP 5 OFFICE LOCATIONS




















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

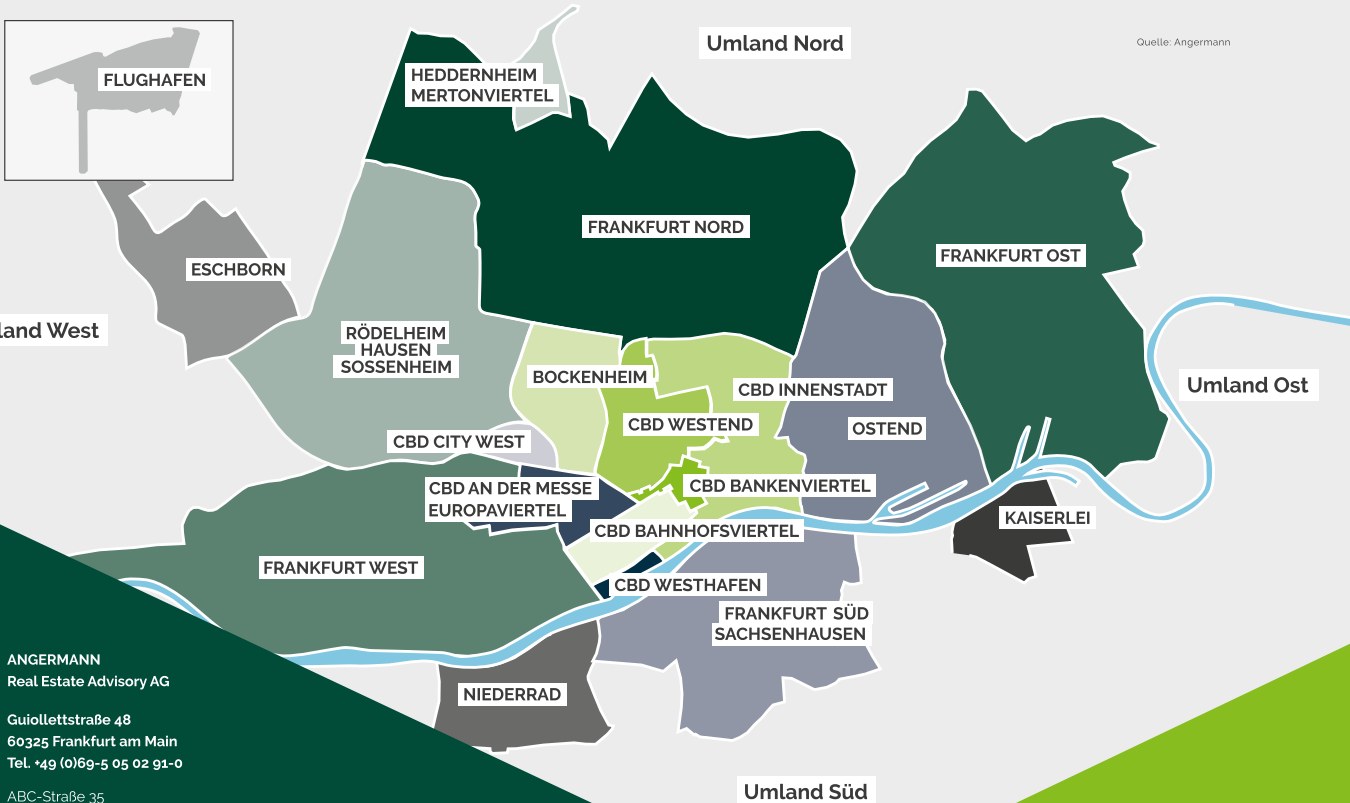
Source: Angermann



## RENTAL PRICE MAP

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

 CBD Bankenviertel	35.50 / 46.50	 Frankfurt Nord	11.00 / 14.50	
 CBD Westend	27.00 / 39.50	 Frankfurt Ost	9.50 / 14.00	
 CBD Innenstadt	22.50 / 39.50	 Frankfurt West	10.50 / 15.00	
 Bockenheim	20.50 / 30.00	 Rödelheim/Hausen/Sossenheim	11.00 / 14.50	
 CBD Bahnhofsviertel	17.00 / 24.00	 Heddernheim/Mertonviertel	11.00 / 15.50	
 CBD Westhafen	21.00 / 24.50	 Kaiserlei	13.00 / 18.00	Umland Nord 11.00 / 17.50
 CBD An der Messe/Europaviertel	21.50 / 35.00	 Niederrad	14.50 / 17.00	Umland Ost 10.00 / 15.00
 Ostend	17.00 / 22.50	 Eschborn	14.50 / 20.50	Umland West 9.00 / 14.00
 Frankfurt Süd/Sachsenhausen	15.50 / 23.00	 Flughafen	19.00 / 24.00	Umland Süd 10.00 / 15.50
 CBD City West	16.50 / 21.50			



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