

Q2 2020

RESEARCH OFFICE MARKET HAMBURG



↑ **400,000 sqm**
Vacancy



→ **€ 17.90/sqm**
Average rent



↓ **169,000 sqm**
Space take-up

STATISTICS
FACTS
FIGURES



↑ **€ 32.00/sqm**
Prime rent

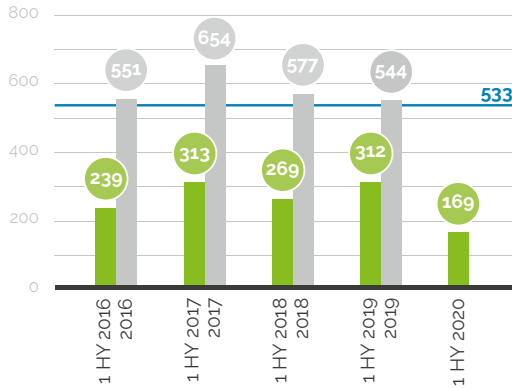
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Seit 1953.

OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

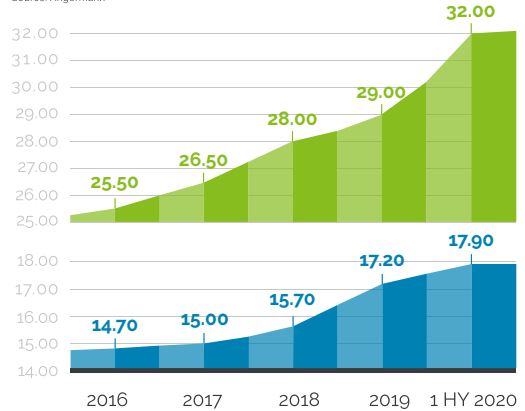
Source: Angermann



DEVELOPMENT OFFICE RENTS

in €/sqm Prime rent Average rent

Source: Angermann



KEY FACTS

- Letting performance 46% down on previous year
- Covid-19 is the main reason for the fall in take-up in Q2
- Completion of new-build projects is improving the supply of space
- Prime rents are rising again
- > €20.00/sqm segment is recording the largest share of take-up
- Many companies are focusing increasingly on home office and flexible working concepts

„HOME OFFICE AND FLEXIBLE WORKSPACE CONCEPTS WILL HAVE A LONG-TERM IMPACT ON DEMAND FOR OFFICE SPACE AND TAKE-UP.“

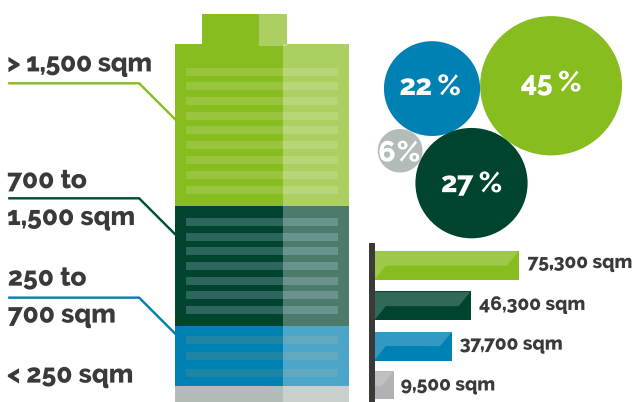


Pia Baguhn,
Director

TAKE-UP BY SIZE CATEGORY

1st half year 2020

Source: Angermann

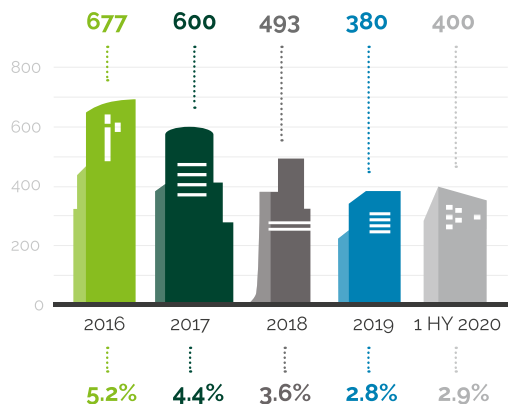


OFFICE VACANCY

Development 2016-2020

in 000 sqm, vacancy rate in %

Source: Angermann

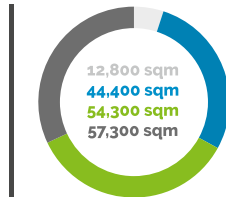


TAKE-UP BY PRICE CATEGORY

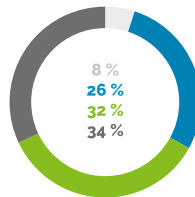
1st half year 2020

Source: Angermann

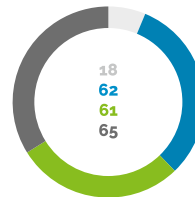
< 10 €/sqm
10 - 15 €/sqm
15 - 20 €/sqm
> 20 €/sqm



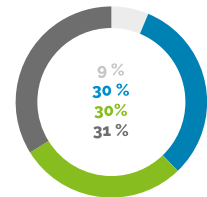
Space take-up
168.8 k sqm



Take-up
in %



Number of deals
206



Deals
in %

DEALS

1st half year 2020

TOP 5

- 01** Hansainvest Hanseatische Investment
Q2 - 6,000 sqm, Überseering 10a
- 02** MSH Medical School Hamburg GmbH
Q1 - 5,900 sqm, Am Sandtorkai 74-77
- 03** Wärtislä SAM Electronics GmbH
Q2 - 5,900 sqm, Behringstraße 120
- 04** Wärtislä SAM Electronics GmbH
Q1 - 5,700 sqm, Gasstraße 18
- 05** SGS Germany GmbH
Q2 - 4,960 sqm, Heidenkampsweg 99-101

BUSINESS SECTORS

1st half year 2020

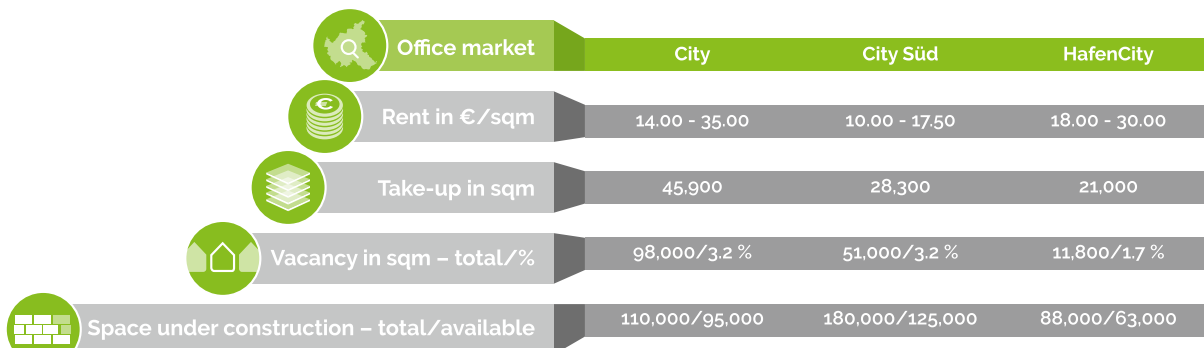
- 01** Real Estate
26,300 sqm
- 02** Industry
22,900 sqm
- 03** Services
17,500 sqm
- 04** Educational Institutions
16,800 sqm
- 05** IT/Multimedia
11,800 sqm

Source: Angermann

IN FOCUS - CITY, CITY SÜD AND HAFENCITY





















1st half year 2020

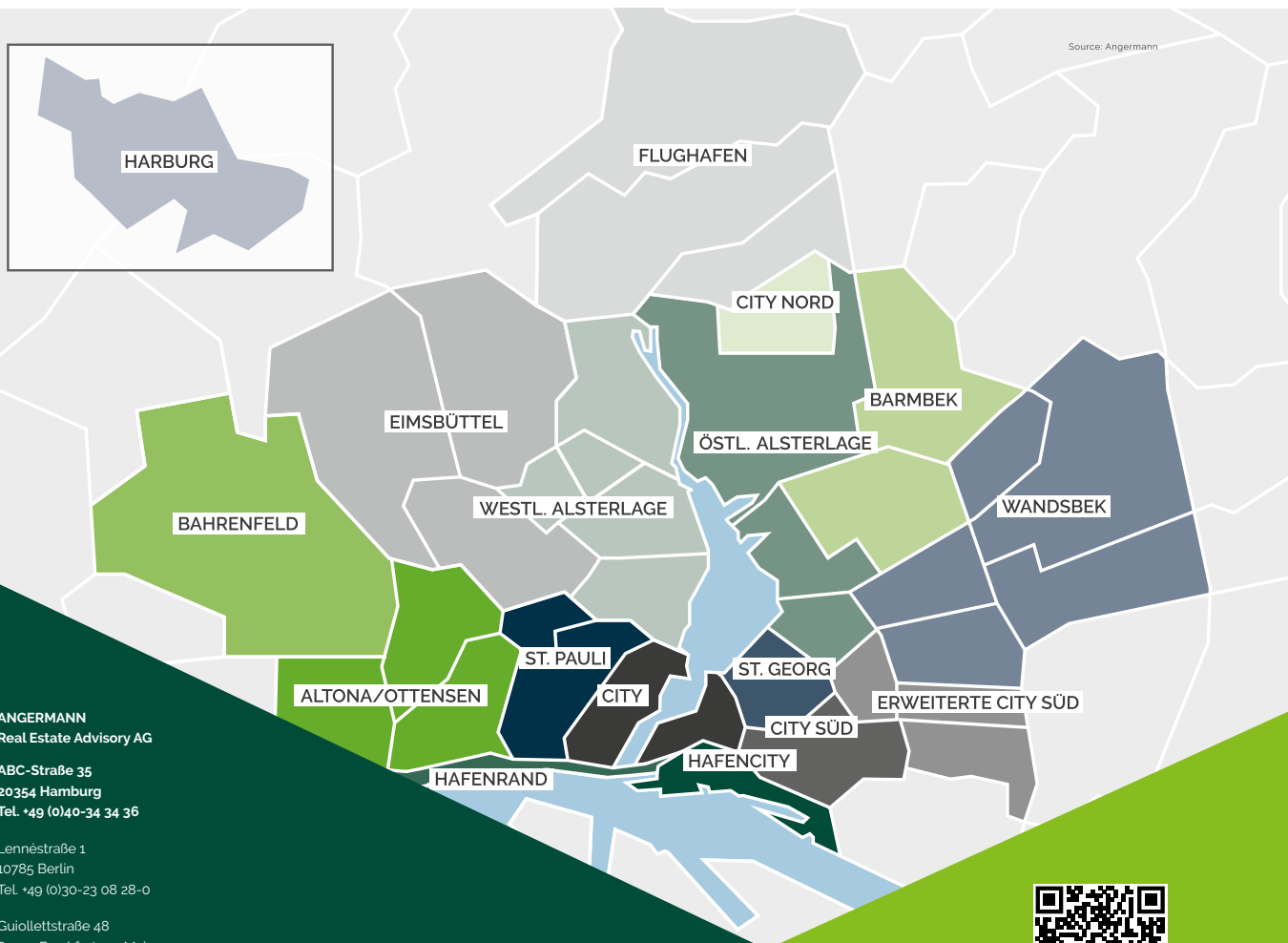
Source: Angermann



RENTS AND TAKE-UP BY LOCATION

Rental ranges in approx. €/sqm/month excluding service charges & VAT

	Altona/Ottensen	12.50 - 22.00	6,600 sqm		HafenCity	18.00 - 30.00	21,000 sqm 
	Bahrenfeld	8.50 - 16.00	19,500 sqm		Hafenrand	15.00 - 24.00	4,800 sqm
	Barmbek	11.50 - 16.50	2,700 sqm		Östliche Alsterlage	10.50 - 16.50	2,100 sqm
	City Nord	9.50 - 16.00	7,400 sqm		Westliche Alsterlage	12.00 - 20.00	2,100 sqm
	City	14.00 - 35.00	45,900 sqm 		St. Pauli	13.00 - 20.00	1,400 sqm
	City Süd	10.00 - 17.50	28,300 sqm 		St. Georg	12.50 - 21.50	5,700 sqm
	Erweiterte City Süd	8.00 - 14.00	3,500 sqm		Wandsbek	8.50 - 13.00	500 sqm
	Eimsbüttel	9.00 - 16.00	3,700 sqm		Harburg	10.00 - 18.00	400 sqm
	Flughafen	8.50 - 15.00	500 sqm				



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