

Q3 2020

RESEARCH OFFICE MARKET HAMBURG



↑ **460,000 sqm**
Vacancy



↑ **€ 17.90/sqm**
Average rent



↓ **240,000 sqm**
Space take-up

STATISTICS
FACTS
FIGURES



↑ **€ 31.00/sqm**
Prime rent

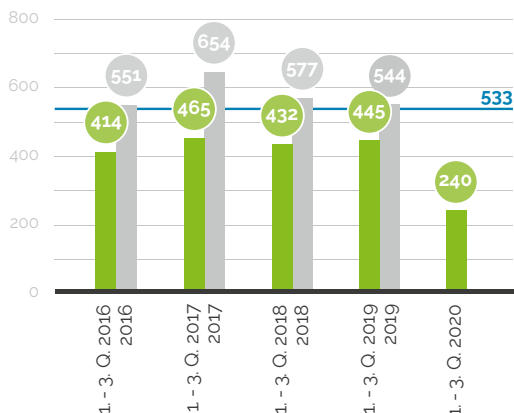
ANGERMANN™

Seit 1953.

OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

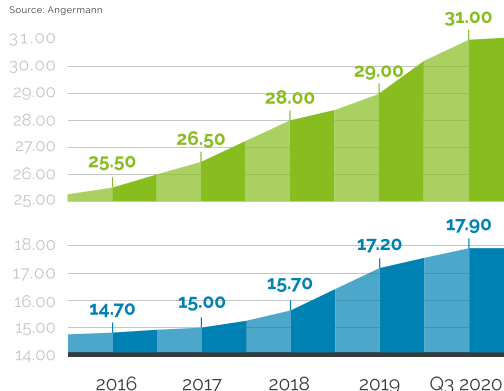
Source: Angermann



DEVELOPMENT OFFICE RENTS

in €/sqm ■ Prime rent ■ Average rent

Source: Angermann



KEY FACTS

- Slight increase in market activities
- Future supply situation set to improve with the development of several new construction projects in the three main submarkets of City, HafenCity and City Süd
- Covid-19 remains key factor in the decline in take-up
- Due to unfulfilled expansion plans, space is increasingly being offered for subletting
- Bahrenfeld records 11% uplift in take-up over the previous year

"OFFICE RENTS IN THE CENTRALLY LOCATED SUBMARKETS WILL CONTINUE TO EXCEED €20.00/SQM IN THE FUTURE DUE TO THE CONTINUING STEADY DEMAND."

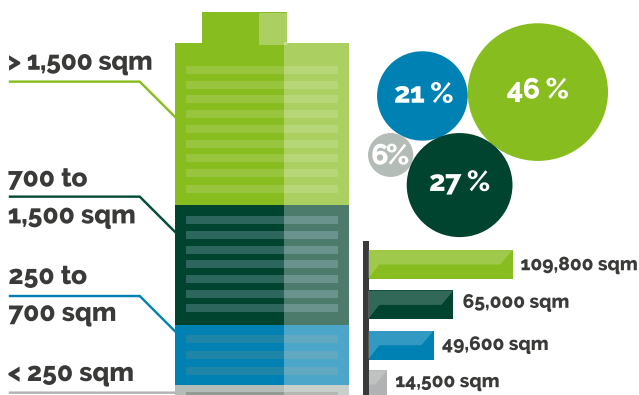


Pia Baguhn,
Director

TAKE-UP BY SIZE CATEGORY

1st - 3rd Quarter 2020

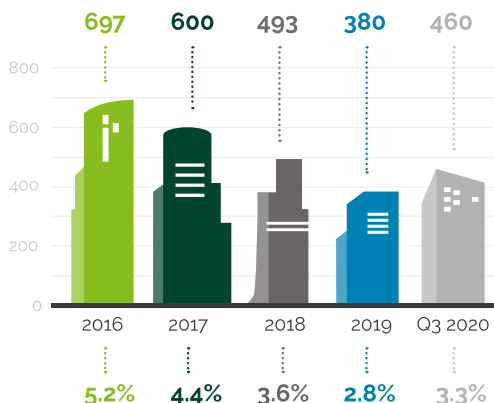
Source: Angermann



OFFICE VACANCY

Development 2016-2020
in 000 sqm, vacancy rate in %

Source: Angermann

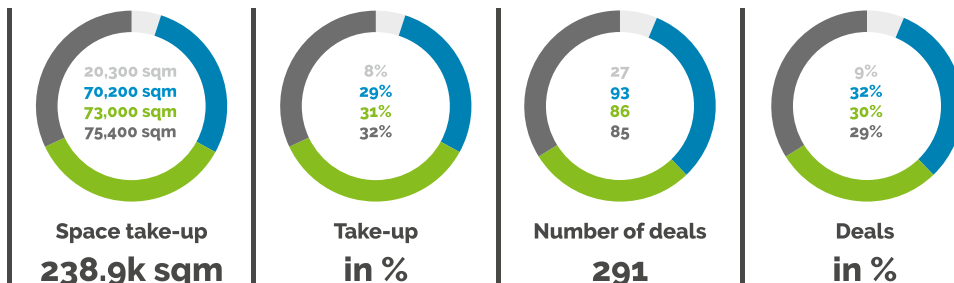


TAKE-UP BY PRICE CATEGORY

1st - 3rd Quarter 2020

Source: Angermann

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



DEALS

1st - 3rd Quarter 2020

TOP 5

- 01 Hamburg Verkehrsanlagen GmbH**
Q3 - 6,800 sqm, Am Neumarkt 40
- 02 SUND Holding GmbH • Co. KG**
Q3 - 6,400 sqm, Stapelfelder Straße
- 03 Hansainvest Hanseatische Investment GmbH**
Q2 - 6,000 sqm, Überseering 10a
- 04 MSH Medical School Hamburg GmbH**
Q1 - 5,900 sqm, Am Sandtorkai 74-77
- 05 Wärsilä SAM Electronics GmbH**
Q2 - 5,900 sqm, Behringstraße 120

BUSINESS SECTORS

1st - 3rd Quarter 2020

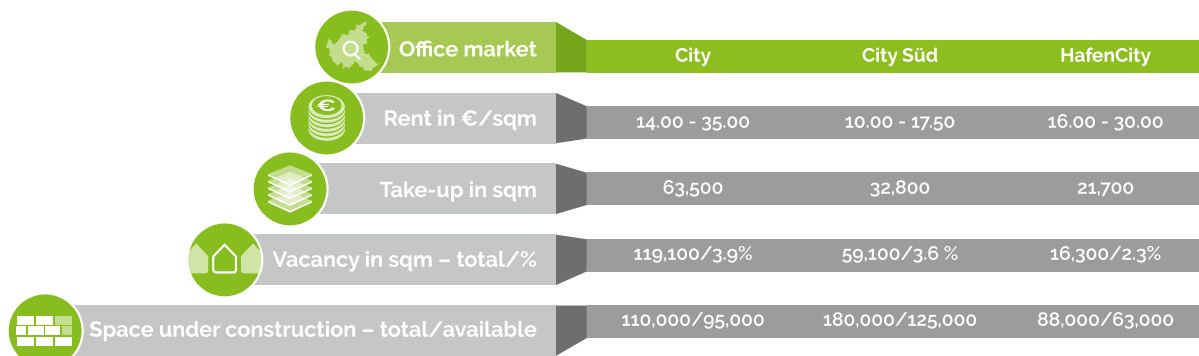
- 01 Industry**
35,400 sqm
- 02 Real Estate**
29,000 sqm
- 03 Educational Institutions**
22,600 sqm
- 04 Services**
18,600 sqm
- 05 Consulting**
18,300 sqm

Source: Angermann

IN FOCUS - CITY, CITY SÜD AND HAFENCITY

3rd Quarter

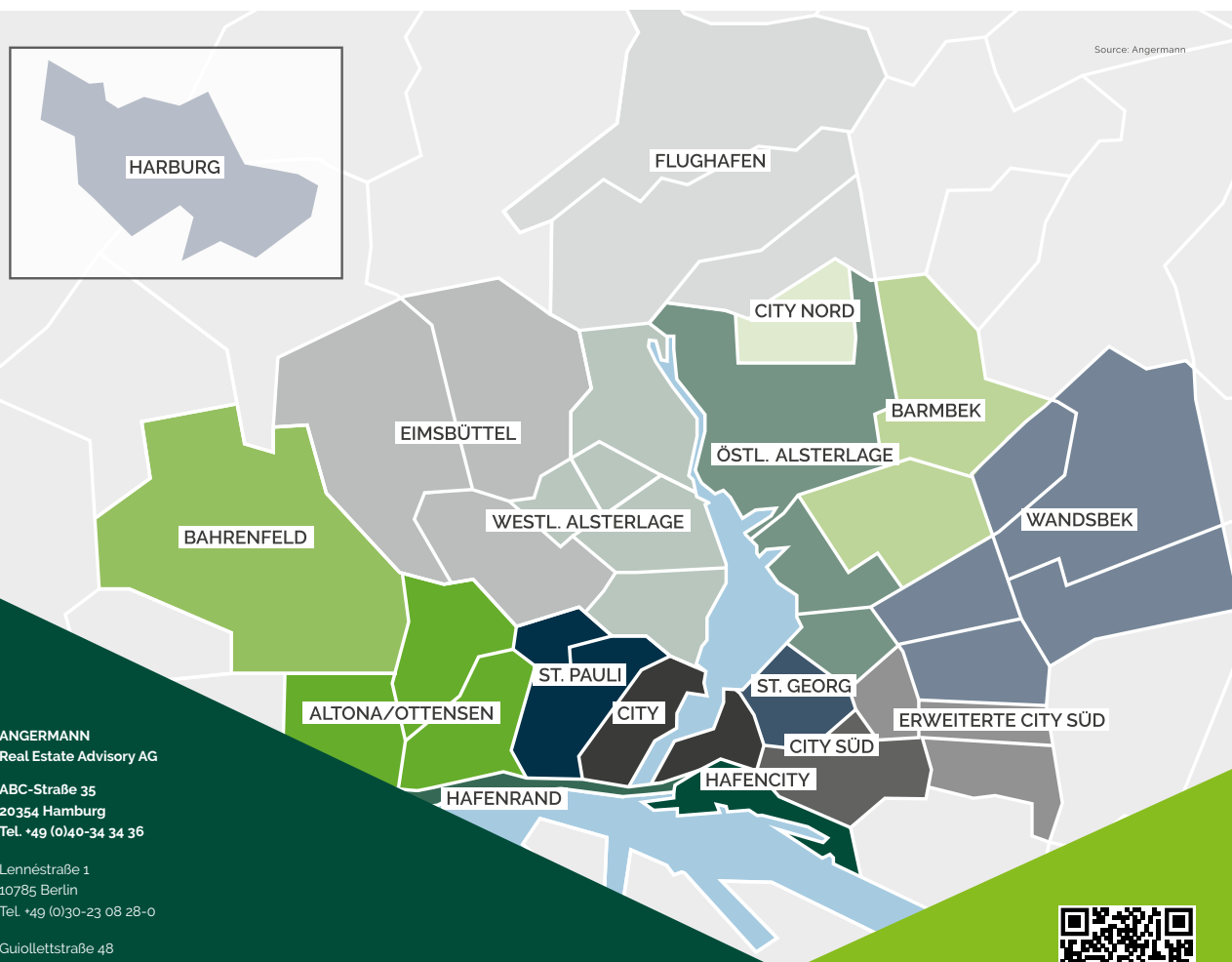
Source: Angermann



RENTS AND TAKE-UP BY LOCATION

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

Altona/Ottensen	12.50 - 22.00	7,500 sqm	HafenCity	16.00 - 30.00	21,700 sqm
Bahrenfeld	8.50 - 16.00	33,400 sqm 	Hafenrand	15.00 - 24.00	7,100 sqm
Barmbek	11.50 - 16.50	2,700 sqm	Östliche Alsterlage	10.50 - 16.50	3,400 sqm
City Nord	9.50 - 16.00	9,800 sqm	Westliche Alsterlage	12.00 - 20.00	2,700 sqm
City	14.00 - 35.00	63,500 sqm 	St. Pauli	13.00 - 20.00	4,000 sqm
City Süd	10.00 - 17.50	32,800 sqm 	St. Georg	12.50 - 21.50	7,600 sqm
Erweiterte City Süd	8.00 - 14.00	6,000 sqm	Wandsbek	8.50 - 13.00	11,100 sqm
Eimsbüttel	9.00 - 16.00	3,700 sqm	Harburg	10.00 - 18.00	1,000 sqm
Flughafen	8.50 - 15.00	700 sqm			



ANGERMANN
Real Estate Advisory AG

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

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

Windmühlenstraße 3
30159 Hannover
Tel. +49 (0)511-93 61 92-0

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



www.angermann-realestate.de
www.bürosuche.de



DOWNLOAD
Market report!

REAL ESTATE | MERGERS & ACQUISITIONS | BUSINESS CONSULTANTS | AUCTIONING & FINANCE