

Q4 2020

RESEARCH OFFICE MARKET HAMBURG



↑ **485,000 sqm**
Vacancy



↑ **€ 17.90/sqm**
Average rent



↓ **340,000 sqm**
Space take-up

STATISTICS
FACTS
FIGURES



↑ **€ 31.00/sqm**
Prime rent

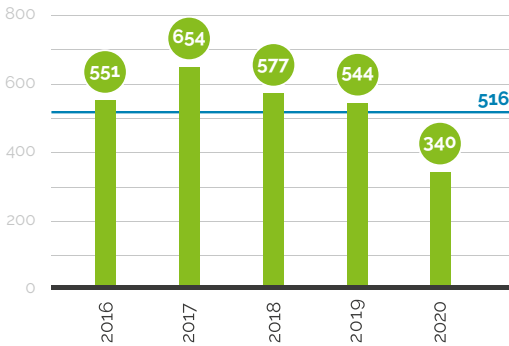
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OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

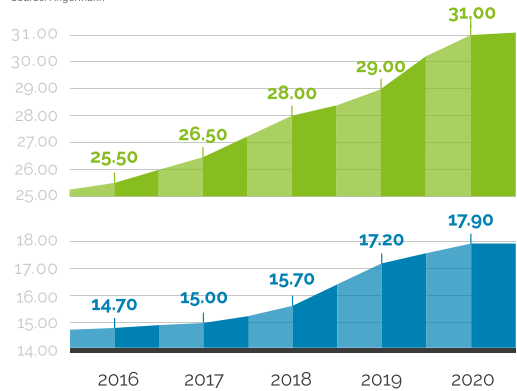
Source: Angermann



DEVELOPMENT OFFICE RENTS

in €/sqm Prime rent Average rent

Source: Angermann



KEY FACTS

- Pandemic affects office letting performance in 2020
- Letting activities increased in the fourth quarter
- Supply of space has increased but vacancy rate remains low
- Increased supply of space available to sublet from the second half of 2020 onwards
- Prime and average rents increased year-on-year
- Industrial sector rented the most office space
- City submarket once again records the highest office space take-up

“WITH AN END TO THE PANDEMIC IN SIGHT THANKS TO THE PROGRESS OF VACCINATIONS, THERE IS SOME OPTIMISM FOR 2021.”

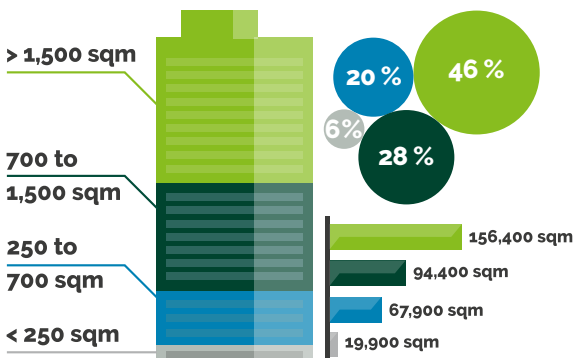


Pia Baguhn,
Director

TAKE-UP BY SIZE CATEGORY

Total Year 2020

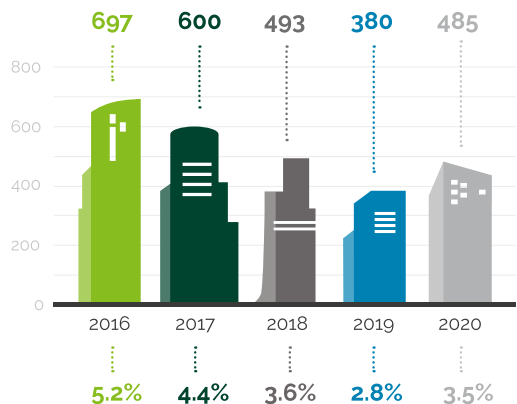
Source: Angermann



OFFICE VACANCY

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

Source: Angermann

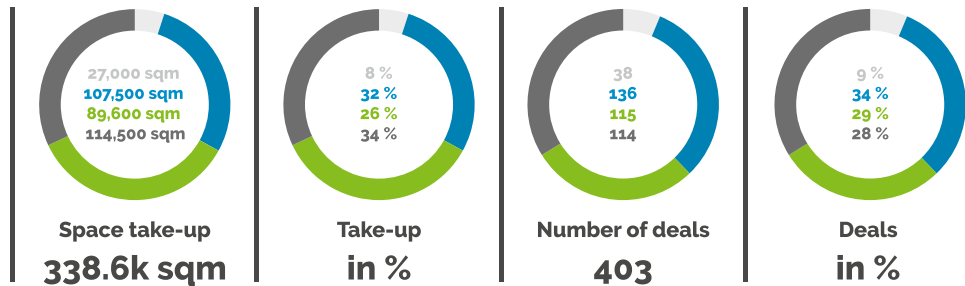


TAKE-UP BY PRICE CATEGORY

Total Year 2020

Source: Angermann

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



DEALS

Total Year 2020

TOP 5

01 Hamburg Commercial Bank AG (HCOB)
Q4 - 11,000 sqm, „Elbtower“

02 Hamburg Verkehrsanlagen GmbH
Q3 - 6,800 sqm, Am Neumarkt 40

03 SUND Holding GmbH + Co. KG
Q3 - 6,400 sqm, Lademannbogen 65

04 Hansainvest Hanseatische Investment GmbH
Q2 - 6,000 sqm, Überseering 10a

05 MSH Medical School Hamburg GmbH
Q1 - 5,900 sqm, Am Sandtorkai 74-77

BUSINESS SECTORS

Total Year 2020

01 Industry
54,700 sqm

02 Real Estate
30,000 sqm

03 Services
27,800 sqm

04 Public Sector
26,700 sqm

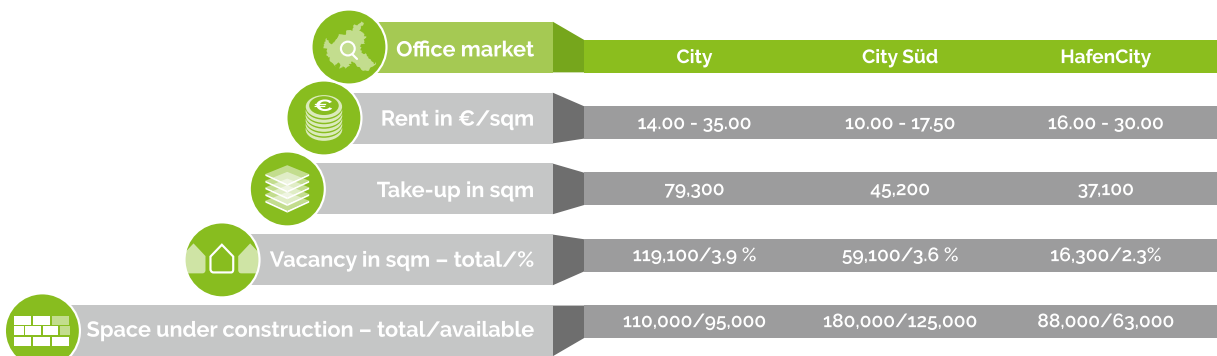
05 Consulting
26,500 sqm

Source: Angermann

IN FOCUS - CITY, CITY SÜD AND HAFENCITY




Total Year 2020

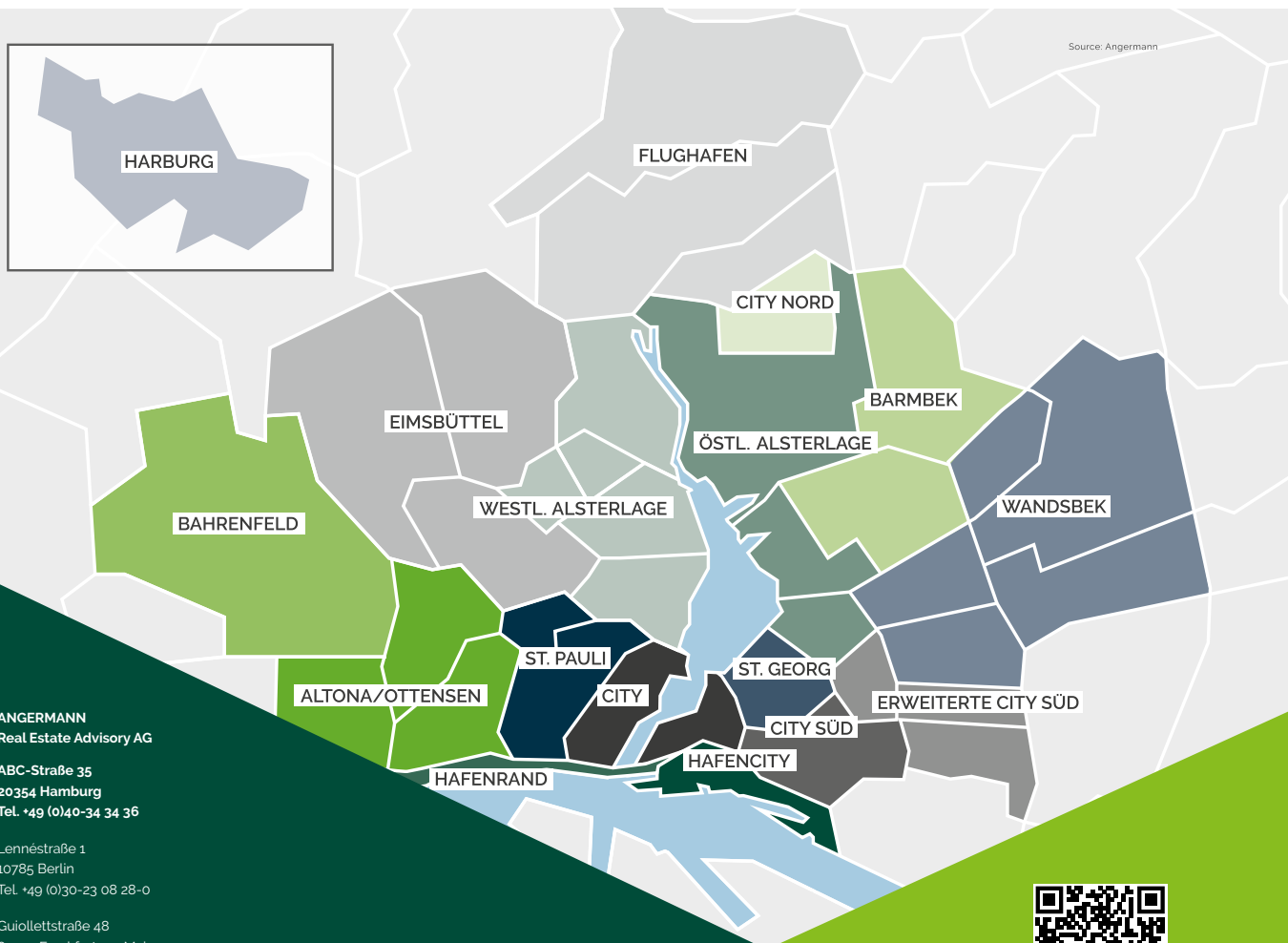
Source: Angermann



RENTS AND TAKE-UP BY LOCATION

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

Altona/Ottensen	12.50 - 22.00	14,100 sqm	HafenCity	16.00 - 30.00	37,200 sqm
Bahrenfeld	8.50 - 16.00	51,900 sqm 	Hafenrand	15.00 - 24.00	9,200 sqm
Barmbek	11.50 - 16.50	2,700 sqm	Östliche Alsterlage	10.50 - 16.50	7,700 sqm
City Nord	9.50 - 16.00	9,800 sqm	Westliche Alsterlage	12.00 - 20.00	8,700 sqm
City	14.00 - 35.00	79,300 sqm 	St. Pauli	13.00 - 20.00	5,100 sqm
City Süd	10.00 - 17.50	45,200 sqm 	St. Georg	12.50 - 21.50	10,000 sqm
Erweiterte City Süd	8.00 - 14.00	6,300 sqm	Wandsbek	8.50 - 13.00	14,600 sqm
Eimsbüttel	9.00 - 16.00	3,700 sqm	Harburg	10.00 - 18.00	3,000 sqm
Eimsbüttel	9.00 - 16.00	3,700 sqm			
Flughafen	8.50 - 15.00	2,100 sqm			



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