

Q2 2021

RESEARCH OFFICE MARKET HAMBURG



↑ **530,000 sqm**
Vacancy



↑ **€ 18.00/sqm**
Average rent



↑ **225,000 sqm**
Space take-up

STATISTICS
FACTS
FIGURES



↓ **€ 30.00/sqm**
Prime rent

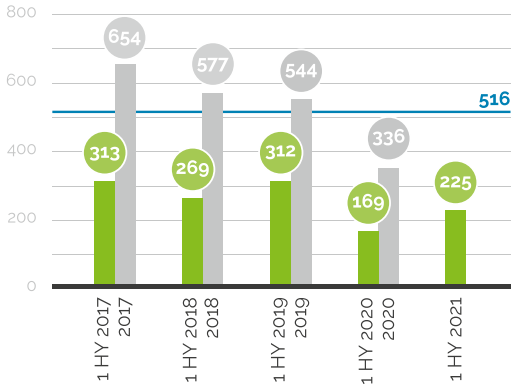
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OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

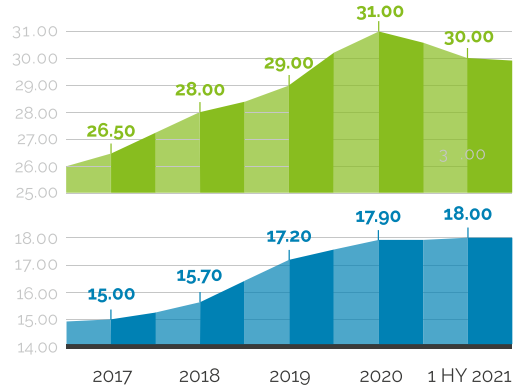
Source: Angermann



DEVELOPMENT OFFICE RENTS

in €/sqm Prime rent Average rent

Source: Angermann



KEY FACTS

- Letting activity by office tenants rises once again
- Significant increase in take-up of 33% year-on-year
- Moderate rise in average rent
- Supply of high-quality office space remains low despite rising vacancies
- Demand will continue to increase in the second half of the year as a result of declining infection rates and progress in the vaccination campaign

“THERE IS HIGH DEMAND FROM OFFICE TENANTS WANTING ADVICE ABOUT ACHIEVING MORE FLEXIBLE WORKING ENVIRONMENTS.”

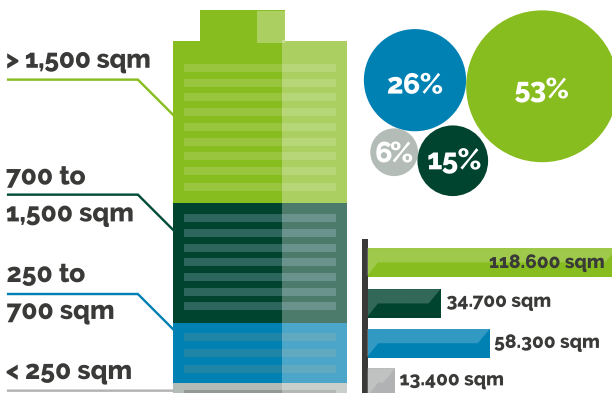


Johannes Welker,
Associate Director

TAKE-UP BY SIZE CATEGORY

1st half year 2021

Source: Angermann

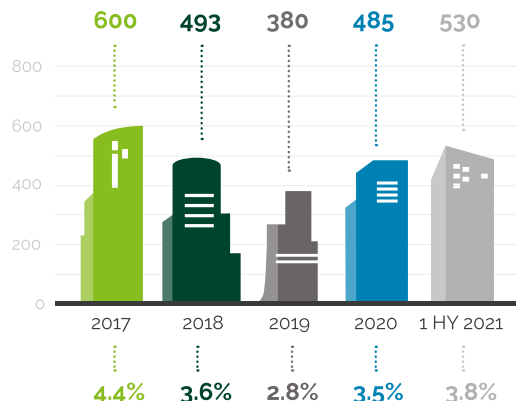


OFFICE VACANCY

Development 2017-2021

in 000 sqm, vacancy rate in %

Source: Angermann

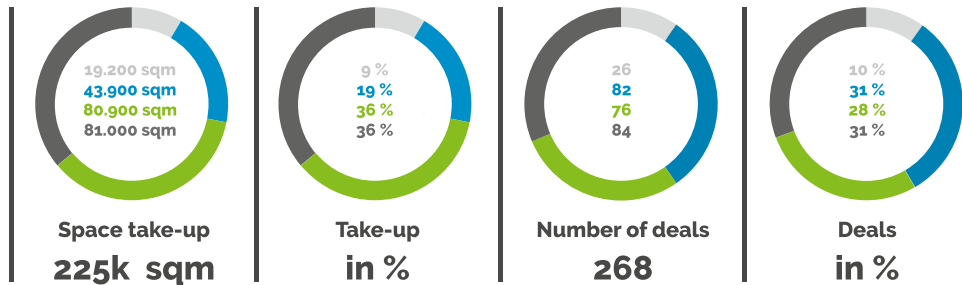


TAKE-UP BY PRICE CATEGORY

1st half year 2021

Source: Angermann

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



DEALS

1st half year 2021

TOP 5

- 01** Generalstaatsanwaltschaft Hamburg
Q1 - 17,600 sqm, Ludwig-Erhard-Str. 11-17
- 02** Signal Iduna
Q2 - 13,000 sqm, Kapstadtring 5
- 03** Wintershall Dea Deutschland GmbH
Q1 - 11,500 sqm, Am Lohsepark
- 04** Deutsche Bank AG
Q1 - 9,600 sqm, Überseering 10
- 05** e.kundenservice Netz GmbH
Q2 - 8,700 sqm, Normannenweg 7-11

BUSINESS SECTORS

1st half year 2021

- 01** Public Sector
29,700 sqm
- 02** Real Estate
22,000 sqm
- 03** Industry
19,600 sqm
- 04** Traffic/Transport/Logistics
18,900 sqm
- 05** Services
17,100 sqm

Source: Angermann

IN FOCUS - CITY, CITY SÜD AND HAFENCITY




1st half year 2021

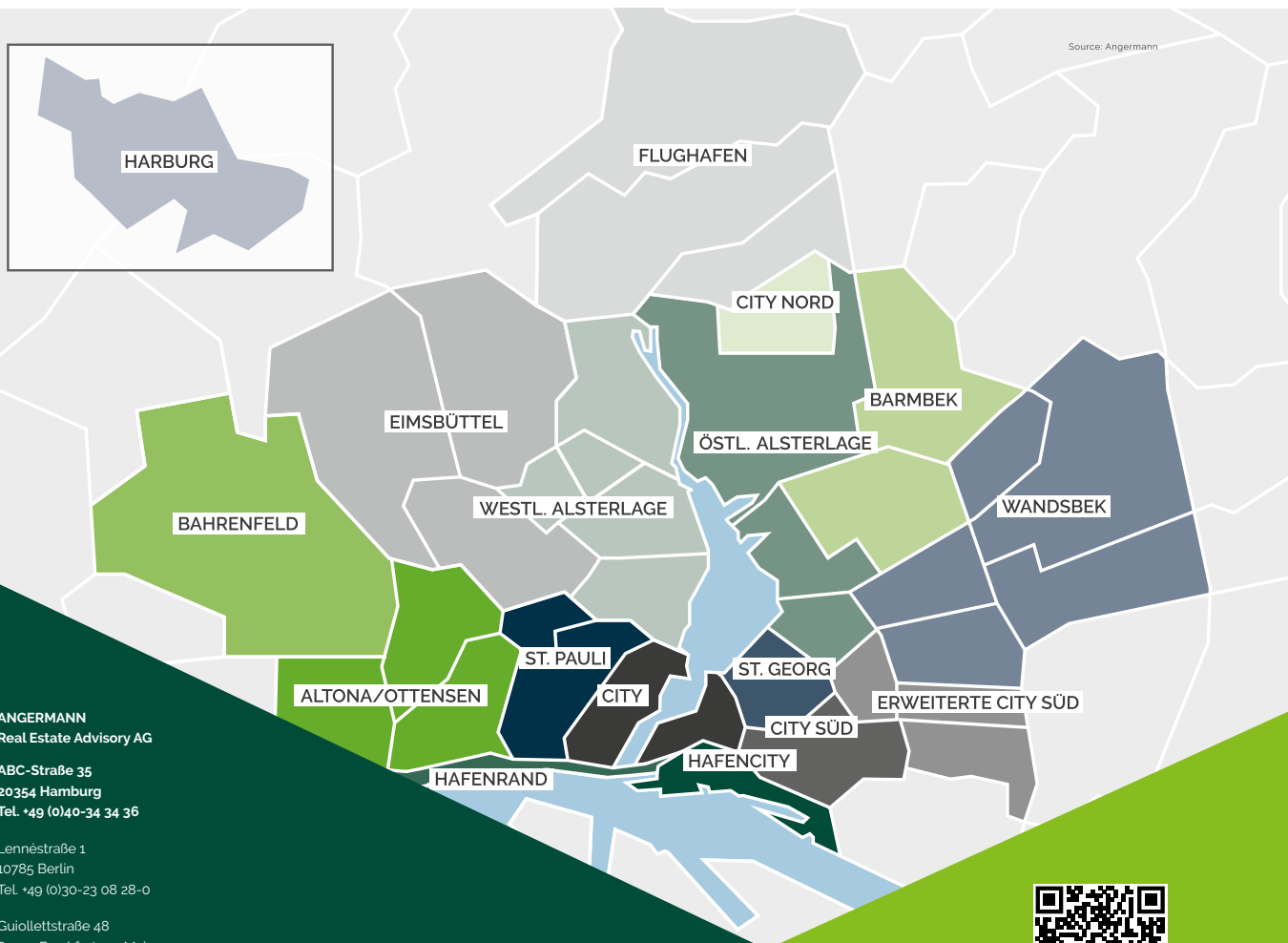
Source: Angermann



RENTS AND TAKE-UP BY LOCATION

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

Altona/Ottensen	12,50 - 22,00	8,200 m ²	HafenCity	16,00 - 30,50	24,400 m² 
Bahrenfeld	8,50 - 16,00	28,100 m² 	Hafenrand	15,00 - 24,00	7,700 m ²
Barmbek	11,50 - 16,50	4,900 m ²	Östliche Alsterlage	10,50 - 16,50	5,100 m ²
City Nord	9,50 - 16,00	10,400 m ²	Westliche Alsterlage	12,00 - 20,00	10,000 m ²
City	15,00 - 35,00	63,500 m² 	St. Pauli	13,00 - 20,00	4,700 m ²
City Süd	10,00 - 18,00	18,000 m ²	St. Georg	12,50 - 21,50	800 m ²
Erweiterte City Süd	8,00 - 14,00	9,800 m ²	Wandsbek	8,50 - 13,00	4,100 m ²
Eimsbüttel	9,00 - 16,00	2,100 m ²	Harburg	10,00 - 18,00	2,900 m ²
Eimsbüttel	9,00 - 16,00	2,100 m ²			
Flughafen	8,50 - 15,00	6,400 m ²			



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