

# Q1 2022

## RESEARCH OFFICE MARKET HAMBURG



**551,000 sqm**  
Vacancy



**€ 19.60 /sqm**  
Average rent



**133,000 sqm**  
Space take-up

STATISTICS  
FACTS  
FIGURES



**€ 32.00 /sqm**  
Prime rent

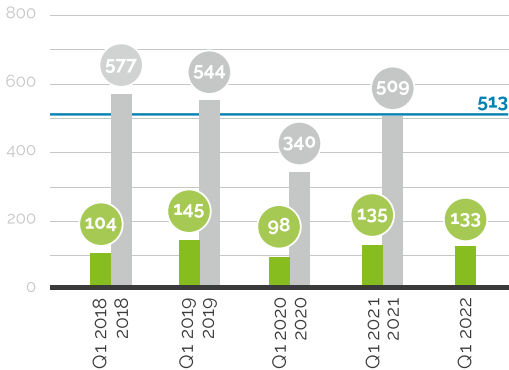
# ANGERMANN™

Seit 1953.

## OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

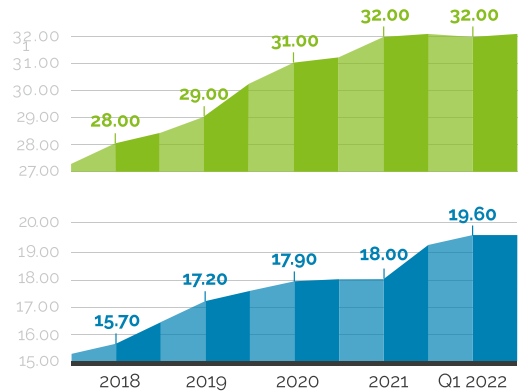
Source: Angermann



## DEVELOPMENT OFFICE RENTS

in €/sqm Prime rent Average rent

Source: Angermann



## KEY FACTS

- Tailwind from last year ensured a stable start to the year
- Letting performance almost identical to previous year's level
- Continued shortage of space despite rising vacancy rate
- Increase in average rent
- Growth in number of high-priced deals
- Transport / Distribution remains industry leader
- City leads location ranking

„THE PIPELINE IS REPLETE, SO WE CAN EXPECT SEVERAL MORE LARGE DEALS IN THE COMING MONTHS.“

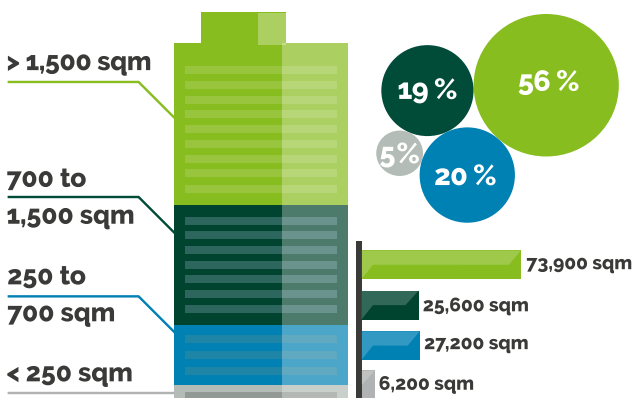


Johannes Welker,  
Associate Director

## TAKE-UP BY SIZE CATEGORY

1<sup>st</sup> Quarter 2022

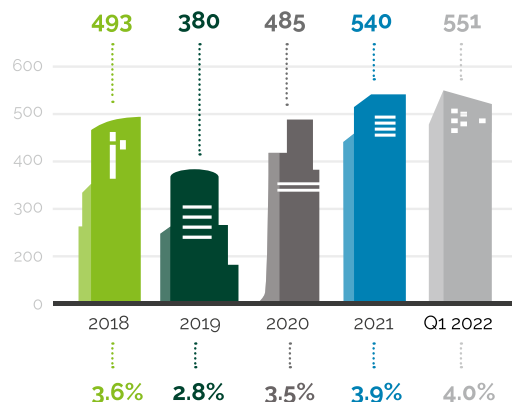
Source: Angermann



## OFFICE VACANCY

Development 2018 - 2022  
in 000 sqm, vacancy rate in %

Source: Angermann

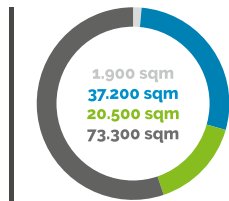


## TAKE-UP BY PRICE CATEGORY

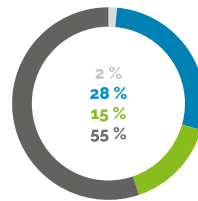
1<sup>st</sup> Quarter 2022

Source: Angermann

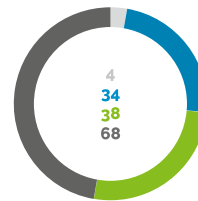
< 10 €/sqm  
10 - 15 €/sqm  
15 - 20 €/sqm  
> 20 €/sqm



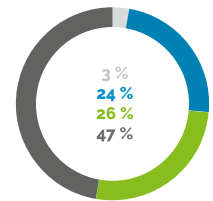
Space take-up  
**132.9k sqm**



Take-up  
in %



Number of deals  
**144**



Deals  
in %

## DEALS

1<sup>st</sup> Quarter 2022

TOP 5

- 01** Distribution  
Q1 - 11,500 sqm, Hafen-City
- 02** Veolia Umweltservice GmbH  
Q1 - 5,800 sqm, Amerigo Vespucci Platz 1
- 03** Evotec SE  
Q1 - 5,300 sqm, Essener Bogen 6
- 04** Vestas Deutschland GmbH  
Q1 - 5,200 sqm, Klostertor 1
- 05** Hapag-Lloyd AG  
Q1 - 4,600 sqm, Europa-Passage

## BUSINESS SECTORS

1<sup>st</sup> Quarter 2022

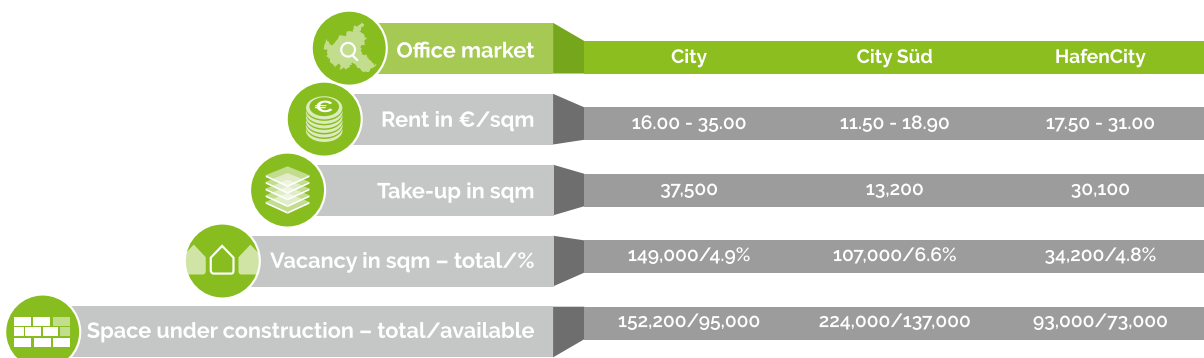
- 01** Traffic/ Transport / Logistics  
22,700 sqm
- 02** Industry  
16,500 sqm
- 03** Consulting  
14,600 sqm
- 04** Services  
8,900 sqm
- 05** Real Estate  
8,600 sqm

Source: Angermann

## IN FOCUS - CITY, CITY SÜD AND HAFENCITY





















1<sup>st</sup> Quarter 2022

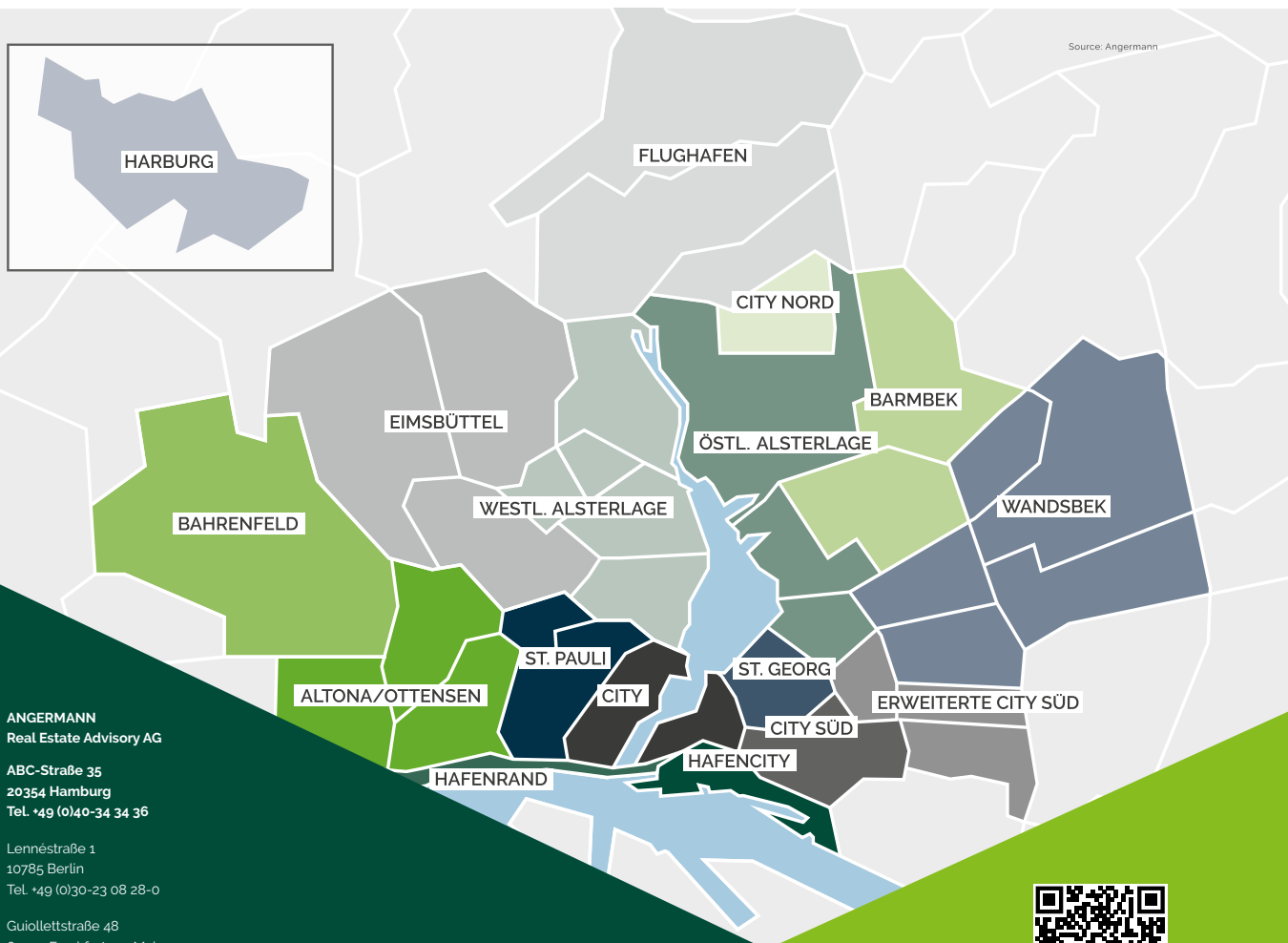
Source: Angermann



## RENTS AND TAKE-UP BY LOCATION

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

 Altona/Ottensen	12.50 - 22.00	1,000 sqm	 <b>HafenCity</b>	17.50 - 31.00	<b>30,100 sqm</b> 
 Bahrenfeld	8.50 - 16.00	3,700 sqm	 Hafenrand	15.00 - 24.00	3,100 sqm
 Barmbek	11.50 - 16.50	2,300 sqm	 Östliche Alsterlage	10.50 - 16.50	4,600 sqm
 City Nord	9.50 - 16.00	0 sqm	 Westliche Alsterlage	12.00 - 21.00	4,900 sqm
 <b>City</b>	16.00 - 35.00	<b>37,500 sqm</b> 	 St. Pauli	13.00 - 20.00	700 sqm
 <b>City Süd</b>	11.50 - 18.90	<b>13,200 sqm</b> 	 St. Georg	12.50 - 21.50	5,100 sqm
 Erweiterte City Süd	8.00 - 14.00	0 sqm	 Wandsbek	8.50 - 13.00	3,900 sqm
 Eimsbüttel	9.00 - 16.00	1,600 sqm	 Harburg	10.00 - 18.00	200 sqm
 Flughafen	8.50 - 15.00	500 sqm			



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