

Q1 2023

RESEARCH OFFICE MARKET HAMBURG



532,000 sqm
Vacancy



€ 19.90/sqm
Average rent



99,200 sqm
Space take-up

STATISTICS
FACTS
FIGURES



€ 35.00/sqm
Prime rent

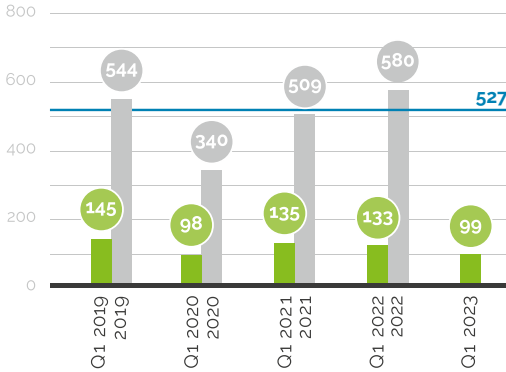
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Seit 1953.

OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

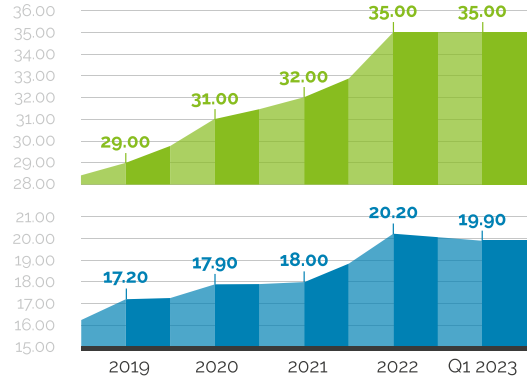
Source: Angermann



DEVELOPMENT OFFICE RENTS

in €/sqm — Prime rent — Average rent

Source: Angermann



KEY FACTS

- Healthy start to the year in the Hamburg office market
- Dwindling supply of vacant office space
- Prime monthly rent remains at record level of €35.00/sqm
- Strong letting performance around the Alster lake
- Educational institutions lead industry statistics

„THE SME SECTOR FULFILS ITS ROLE AS A CONSTANT DRIVER OF TAKE-UP WHICH HAS BEEN ABLE TO PARTLY COMPENSATE FOR THE LACK OF LARGE DEALS.“

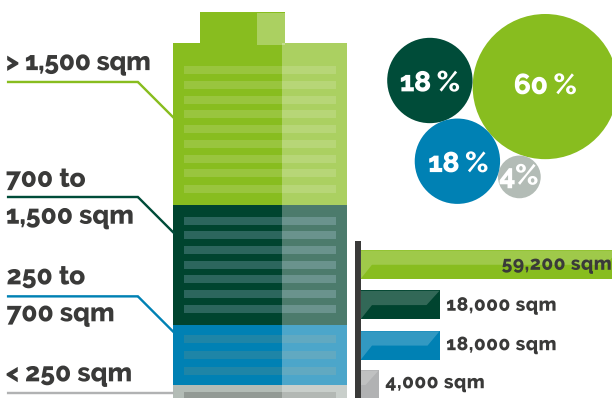


Leon Müller,
Senior Consultant

TAKE-UP BY SIZE CATEGORY

1st Quarter 2023

Source: Angermann

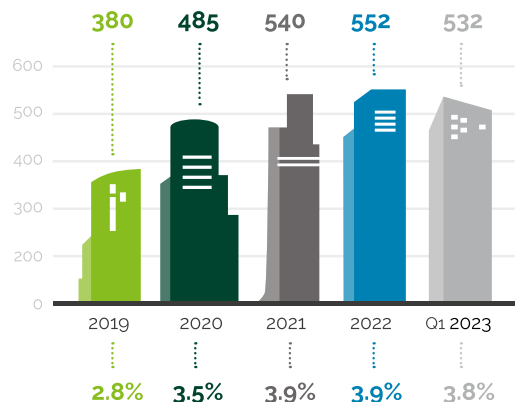


OFFICE VACANCY

Development 2019 - 2023

in 000 sqm, vacancy rate in %

Source: Angermann

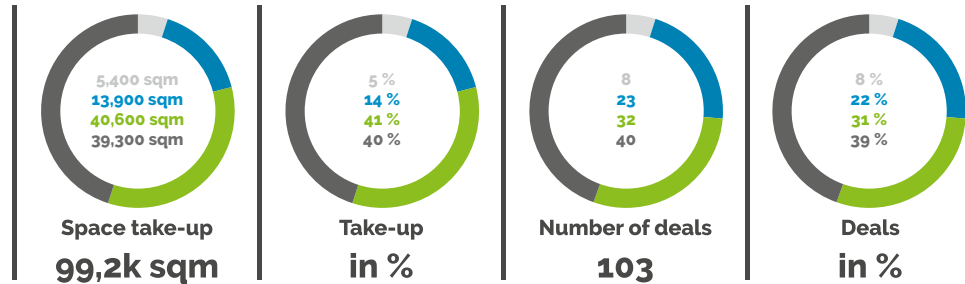


TAKE-UP BY PRICE CATEGORY

1st Quarter 2023

Source: Angermann

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



DEALS

1st Quarter 2023

TOP 5

- 01 IU Internationale Hochschule GmbH**
Q1 - 6,800 sqm, Christoph-Probst-Weg 26-30
- 02 O2 Telefónica**
Q1 - 6,700 sqm, Tichelhaus
- 03 TU Harburg**
Q1 - 5,300 sqm, Palmspeicher
- 04 DB Services GmbH**
Q1 - 2,700 sqm, Normannenweg 26-36
- 05 Amplifon Deutschland GmbH**
Q1 - 2,500 sqm, Bavaria-Office

BUSINESS SECTORS

1st Quarter 2023

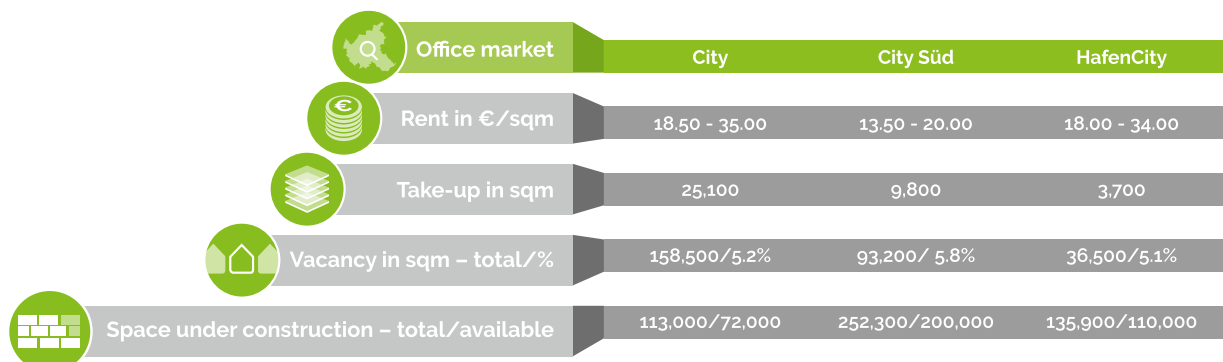
- 01 Educational institutions**
13,600 sqm
- 02 Consultants**
10,000 sqm
- 03 Healthcare**
9,500 sqm
- 04 Manufacturing**
8,700 sqm
- 05 Telecommunications**
6,900 sqm

Source: Angermann

IN FOCUS - CITY, CITY SÜD AND HAFENCITY




1st Quarter 2023

Source: Angermann



RENTS AND TAKE-UP BY LOCATION

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

Altona/Ottensen	12.50 - 22.00	1,700 sqm	HafenCity	18.00 - 34.00	3,700 sqm
Bahrenfeld	10.00 - 16.50	2,000 sqm	Hafenrand	15.00 - 24.00	600 sqm
Barmbek	11.50 - 16.50	2,200 sqm	Östliche Alsterlage	10.50 - 16.50	12,300 sqm 
City Nord	9.50 - 16.00	0 sqm	Westliche Alsterlage	12.00 - 21.00	9,500 sqm
City	18.50 - 35.00	25,100 sqm 	St. Pauli	13.00 - 20.00	4,200 sqm
City Süd	13.50 - 20.00	9,800 sqm 	St. Georg	12.50 - 21.50	3,400 sqm
Erweiterte City Süd	8.00 - 14.00	4,500 sqm	Wandsbek	8.50 - 13.00	2,200 sqm
Eimsbüttel	11.00 - 17.00	3,900 sqm	Harburg	10.00 - 18.00	9,000 sqm
Eimsbüttel	11.00 - 17.00	3,900 sqm			
Flughafen	8.50 - 15.00	300 sqm			



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