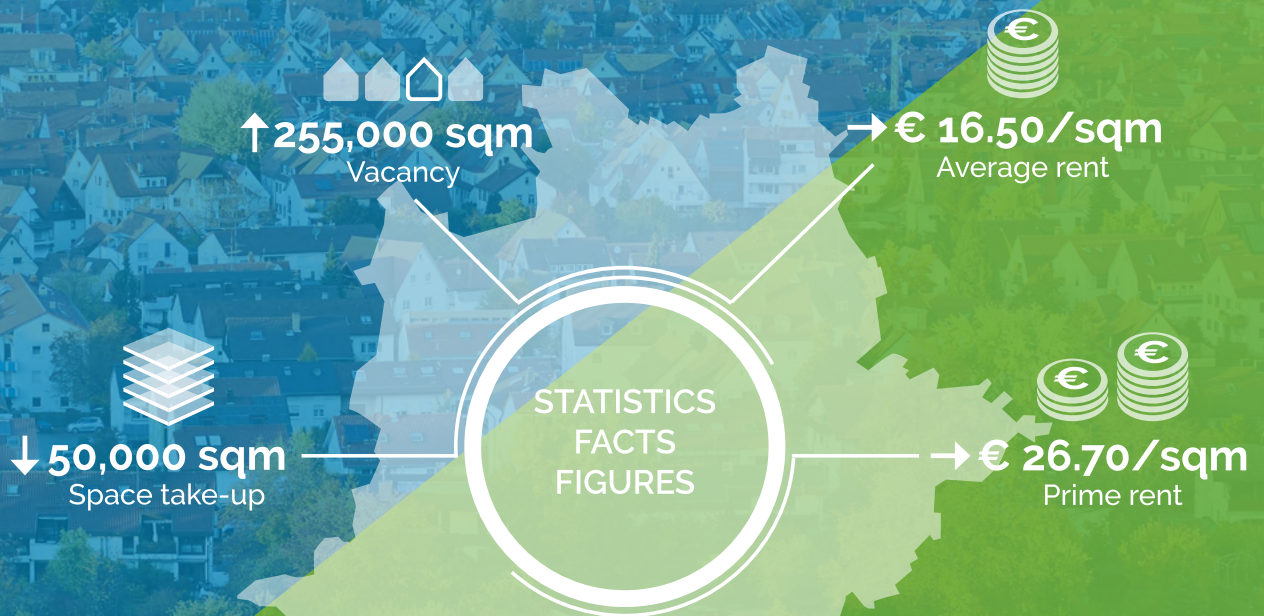


Q2 2021

RESEARCH OFFICE MARKET STUTT GART



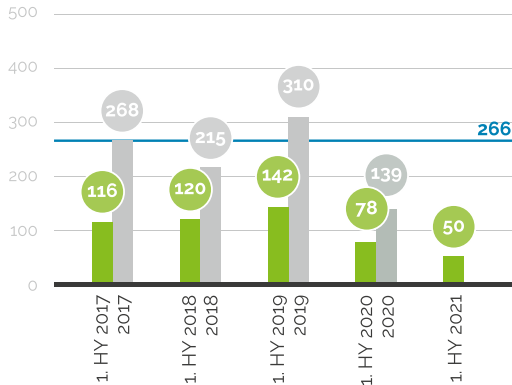
ANGERMANN™

Seit 1953.

OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

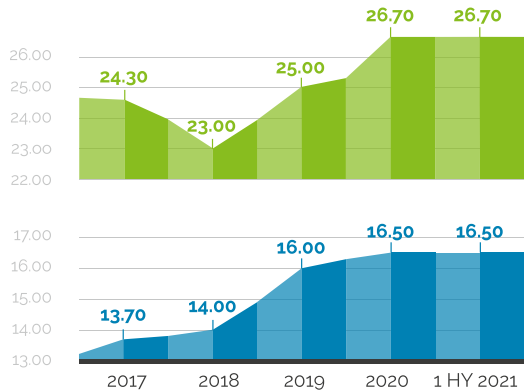
Source: Angermann



DEVELOPMENT OFFICE RENTS

in €/sqm ■ Prime rent ■ Average rent

Source: Angermann



KEY FACTS

- Volume of office space take-up reduces by 36% year-on-year due to the pandemic
- Large lettings and owner-occupier deals have so far failed to materialise
- Good letting activity in the small- and medium-sized space segments
- Dwindling supply of vacant space available to sublease
- Public sector was the most active in the market
- Prime and average rents unchanged

„WITH THE OBLIGATION TO WORK FROM HOME COMING TO AN END, HIGHER LETTING ACTIVITY IS TO BE EXPECTED IN THE SECOND HALF OF THE YEAR.“



Jawed Sadiqi,
Manager Office Agency

DEALS

1st half year 2021

Source: Angermann

TOP 3

01

Land Baden-Württemberg
2,974 sqm, Schwabstraße 33

02

Stadt Stuttgart
2,769 sqm, Jägerstraße 2

03

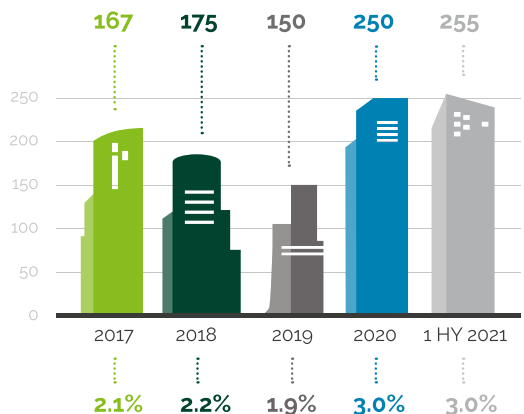
Contora Office Solutions
2,700 sqm, Königstraße 38

OFFICE VACANCY

Development 2017-2021

in 000 sqm, vacancy rate in %

Source: Angermann

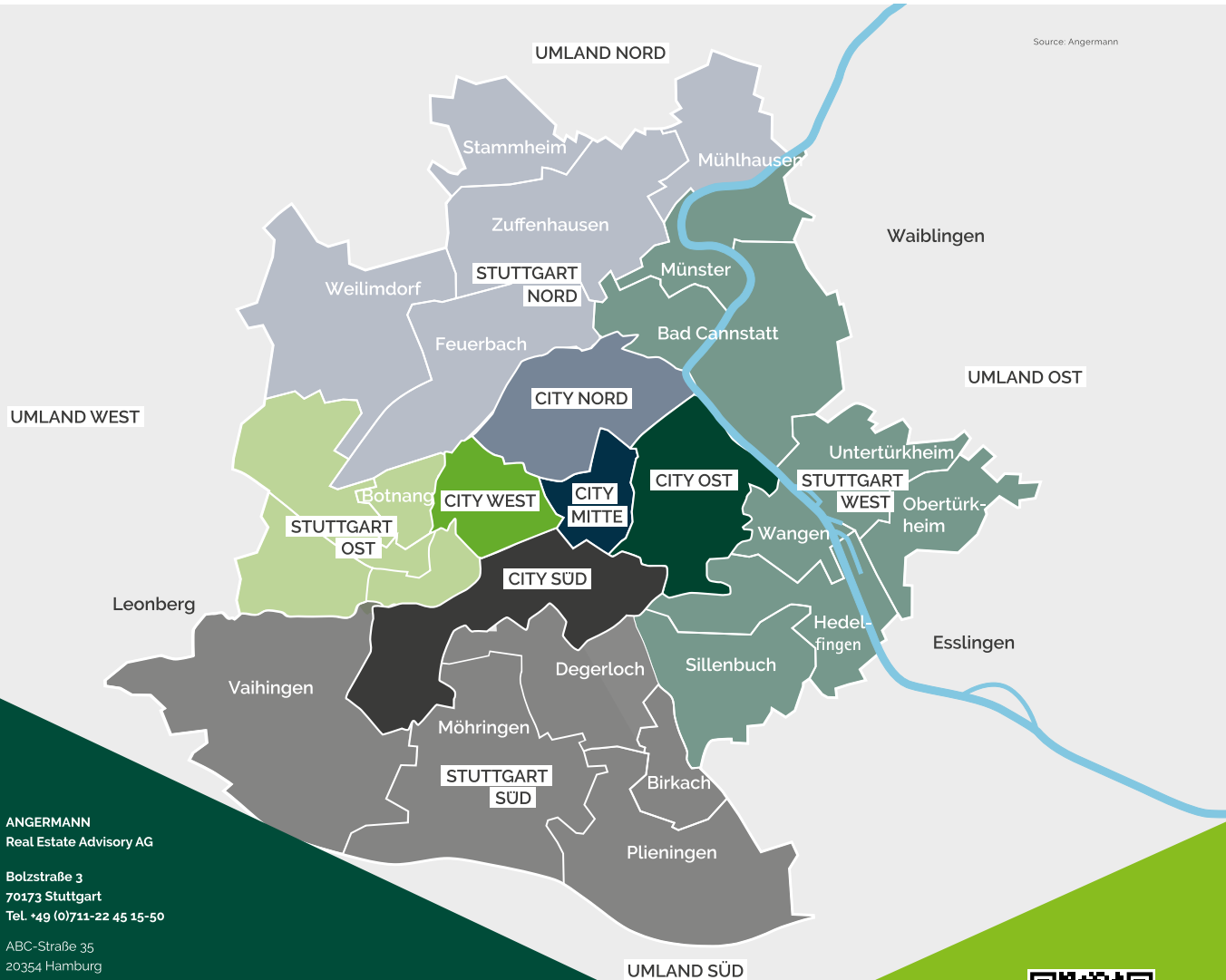




RENTS BY LOCATION

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

 Mitte	16.50 - 25.00	 Stuttgart Nord	12.50 - 19.00
 City Nord	14.00 - 21.00	 Stuttgart Süd	13.00 - 22.00
 City Süd	14.50 - 22.00	 Stuttgart West	14.00 - 18.00
 City West	14.50 - 20.00	 Stuttgart Ost	14.00 - 18.00
 City Ost	12.00 - 17.00		



Source: Angermann

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