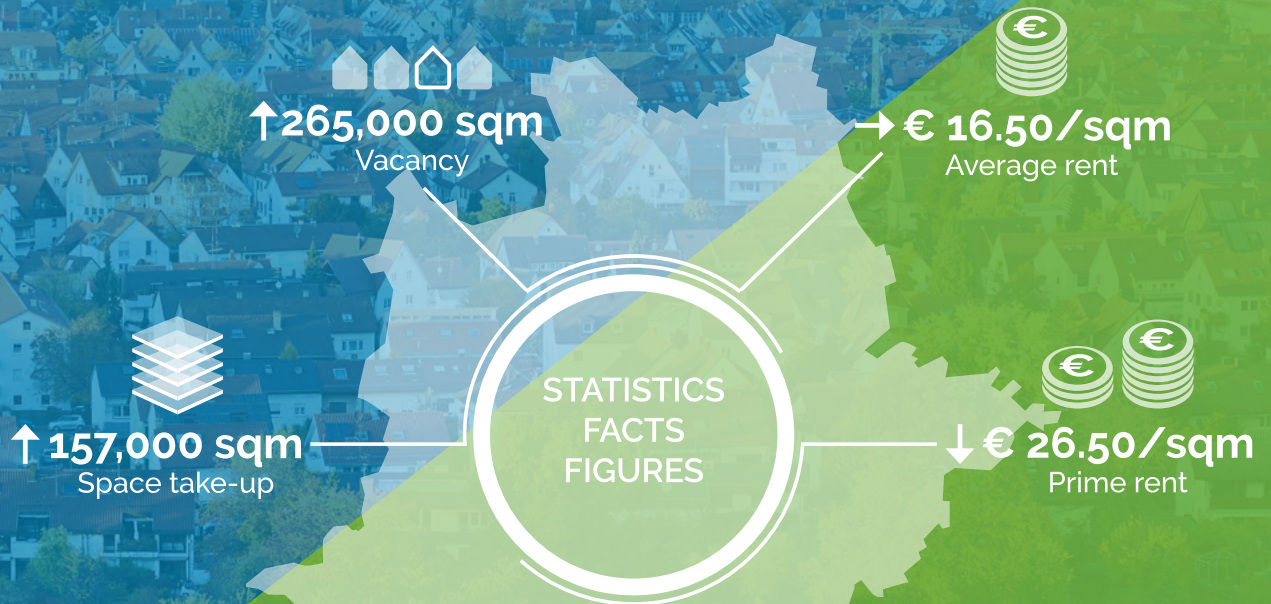


# Q4 2021

## RESEARCH OFFICE MARKET STUTT GART



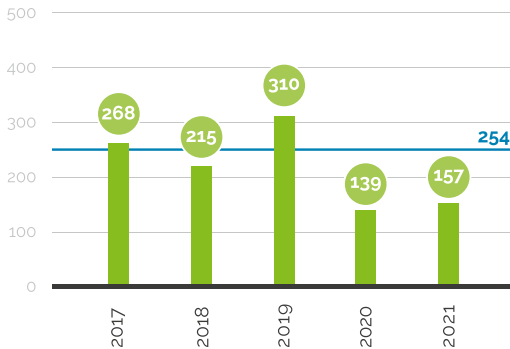
# ANGERMANN™

Seit 1953.

## OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

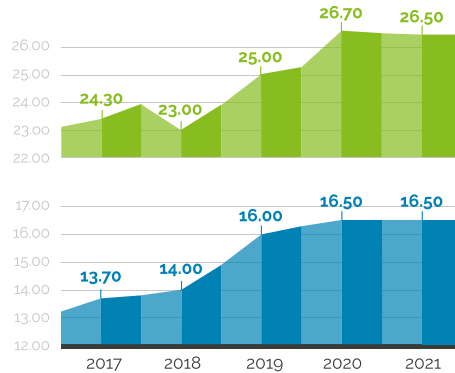
Source: Angermann



## DEVELOPMENT OFFICE RENTS

in €/sqm ■ Prime rent ■ Average rent

Source: Angermann



## KEY FACTS

- 13% increase in the volume of take-up year-on-year
- Significant uplift in take-up in the second half of the year compared to the first (107,000 sqm vs. 50,000 sqm)
- Large lettings largely absent in 2021
- Slight increase in the availability of office space
- High pre-letting rate for new-build space
- Public sector is the most active branch
- Moderate fall in prime rent, but average rent unchanged

„A RENEWED INCREASE IN TAKE-UP AND RENTAL LEVEL CAN BE EXPECTED IN 2022.“



Jawed Sadiqi,  
Manager Office Agency

## DEALS

Total Year 2021

Source: Angermann

TOP 3

01

**Bundesanstalt für Immobilienaufgaben**

11,200 sqm, Schwieberdinger Str. 95-97

02

**Züblin**

9,500 sqm, Albstadtweg 10

03

**Internationaler Bund (IB)**

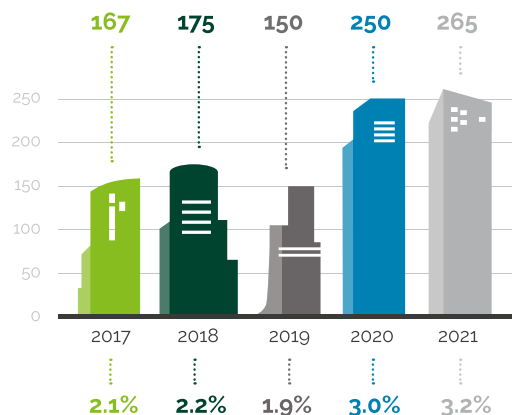
8,000 sqm, Am Wallgraben 119

## OFFICE VACANCY

Development 2017-2021

in 000 sqm, vacancy rate in %

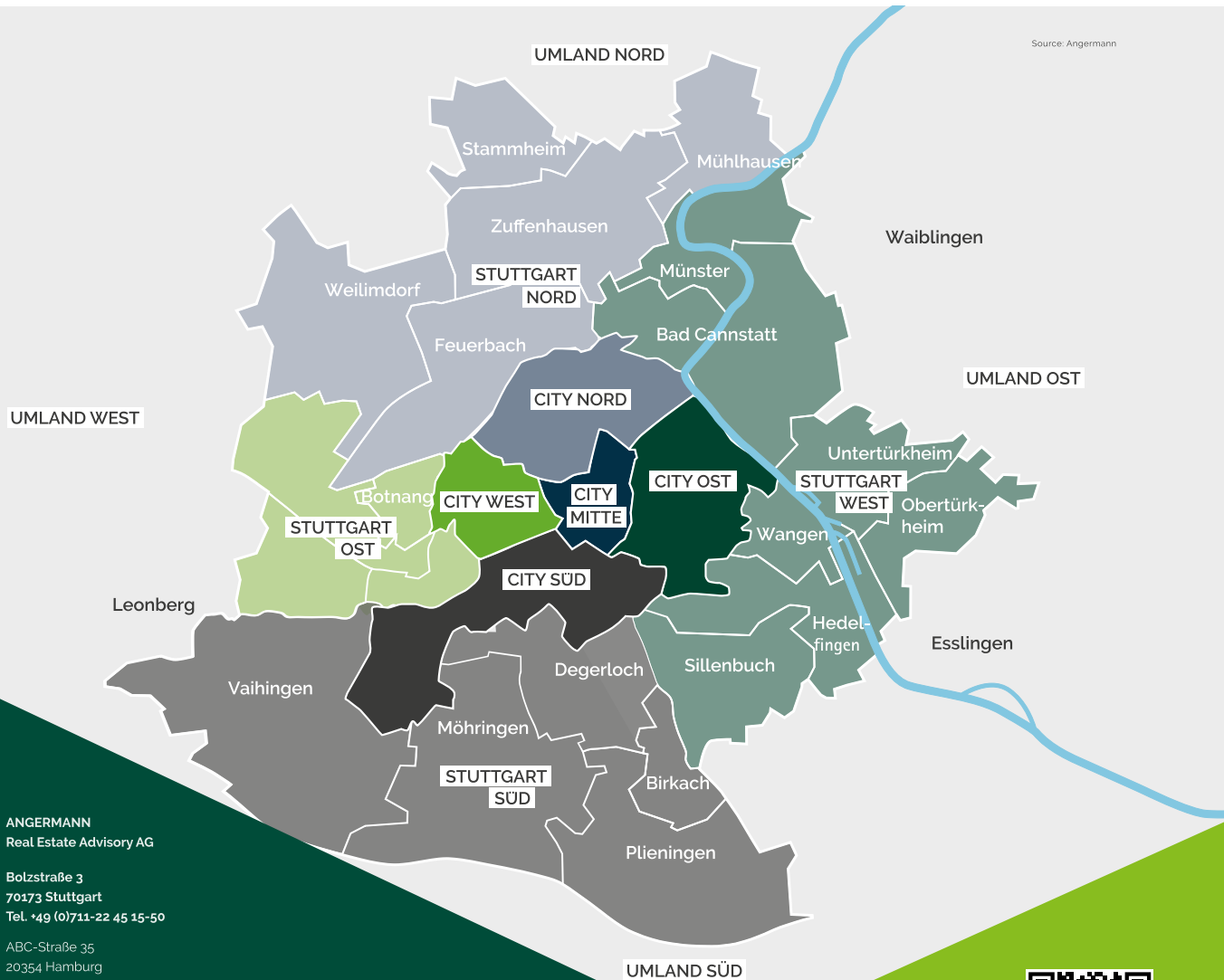
Source: Angermann



## RENTS BY LOCATION

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

■ Mitte	16.50 - 25.50	■ 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

ANGERMANN  
Real Estate Advisory AG

Bolzstraße 3  
70173 Stuttgart  
Tel. +49 (0)711-22 45 15-50

ABC-Strabe 35  
20354 Hamburg  
Tel. +49 (0)40-34 34 36

Lennestraße 1  
10785 Berlin  
Tel. +49 (0)30-23 08 28-0

Guicolltstraße 48  
60325 Frankfurt am Main  
Tel. +49 (0)69-5 05 02 91-0

Am Gräswege 6  
30169 Hanover  
Tel. +49 (0)511-93 61 92-0



[www.angermann-realestate.de](http://www.angermann-realestate.de)  
[www.bürosuche.de](http://www.bürosuche.de)



DOWNLOAD  
market report!

REAL ESTATE | MERGERS & ACQUISITIONS | BUSINESS CONSULTANTS | AUCTIONING & FINANCE