

Q2 2022

RESEARCH OFFICE MARKET BERLIN



630,000 sqm
Vacancy



€ 29.35/sqm
Average rent



353,000 sqm
Space take-up

STATISTICS
FACTS
FIGURES



€ 41.90/sqm
Prime rent

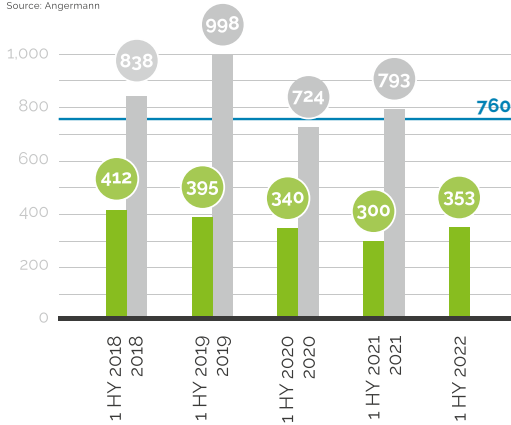
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Seit 1953.

OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

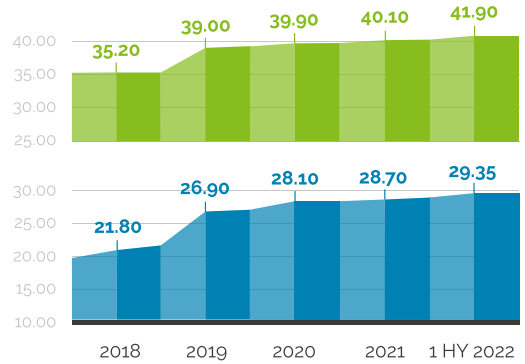
Source: Angermann



OFFICE RENTS

in €/sqm ■ Prime rent ■ Average rent

Source: Angermann



KEY FACTS

- Significant 18% increase in take-up year-on-year
- Second quarter take-up exceeds first quarter (215,000 sqm compared to 138,000 sqm)
- Nominal rents remain stable
- Vacancy rate increasing, but space availability remains above the critical level
- Centrality of location is the most important letting criterion
- Demand is particularly high for office space up to 5,000 sqm

„BERLIN CAN STILL BE RELIED UPON DUE TO ITS UNCEASING DRIVE TOWARDS INTERNATIONALITY.“

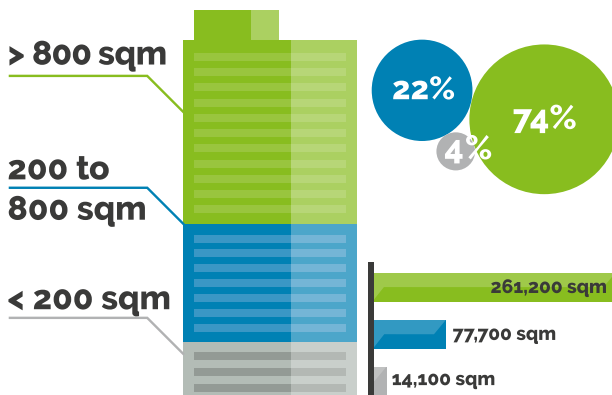


Tibor Frommold,
Executive Board

TAKE-UP BY SIZE CATEGORY

1st half year

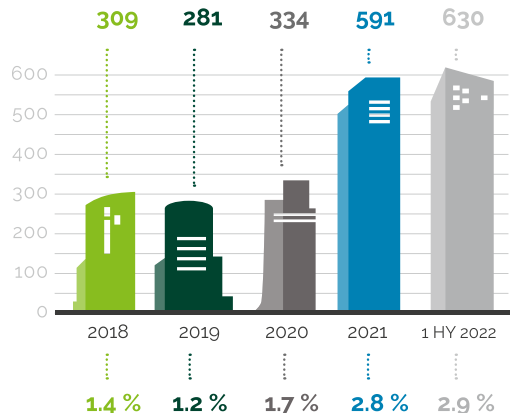
Source: Angermann



OFFICE VACANCY

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

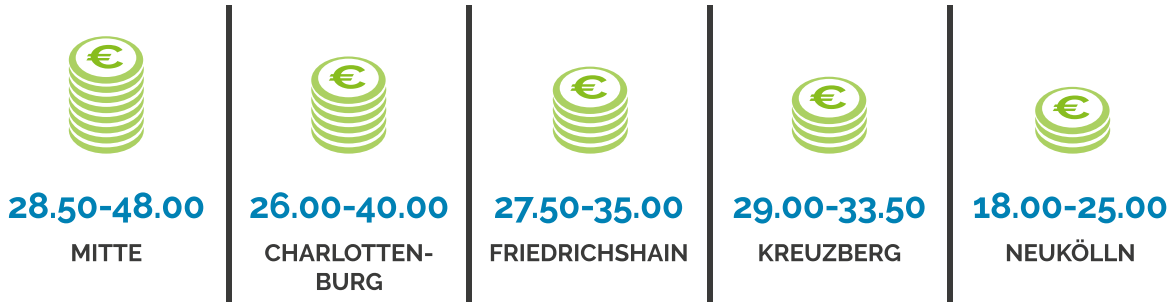
Source: Angermann



RENTS FOR TOP LOCATIONS

1st half year 2022 – approx. €/sqm/month excluding service charges & VAT

Source: Angermann



DEALS

1st half year 2022

TOP 5

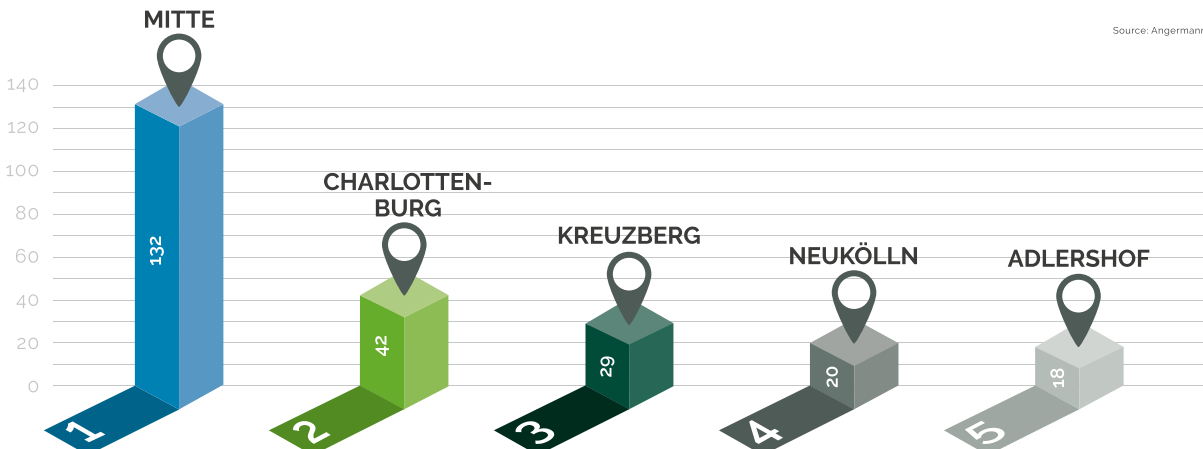
- 01** 40,000 sqm in Mitte
Q2 - tenant: State of Berlin
- 02** 16,000 sqm in Adlershof
Q2 - tenant: Mobility services provider
- 03** 9,100 sqm in Neukölln
Q1 - tenant: Industry
- 04** 7,100 sqm in Kreuzberg
Q1 - tenant: Food delivery service
- 05** 6,500 sqm in Lichtenberg
Q2 - tenant: Public-law institution

Source: Angermann

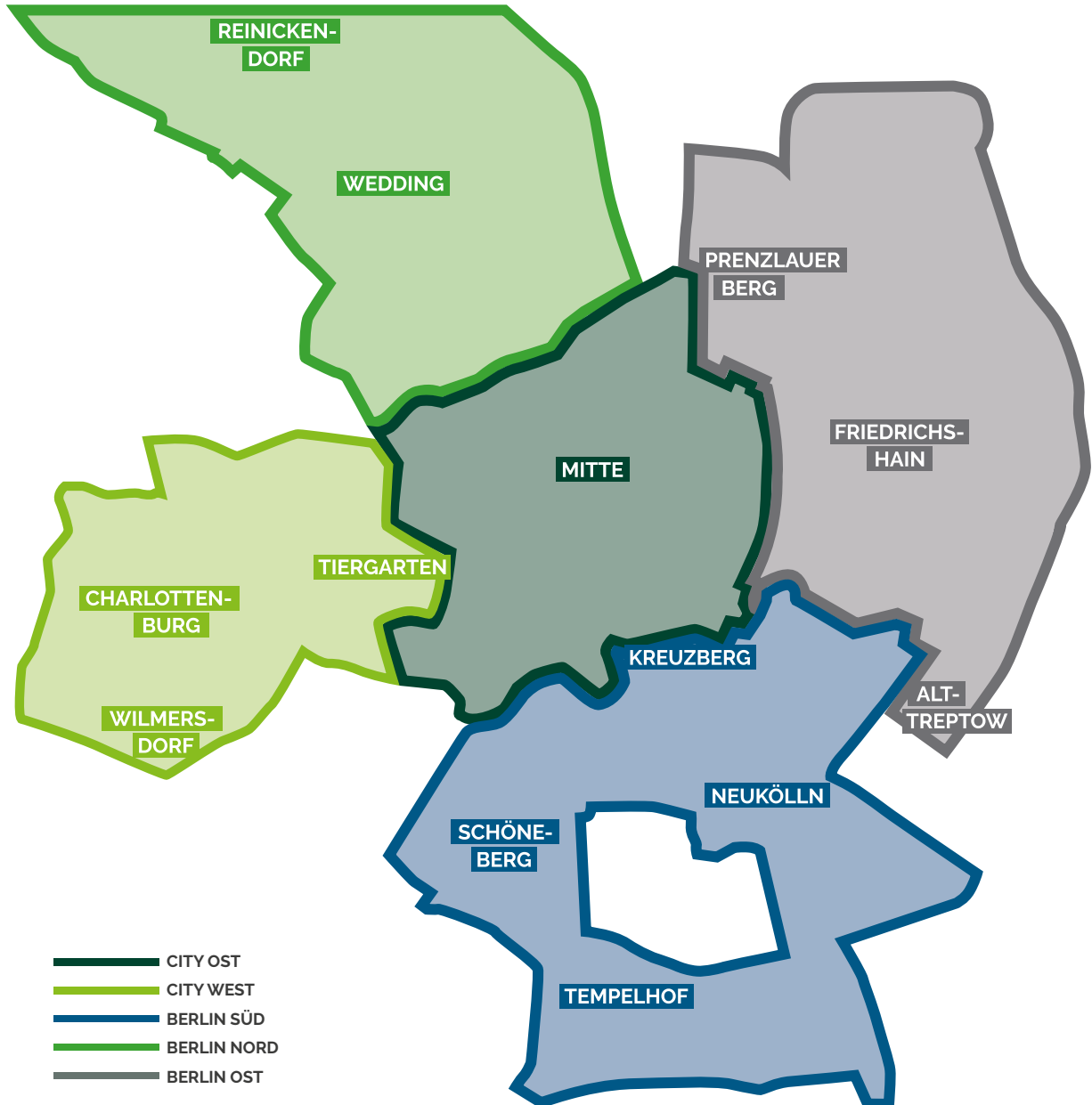
TOP 5 OFFICE LOCATIONS

1st half year 2022 - office space take-up in 000 sqm

Source: Angermann

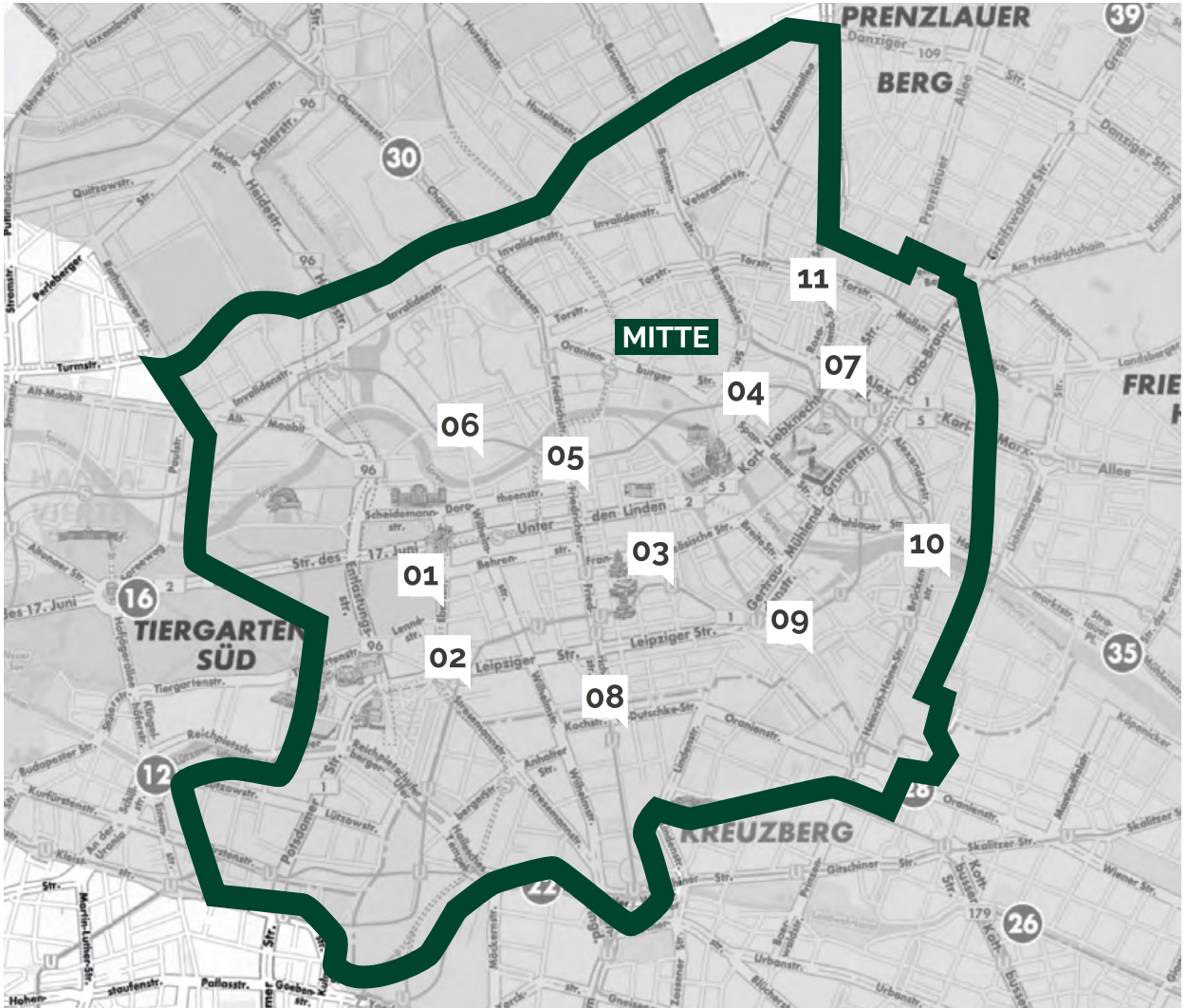


BERLIN OFFICE RENTS AT A GLANCE



Office Rents Berlin - Mitte

1st half year 2022 – approx. €/sqm excluding service charges & VAT.



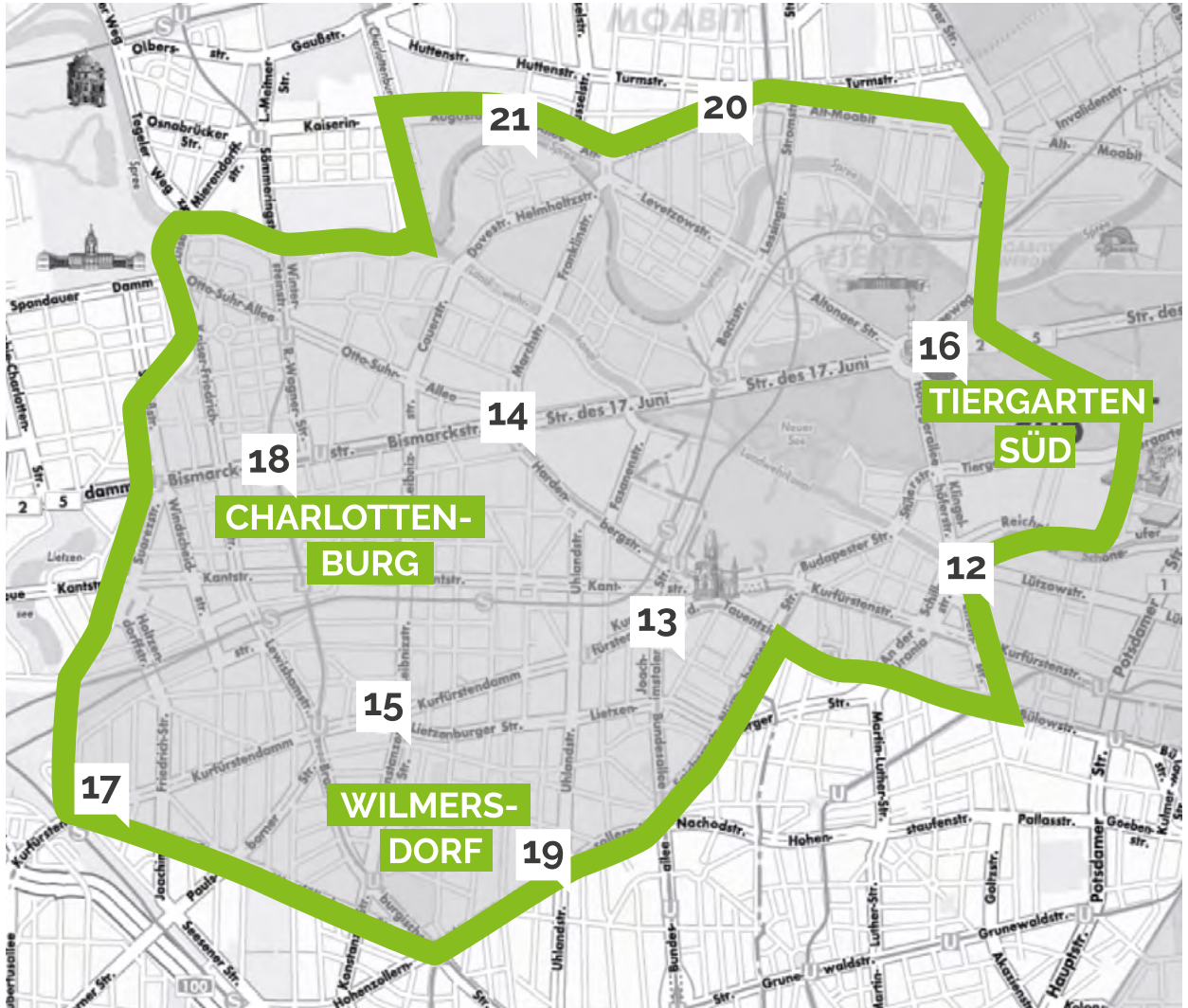
CITY OST

Mitte

1. Pariser Platz / Unter den Linden	32.00 - 42.00	7. Alexanderplatz	27.00 - 35.00
2. Potsdamer Platz / Leipziger Platz 1	34.00 - 48.00	8. Friedrichstraße / Checkpoint Charlie	28.00 - 34.00
3. Französische Straße / Gendarmenmarkt	33.00 - 37.00	9. Wallstraße / Kleines Regierungsviertel	26.00 - 32.00
4. Hackescher Markt / Oranienburger Straße	33.00 - 38.00	10. Jannowitzbrücke	30.00 - 35.00
5. S-Bhf. Friedrichstraße	34.00 - 42.00	11. Torstraße / Schönhauser Allee	32.00 - 40.00
6. Luisenstraße / Reinhardtstraße	30.00 - 33.00		

Office Rents Berlin - Tiergarten, Charlottenburg, Wilmersdorf

1st half year 2022 – approx. €/sqm excluding service charges & VAT



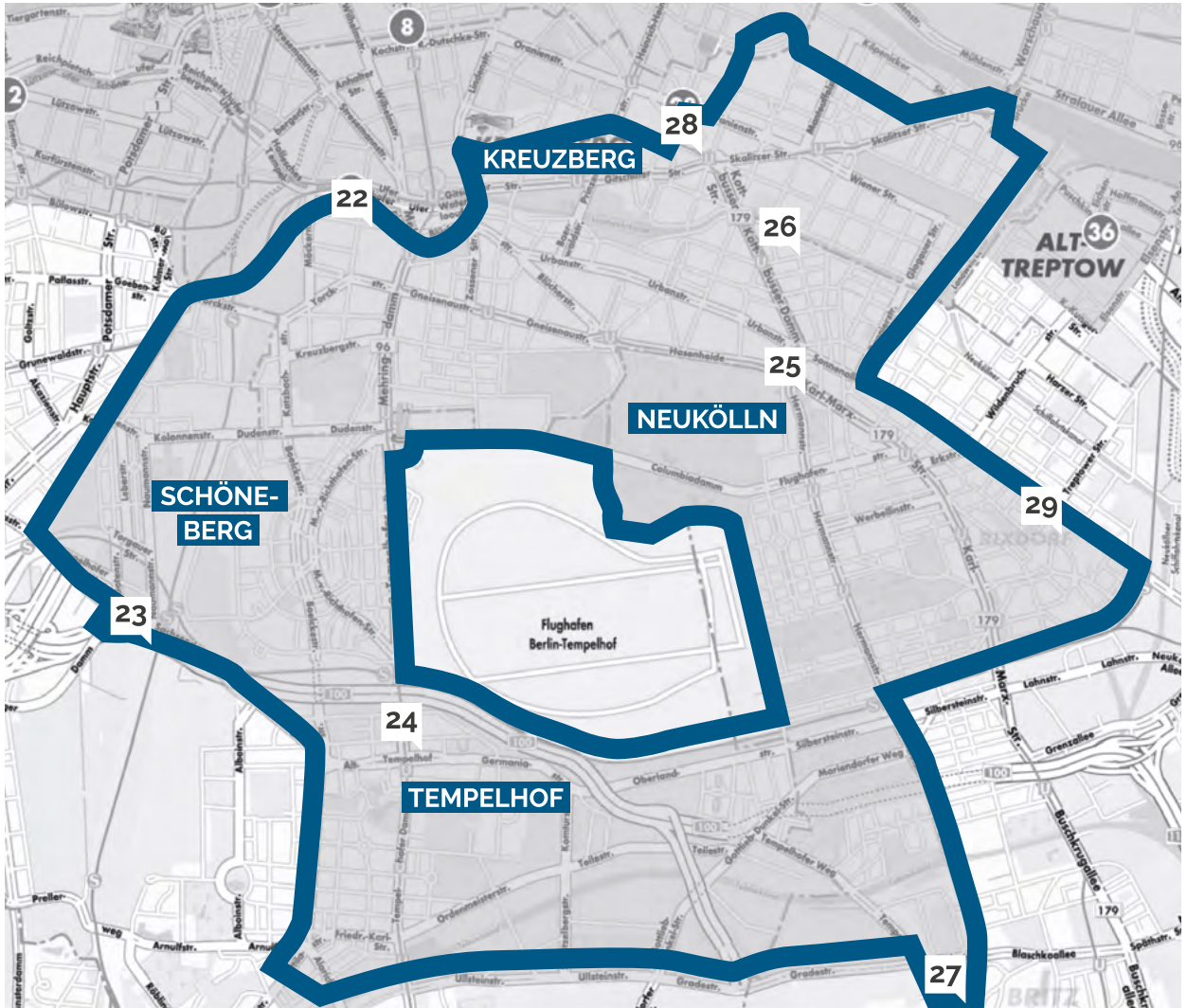
CITY WEST

Tiergarten, Charlottenburg, Wilmersdorf

12. Lützowplatz / Klingelhöfer Dreieck	24.00 - 28.00	17. Kurfürstendamm / S-Bahnhof Halensee	24.00 - 28.00
13. Kurfürstendamm / Joachimsthaler Straße	28.00 - 38.00	18. Bismarckstraße	20.00 - 25.00
14. Ernst-Reuter-Platz	22.00 - 28.00	19. Hohenzollerndamm	19.00 - 23.50
15. Olivaer Platz	25.00 - 30.00	20. Alt-Moabit	23.00 - 29.00
16. Straße des 17. Juni	22.00 - 30.00	21. Kaiserin-Augusta-Allee / Pascalstraße	21.00 - 25.00

Office Rents Berlin - Kreuzberg, Tempelhof, Schöneberg, Neukölln

1st half year 2022 – approx. €/sqm excluding service charges & VAT



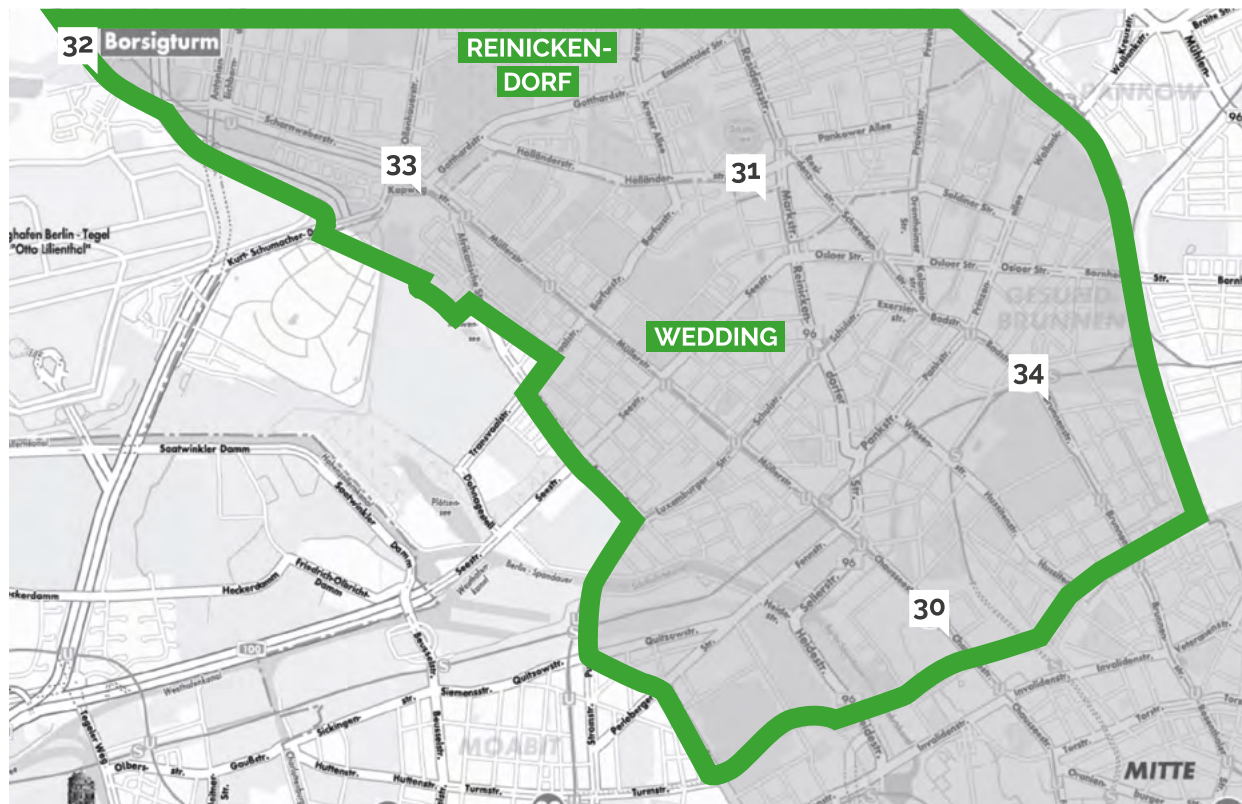
BERLIN SÜD

Kreuzberg, Tempelhof, Schöneberg, Neukölln

22. Tempelhofer Ufer	25.00 - 30.00	26. Paul-Lincke-Ufer	27.00 - 31.00
23. Sachsendamm	23.00 - 30.00	27. Tempelhofer Weg	17.00 - 19.50
24. Tempelhofer Damm	17.00 - 22.00	28. Oranienplatz	30.00 - 35.00
25. Hermannstraße	18.00 - 25.00	29. Sonnenallee	23.00 - 27.00

Office Rents Berlin - Wedding, Reinickendorf, Tegel

1st half year 2022 – approx. €/sqm excluding service charges & VAT



BERLIN NORD

Wedding, Reinickendorf, Tegel

30. Chausseestraße	28.00 - 30.00
31. Holländerstraße	17.00 - 20.00
32. Borsigturm (nicht mehr auf der Karte)	18.00 - 22.00
33. Kurt-Schumacher-Platz	17.00 - 20.00
34. Gesundbrunnen	22.00 - 28.00

Office Rents Berlin - Prenzlauer Berg, Treptow, Marzahn, Friedrichshain

1st half year 2022 – approx. €/sqm excluding service charges & VAT



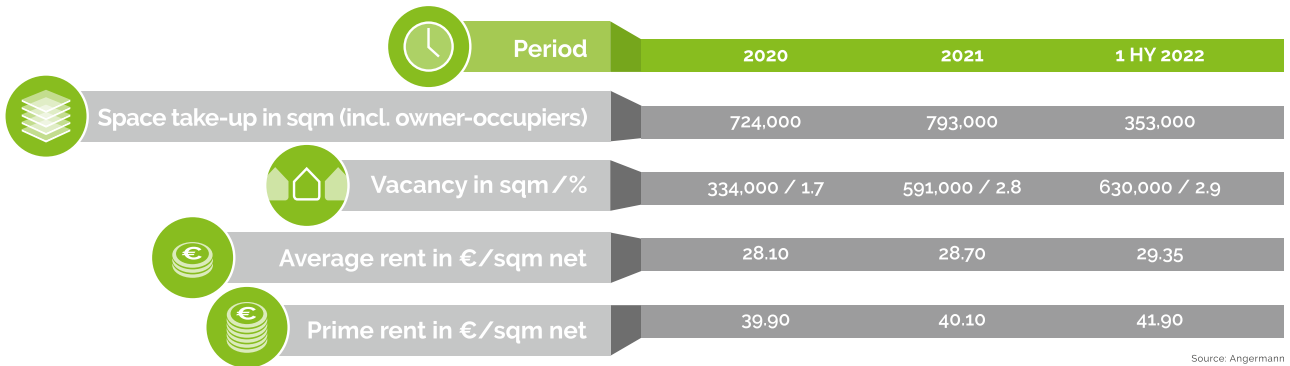
BERLIN OST

Prenzlauer Berg, Treptow, Marzahn, Friedrichshain

35. Stralauer Platz	28.00 - 32.00	39. Greifswalder Straße	26.00 - 32.00
36. Elsenstraße / Puschkinallee	23.00 - 27.00	40. DGZ Gustav-Adolf-Straße	15.00 - 17.00
37. Frankfurter Allee	22.00 - 26.00	41. Landsberger Allee	22.00 - 28.50
38. Prenzlauer Allee	20.00 - 27.00		

BERLIN OFFICE MARKET AT A GLANCE

2020 - 2022



Source: Angermann

BERLIN OFFICE MARKET – DEVELOPMENTS

Demand for office space in Berlin remained very high across all sectors in the first half of 2022. However, external economic and political factors have had a stronger impact than would have been expected at the beginning of the year. The required implementation of new office structures has also led to uncertainty among tenants and a rather tenacious conclusion of leases. However, these circumstances do not detract from the robustness of the Berlin market, as demonstrated by the stability of nominal rents. As a result, annual take-up is expected to approach the previous year's level.

WHAT'S COMING

The letting performance tends to be higher in the second half of the year

WHAT'S GOING

The basic distribution of office space

WHAT'S STAYING

Confidence in the stability of the market

ANGERMANN
Real Estate Advisory AG

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

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

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

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

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



www.angermann-realestate.de
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