

# Q4 2022

## RESEARCH OFFICE MARKET BERLIN



**850,000 sqm**  
Vacancy



**€ 29.75/sqm**  
Average rent



**736,000 sqm**  
Space take-up

STATISTICS  
FACTS  
FIGURES



**€ 42.60/sqm**  
Prime rent

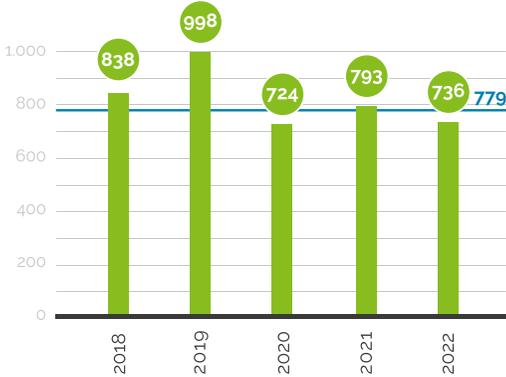
# ANGERMANN™

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

- Traditional year-end rally failed to materialise
- Various major deals postponed until the first half of 2023
- Increased office space vacancy
- Prime and average rents show a significant rise
- Most lettings at year-end were in the 500 - 2,000 sqm size category

“CLIMATE-NEUTRAL CONSTRUCTION AND TECHNICAL QUALITY ARE BECOMING INCREASINGLY IMPORTANT RENTAL CRITERIA.”

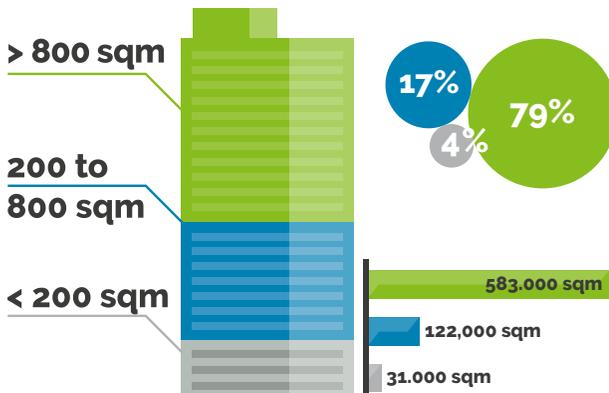


Fabian Runge,  
Director

## TAKE-UP BY SIZE CATEGORY

Total Year 2022

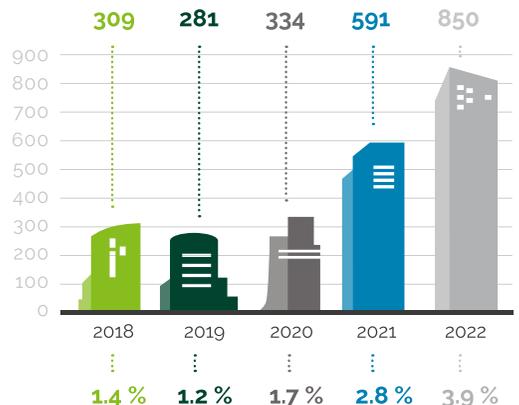
Source: Angermann



## OFFICE VACANCY

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

Source: Angermann



## RENTS FOR TOP LOCATIONS

Total Year 2022 - approx. €/sqm/month excluding service charges & VAT

Source: Angermann



# TOP 5

## DEALS

Total Year 2022

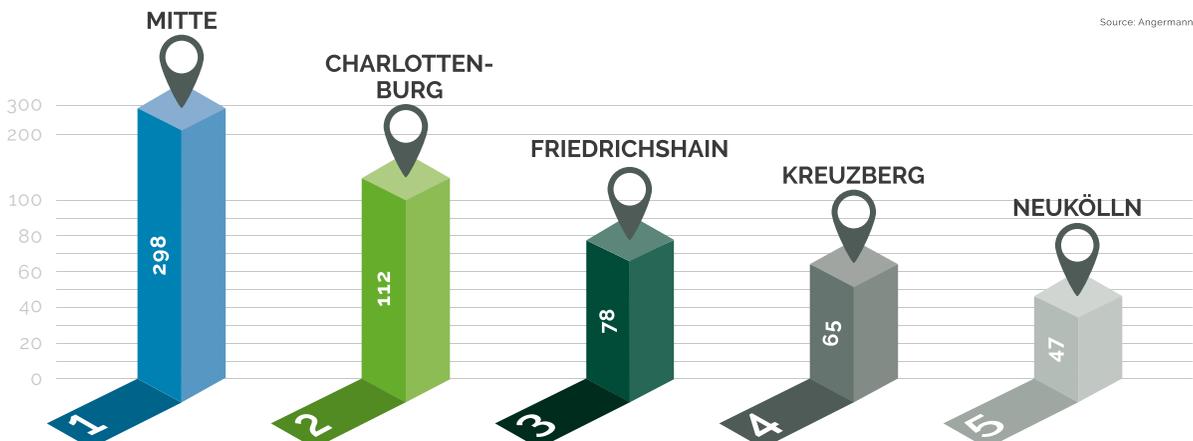
- 01** 40,000 sqm in Mitte  
Q2, tenant: State of Berlin
- 02** 22,500 sqm in Mitte  
Q3, tenant: Mobility services provider
- 03** 17,500 sqm in Mitte  
Q3, tenant: Mobility services provider
- 04** 17,400 sqm in Charlottenburg  
Q3, tenant: State of Berlin
- 05** 17,100 sqm in Friedrichshain  
Q3, tenant: Solar company

Source: Angermann

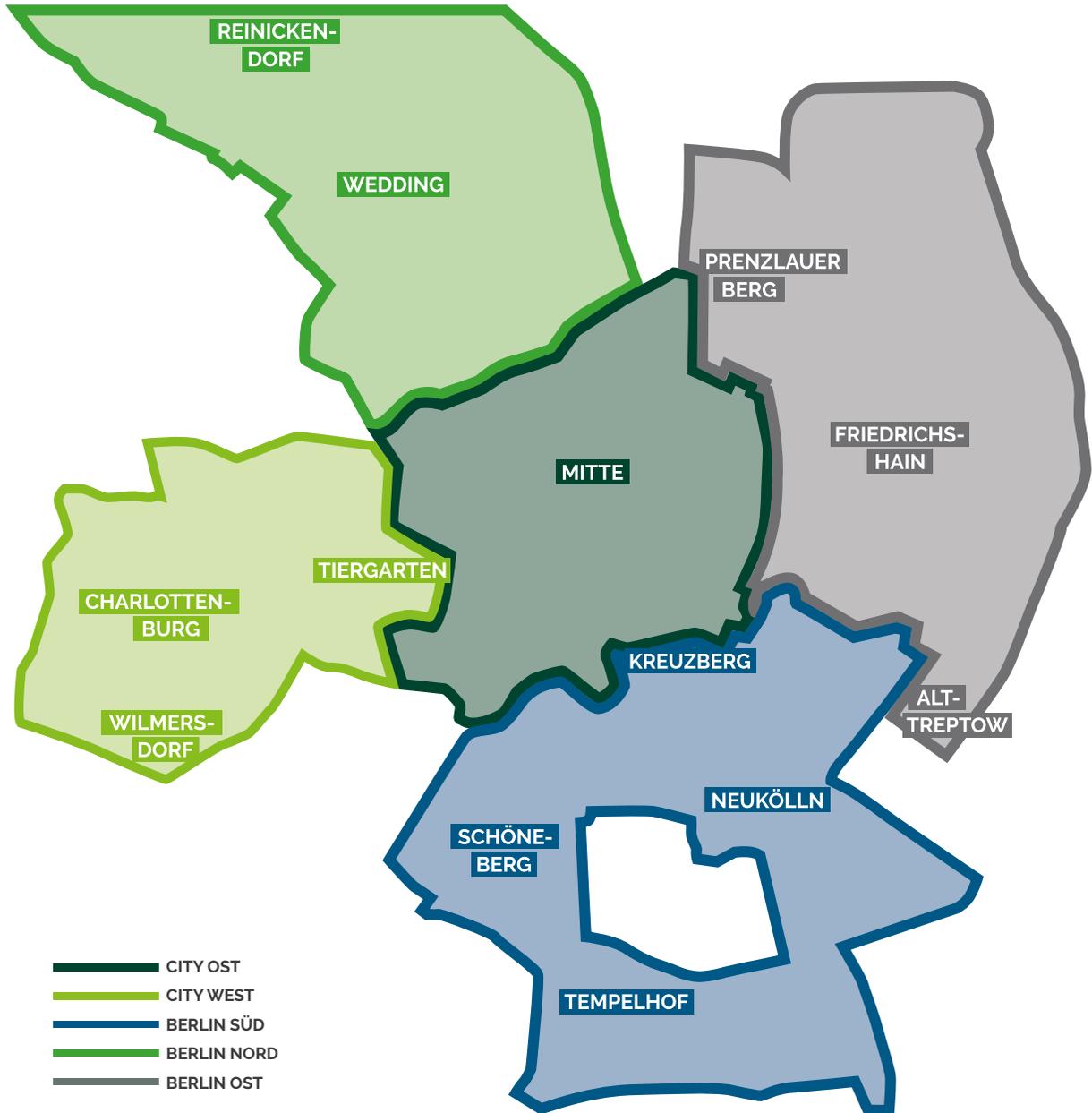
## TOP 5 OFFICE LOCATIONS

Total Year 2022 - office space take-up in 000 sqm

Source: Angermann

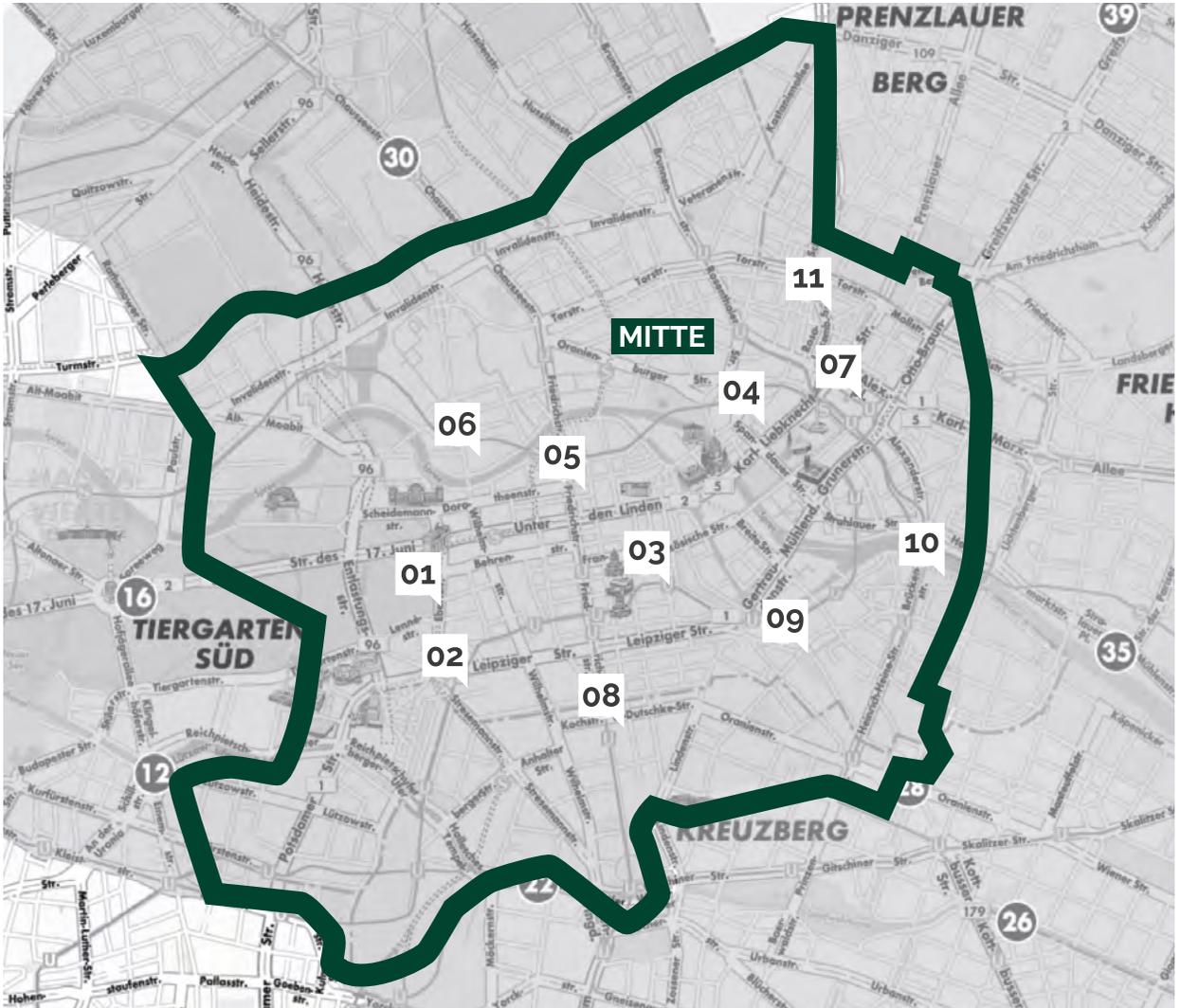


## BERLIN OFFICE RENTS AT A GLANCE



## Office Rents Berlin - Mitte

Total Year 2022 - approx. €/sqm excluding service charges & VAT.



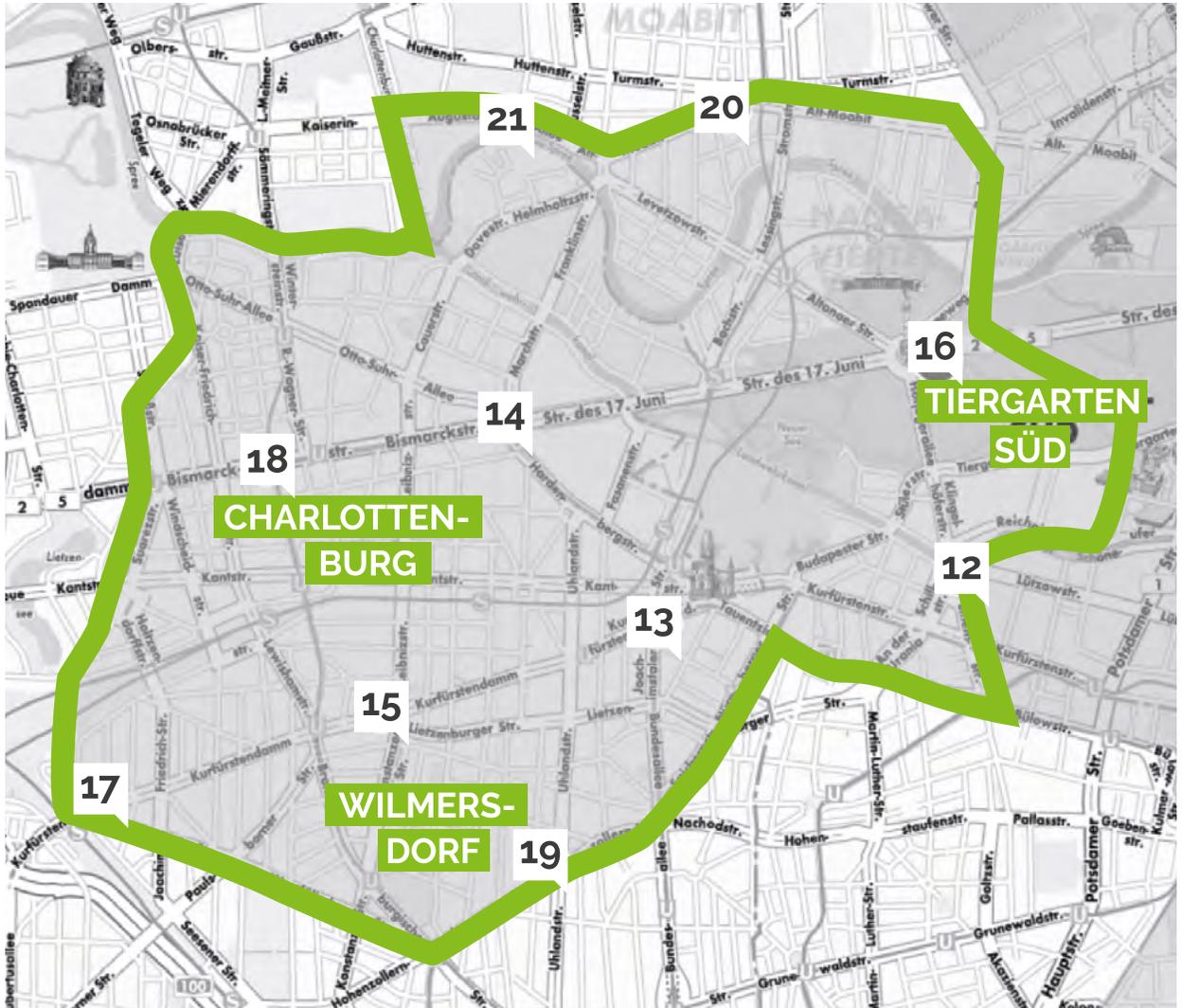
### CITY OST

#### 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

Total Year 2022 - approx. €/sqm excluding service charges & VAT



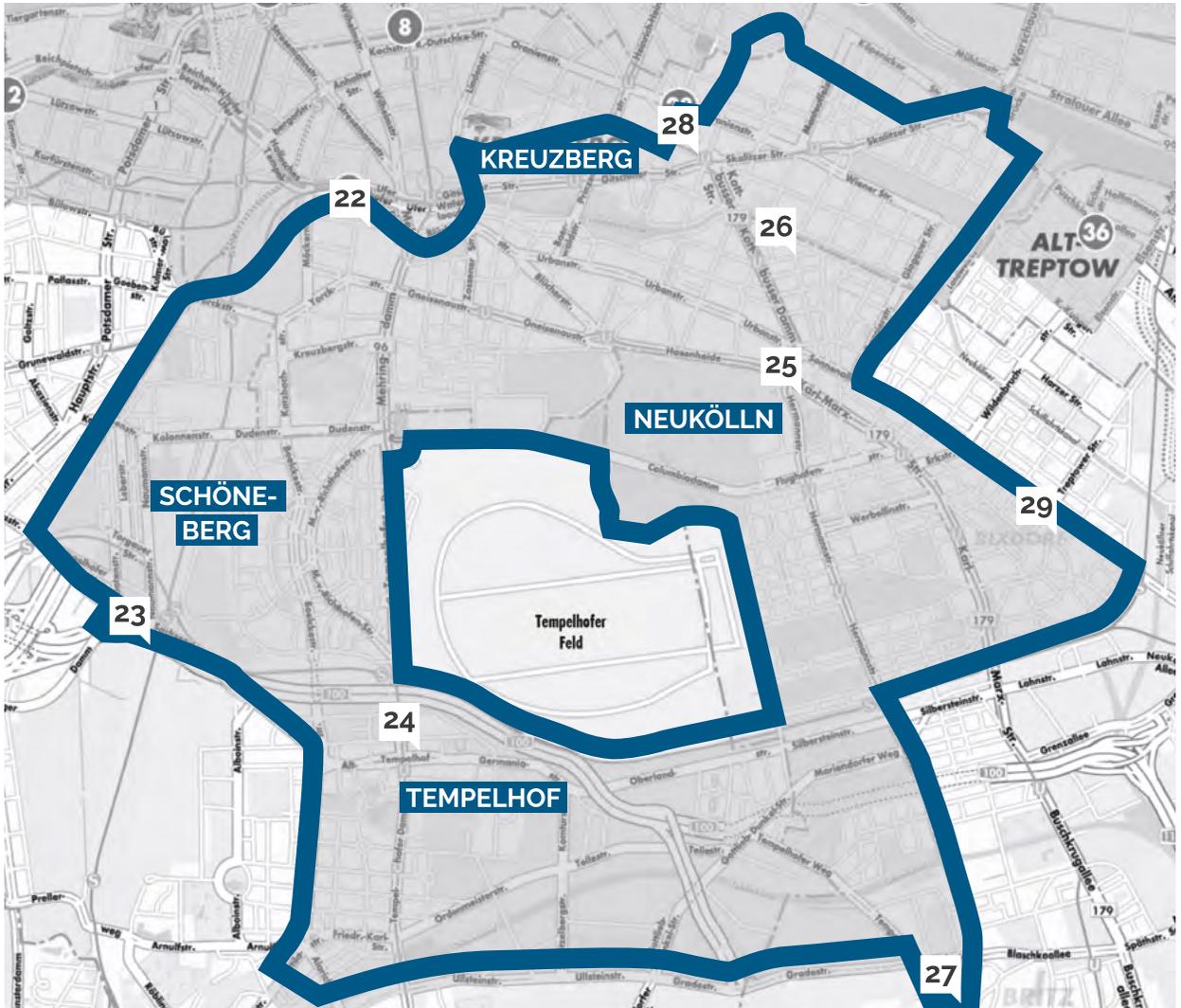
### CITY WEST

#### 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

Total Year 2022 - approx. €/sqm excluding service charges & VAT



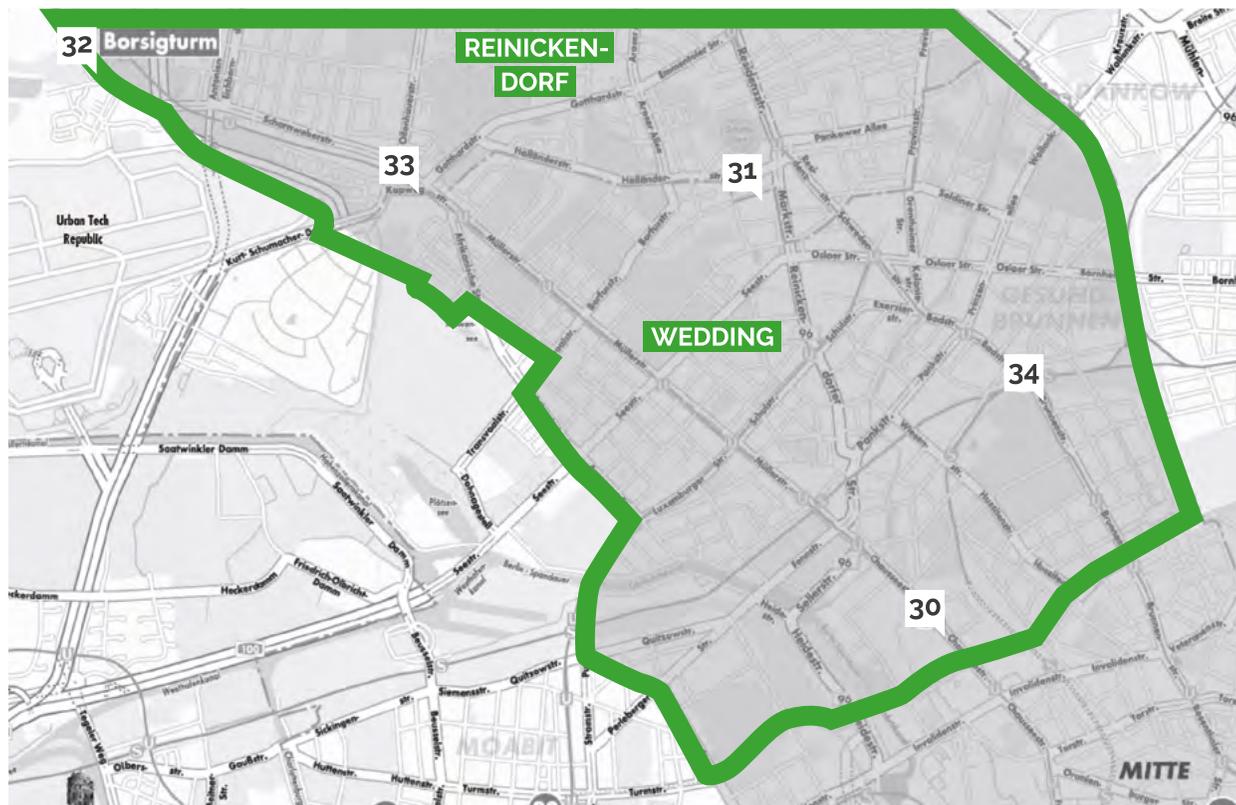
### BERLIN SÜD

#### 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

Total Year 2022 - approx. €/sqm excluding service charges & VAT



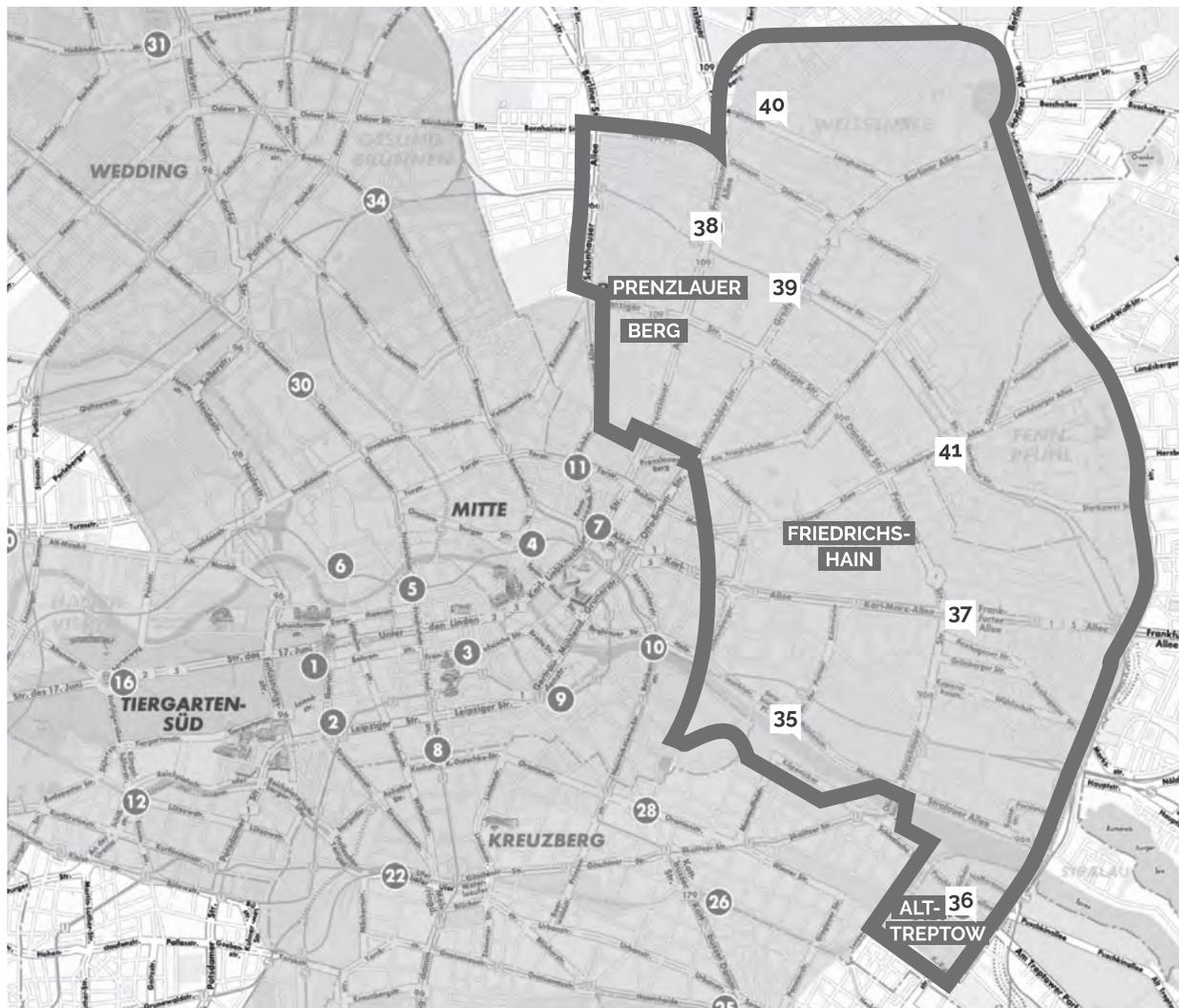
### BERLIN NORD

#### 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

Total Year 2022 - approx. €/sqm excluding service charges & VAT



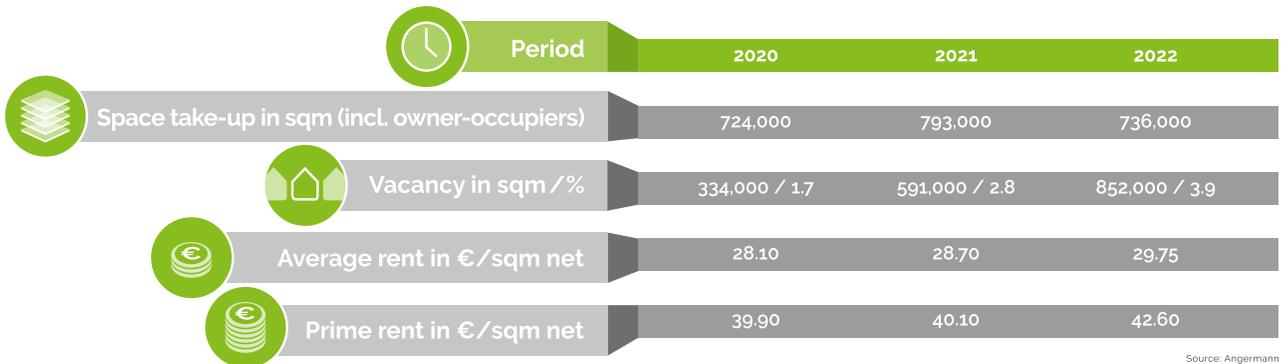
### BERLIN OST

#### 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

Total Years 2020 - 2022



## BERLIN OFFICE MARKET – DEVELOPMENTS

The rental situation in Berlin changed significantly in 2022. The once dominant start-ups have lost their role as take-up drivers. For many, limited expansion expectations and the increasing prevalence of home offices and mobile working have led to a change in space requirements and a significant increase in the volume of space available to sublet. For brokers, it is currently important to show a now-more-than-ever attitude and to concentrate on the inherent strengths of the city's office market. The public sector remains a stabilising factor. The increased demand from the old economy is also a ray of hope and proof that industry diversity can be relied upon.

## WHAT'S COMING

Interdisciplinary advisory services

## WHAT'S GOING

Distribution mindset

## WHAT'S STAYING

Stability

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