

Q1 2023

RESEARCH OFFICE MARKET BERLIN



890,000 sqm
Vacancy



€ 29.75/sqm
Average rent



139,000 sqm
Space take-up

STATISTICS
FACTS
FIGURES



€ 43.10/sqm
Prime rent

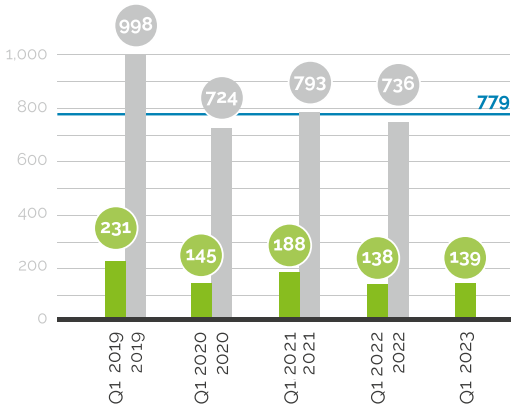
ANGERMANN™

Seit 1953.

OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

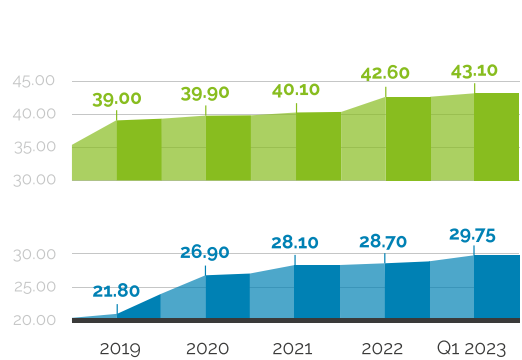
Source: Angermann



OFFICE RENTS

in €/sqm Prime rent Average rent

Source: Angermann



KEY FACTS

- Letting performance at previous year's level
- Current market events do not permit a reliable full year forecast
- Prime rent rising – average rent stagnating
- Stronger demand from the old economy remains a ray of hope
- Meeting sustainability criteria is increasingly important for office tenants

„DECISION-MAKERS UNDERSTAND THAT THE CLASSIC OFFICE IS COMPETING WITH THE HOME OFFICE.“

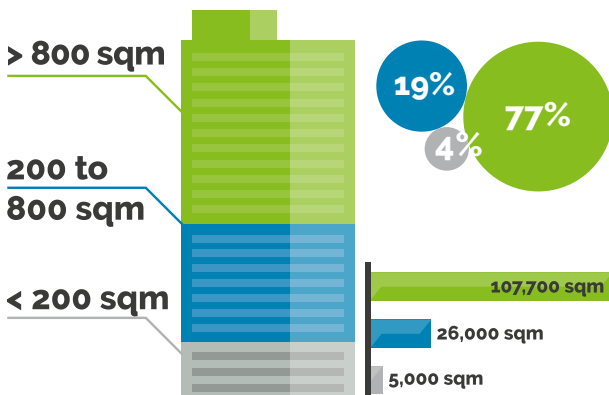


Tibor Frommold, Board Member

TAKE-UP BY SIZE CATEGORY

1st Quarter 2023

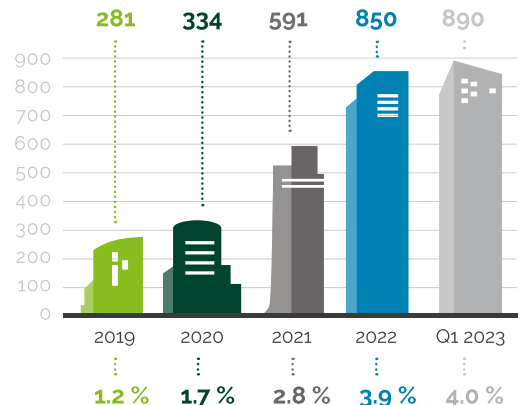
Source: Angermann



OFFICE VACANCY

Development 2019-2023
in 000 sqm, vacancy rate in %

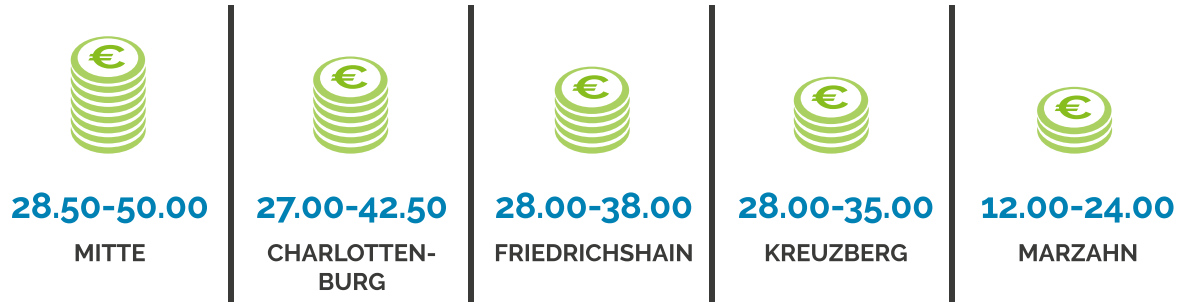
Source: Angermann



RENTS FOR TOP LOCATIONS

1st Quarter 2023 - approx. €/sqm/month excluding service charges & VAT

Source: Angermann



TOP 5

DEALS

1st Quarter 2023

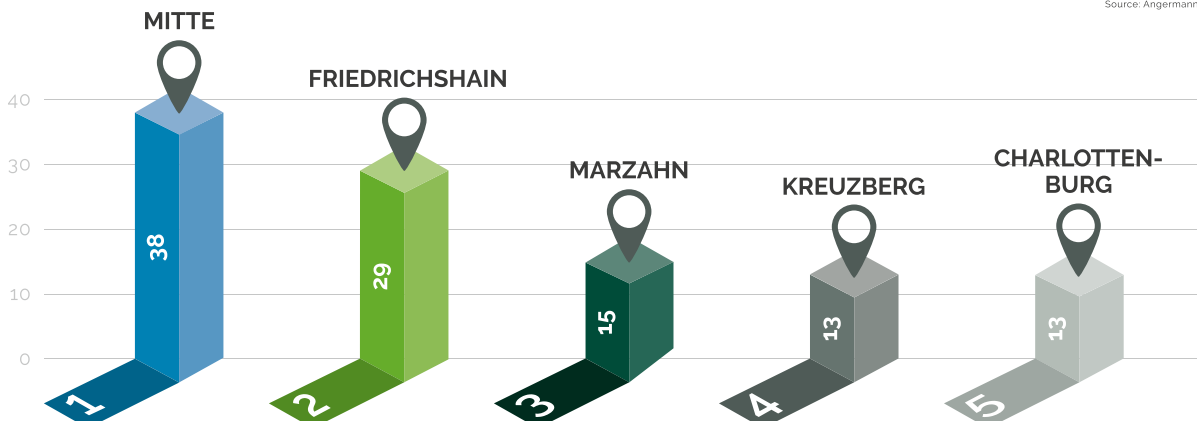
- 01** 19,200 sqm in Friedrichshain
Q1, tenant: Business services
- 02** 12,900 sqm in Marzahn
Q1, tenant: Public institution
- 03** 5,500 sqm in Kreuzberg
Q1, tenant: Energy company
- 04** 5,300 sqm in Mitte
Q1, tenant: State of Berlin
- 05** 4,400 sqm in Treptow
Q1, tenant: Semiconductor industry

Source: Angermann

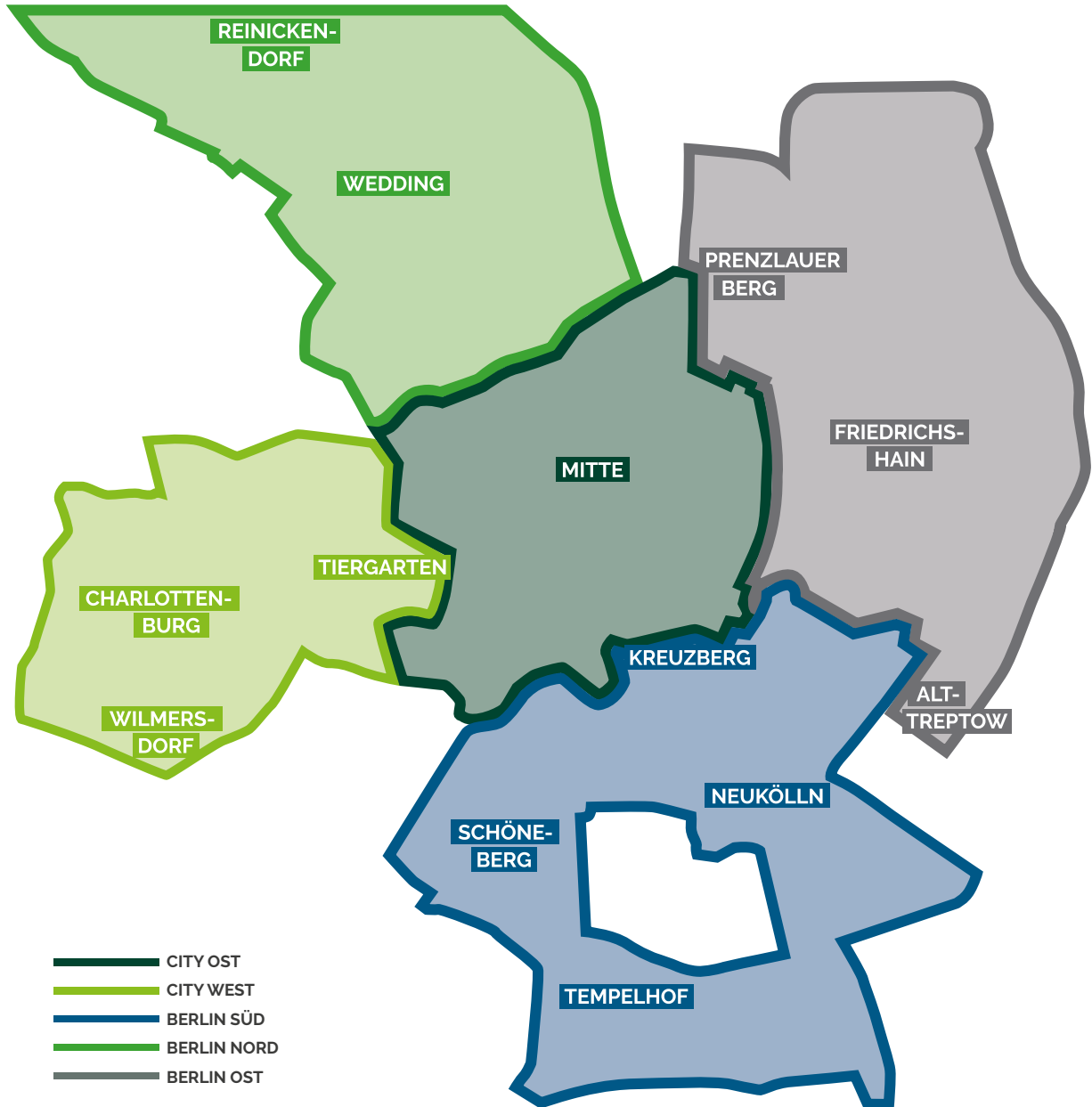
TOP 5 OFFICE LOCATIONS

1st Quarter 2023 - office space take-up in 000 sqm

Source: Angermann

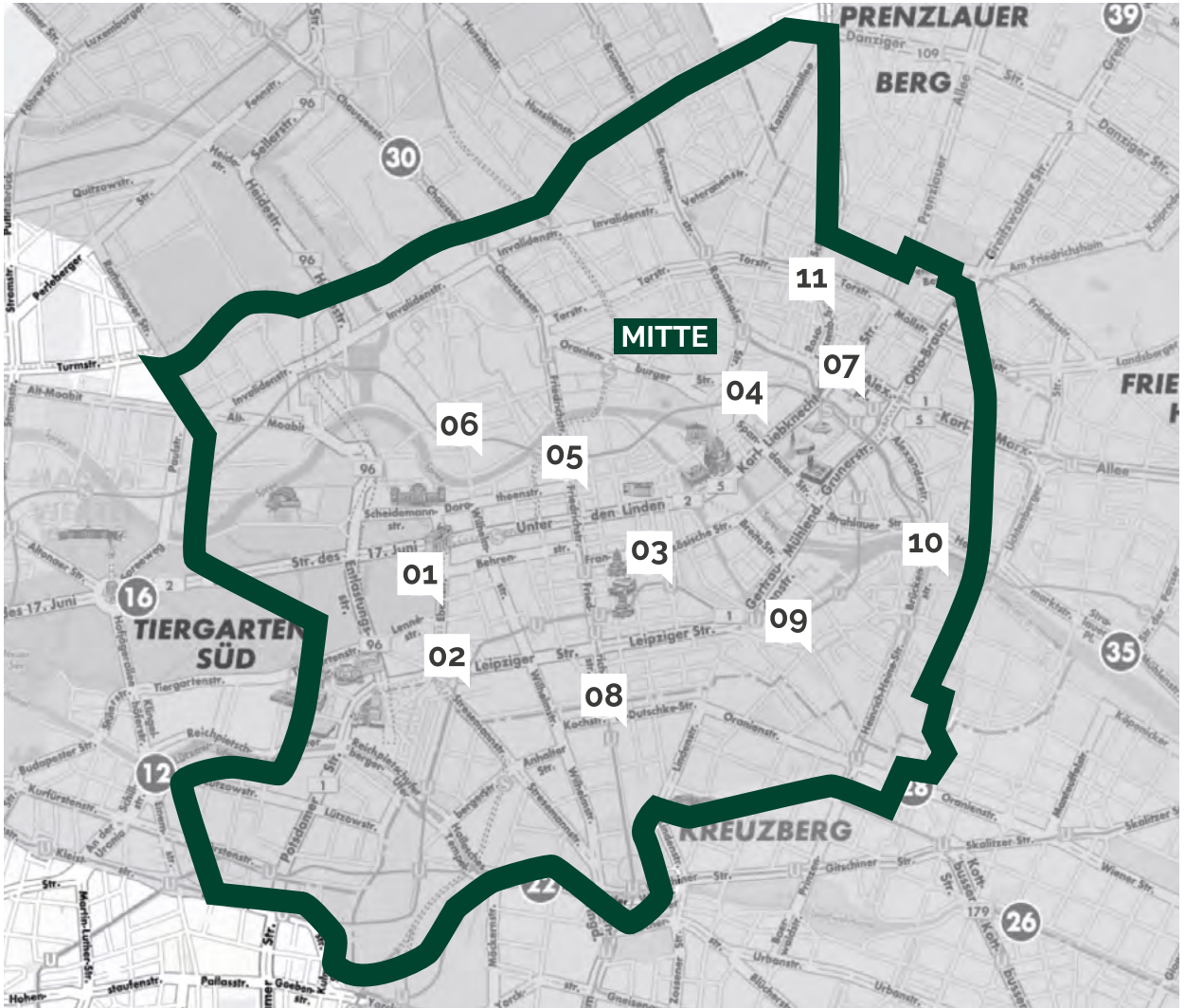


BERLIN OFFICE RENTS AT A GLANCE



Office Rents Berlin - Mitte

1st Quarter 2023 - approx. €/sqm excluding service charges & VAT.



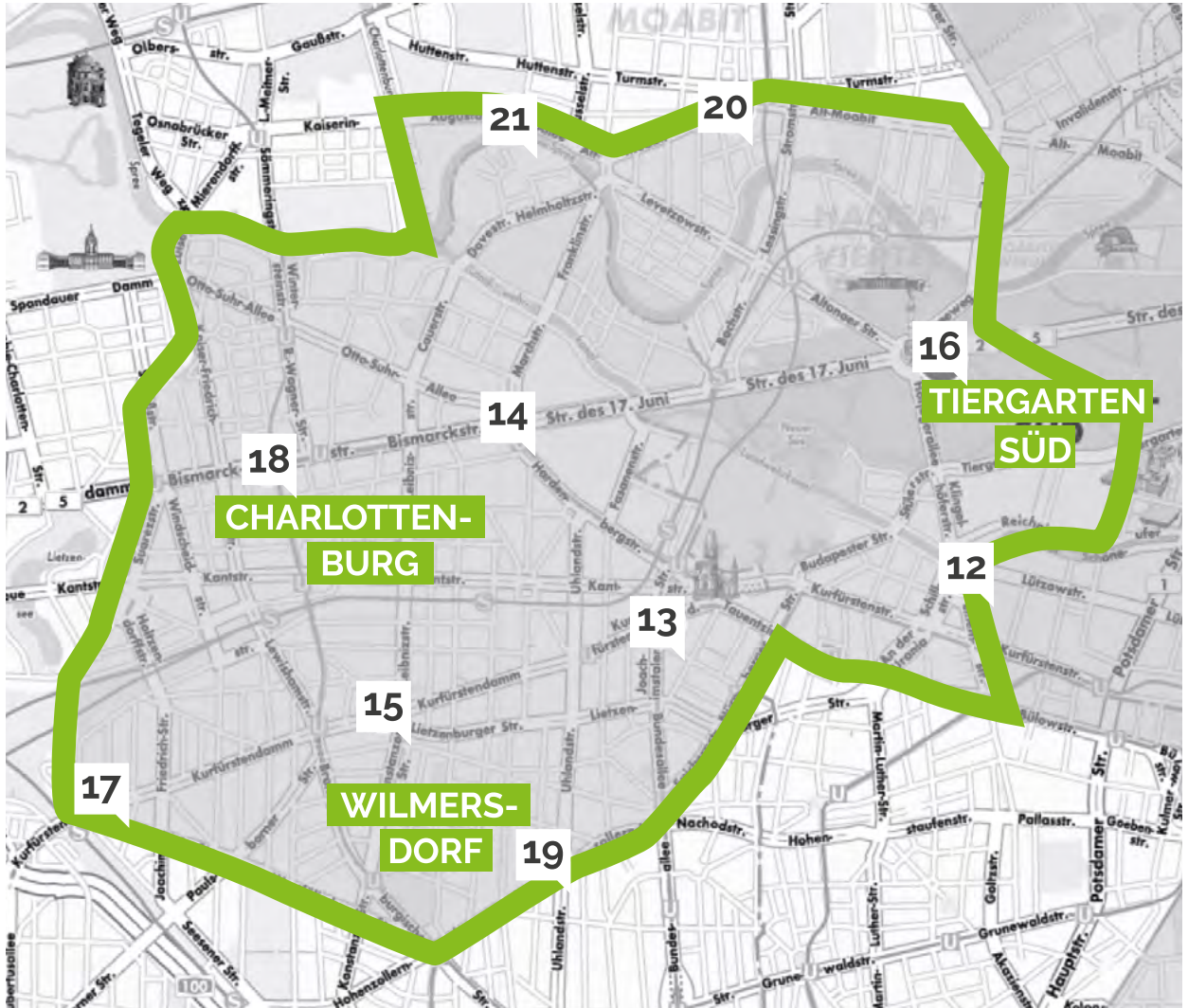
CITY OST

Mitte

1. Pariser Platz / Unter den Linden	33.00 - 45.00	7. Alexanderplatz	30.00 - 36.00
2. Potsdamer Platz / Leipziger Platz	35.00 - 50.00	8. Friedrichstraße / Checkpoint Charlie	28.00 - 38.00
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 - 38.00
5. S-Bhf. Friedrichstraße	35.00 - 50.00	11. Torstraße / Schönhauser Allee	32.00 - 40.00
6. Luisenstraße / Reinhardtstraße	32.00 - 35.00		

Office Rents Berlin - Tiergarten, Charlottenburg, Wilmersdorf

1st Quarter 2023 - approx. €/sqm excluding service charges & VAT



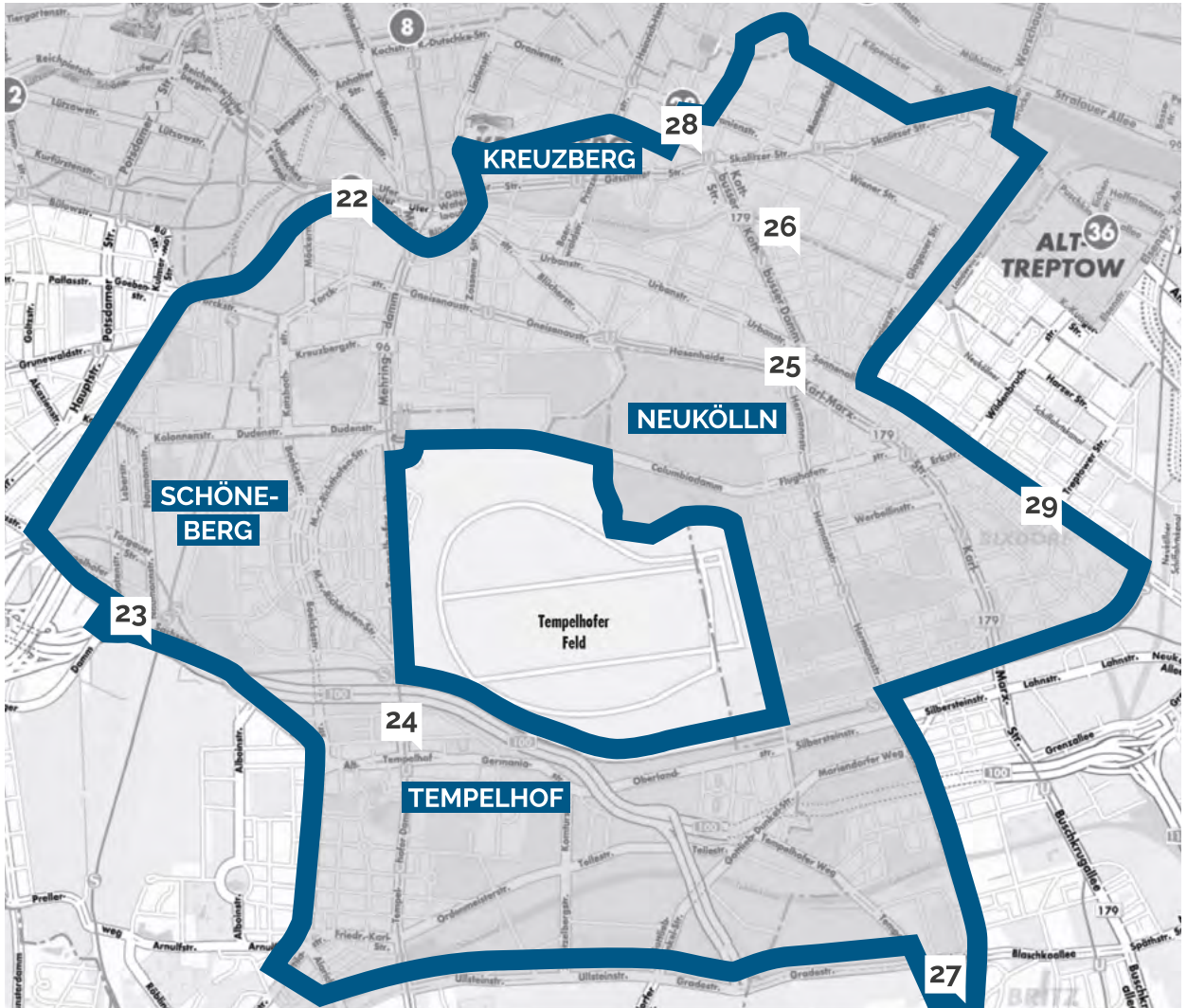
CITY WEST

Tiergarten, Charlottenburg, Wilmersdorf

12. Lützowplatz / Klingelhöfer Dreieck	25,00 - 30,00	17. Kurfürstendamm / S-Bahnhof Halensee	24,00 - 28,00
13. Kurfürstendamm / Joachimsthaler Straße	30,00 - 42,00	18. Bismarckstraße	20,00 - 25,00
14. Ernst-Reuter-Platz	25,00 - 38,00	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	25,00 - 31,00	21. Kaiserin-Augusta-Allee / Pascalstraße	21,00 - 25,00

Office Rents Berlin - Kreuzberg, Tempelhof, Schöneberg, Neukölln

1st Quarter 2023 - approx. €/sqm excluding service charges & VAT



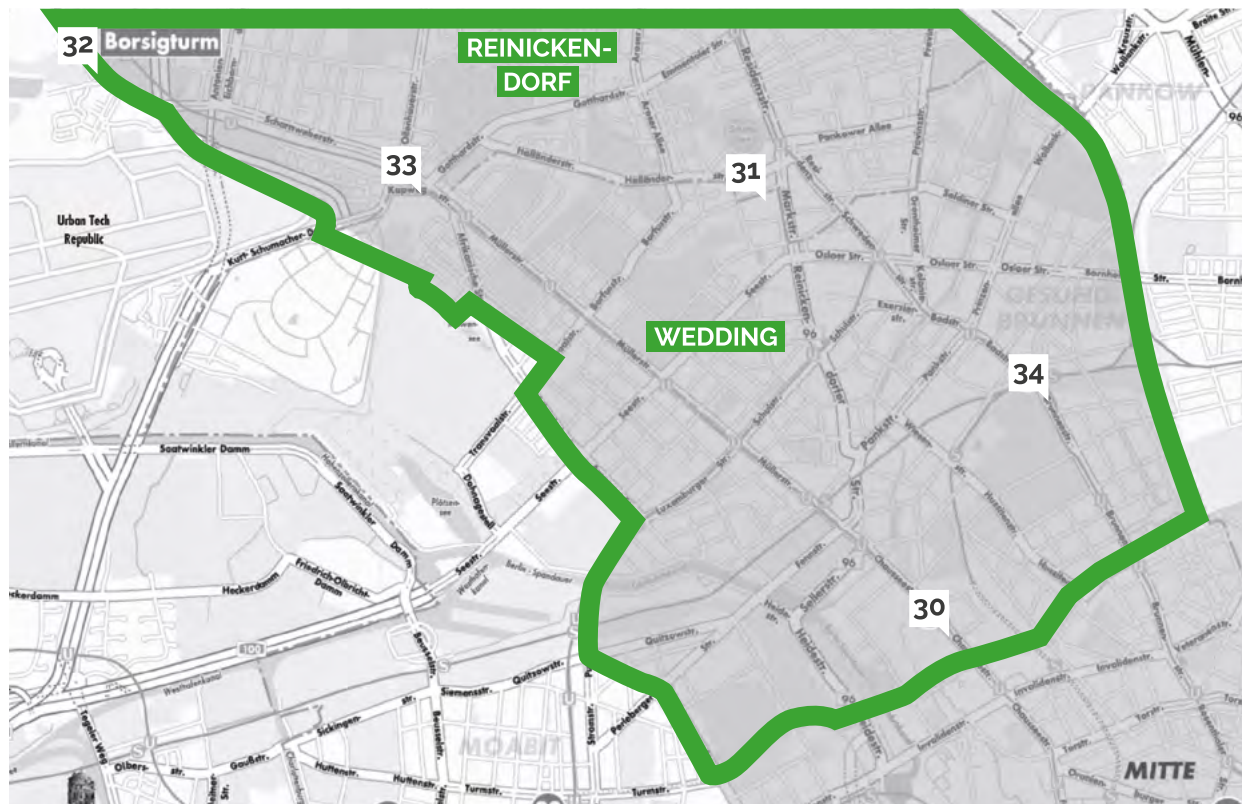
BERLIN SÜD

Kreuzberg, Tempelhof, Schöneberg, Neukölln

22. Tempelhofer Ufer	27,00 - 35,00	26. Paul-Lincke-Ufer	27,00 - 31,00
23. Sachsendamm	21,00 - 28,00	27. Tempelhofer Weg	17,00 - 19,50
24. Tempelhofer Damm	17,00 - 22,00	28. Oranienplatz	30,00 - 35,00
25. Hermannstraße	16,00 - 23,00	29. Sonnenallee	21,00 - 26,50

Office Rents Berlin - Wedding, Reinickendorf, Tegel

1st Quarter 2023 - approx. €/sqm excluding service charges & VAT



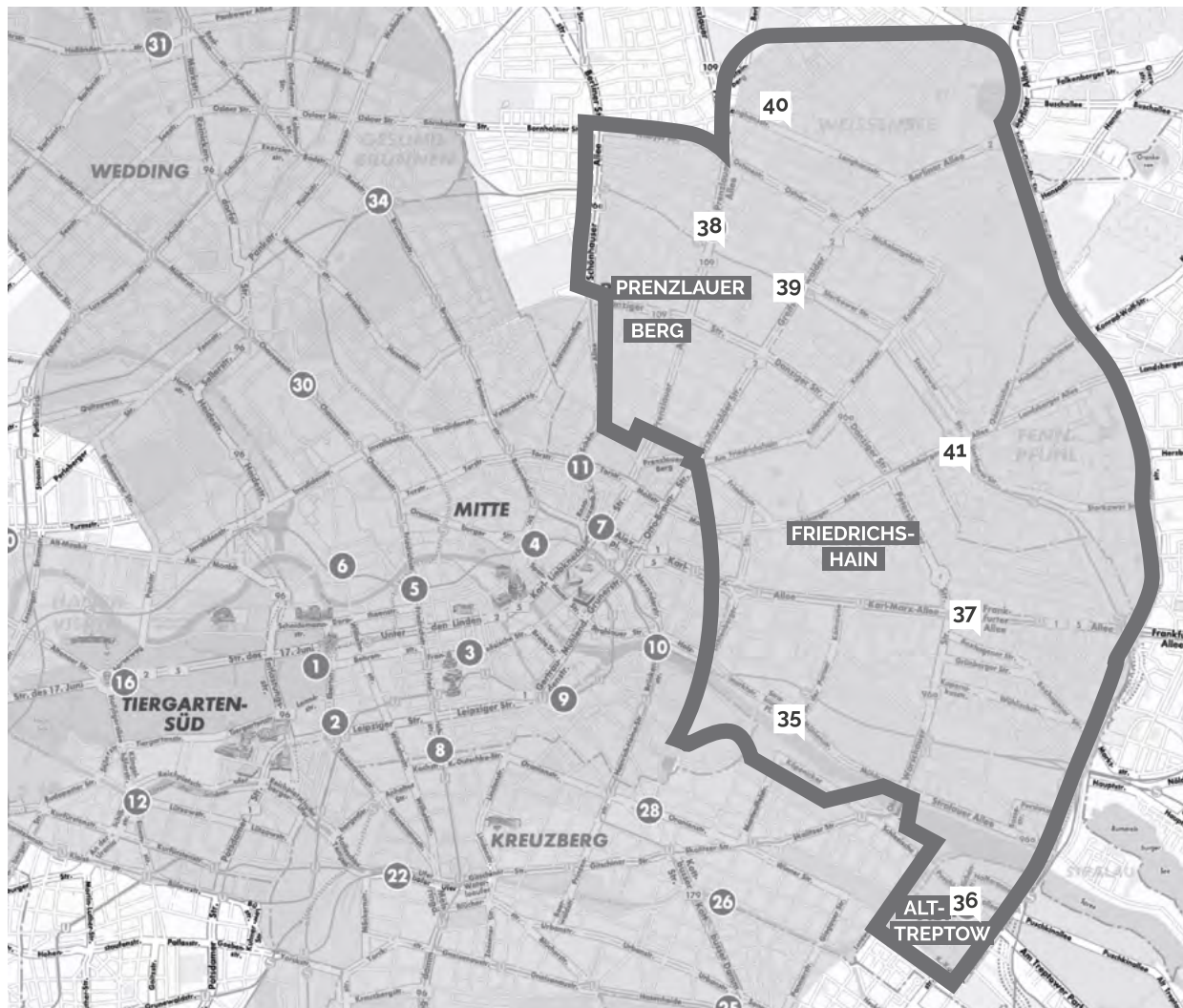
BERLIN NORD

Wedding, Reinickendorf, Tegel

30. Chausseestraße	28.00 - 32.00
31. Holländerstraße	16.00 - 19.00
32. Borsigturm (nicht mehr auf der Karte)	17.00 - 21.50
33. Kurt-Schumacher-Platz	17.00 - 20.00
34. Gesundbrunnen	23.00 - 30.00

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

1st Quarter 2023 - approx. €/sqm excluding service charges & VAT



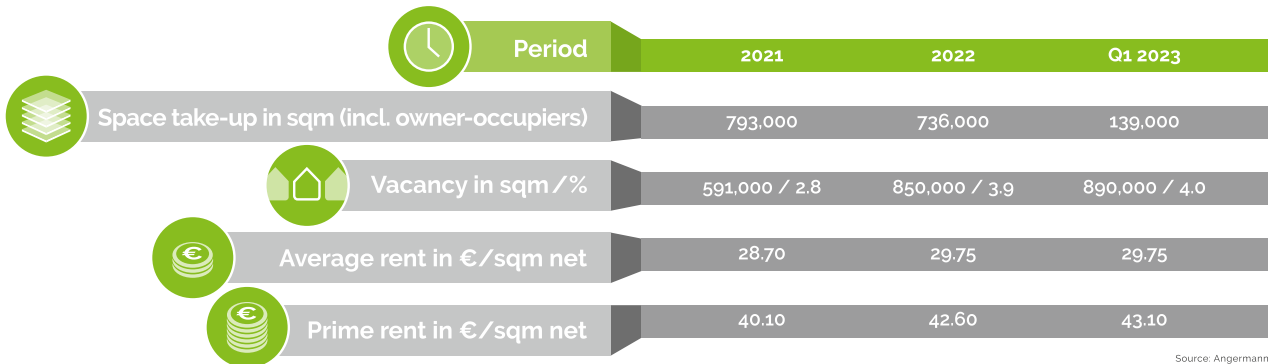
BERLIN OST

Prenzlauer Berg, Treptow, Marzahn, Friedrichshain

35. Stralauer Platz	30.00 - 35.00	39. Greifswalder Straße	25.00 - 31.00
36. Elsenstraße / Puschkinallee	23.00 - 27.00	40. DGZ Gustav-Adolf-Straße	15.00 - 17.00
37. Frankfurter Allee	22.50 - 27.00	41. Landsberger Allee	25.00 - 30.00
38. Prenzlauer Allee	22.00 - 27.00		

BERLIN OFFICE MARKET AT A GLANCE

2021 - 2023



BERLIN OFFICE MARKET – DEVELOPMENTS

While the average rent has stagnated, the prime monthly rent has risen to € 43.10/sqm due in part to the increased willingness of companies to accept higher rents so as to offer their staff an attractive and high-quality office workplace. This is often the only way to change employees' perception that the office and not the home office is their principal place of work. The phenomenon of an increase in the availability of space for subletting was evident over the first quarter of this year and is a result of the current economic climate. Nonetheless, there have been no large-scale lettings realised so far in this secondary market segment.

WHAT'S COMING

Lettings in the top rental price segment

WHAT'S GOING

Expansive letting behaviour

WHAT'S STAYING

Necessity for ESG-compliant refurbishments

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