

Q2 2023

RESEARCH OFFICE MARKET HAMBURG



524,000 sqm
Vacancy



€ 22.00/sqm
Average rent



228,200 sqm
Space take-up

STATISTICS
FACTS
FIGURES



€ 35.00/sqm
Prime rent

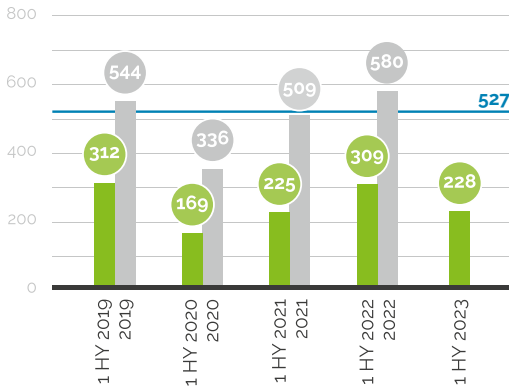
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Seit 1953.

OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

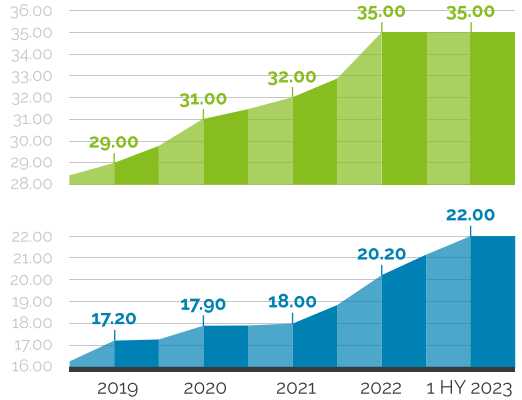
Source: Angermann



DEVELOPMENT OFFICE RENTS

in €/sqm — Prime rent — Average rent

Source: Angermann



KEY FACTS

- SMEs remain guarantors of solid letting performance in Hamburg's office market
- Supply of vacant office space declines once again
- Prime rent unchanged at record level of €35.00/sqm
- Consulting sector leads industry ranking
- City once again records highest take-up of Hamburg's office submarkets

„LANDLORDS ARE MAINTAINING THEIR SOLID NEGOTIATING POSITIONS, ESPECIALLY IN THE SOUGHT-AFTER CITY CENTRE LOCATIONS.“

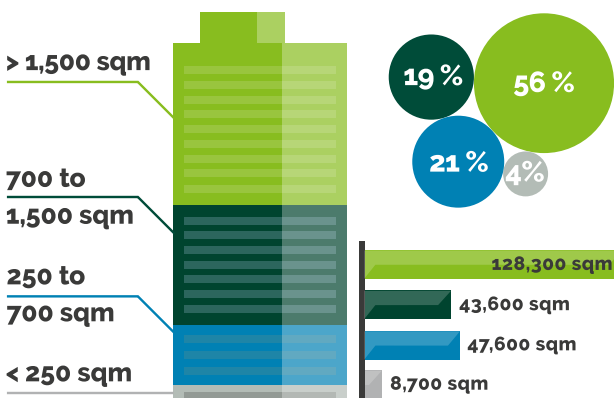


Leon Müller,
Senior Consultant

TAKE-UP BY SIZE CATEGORY

1st half year 2023

Source: Angermann

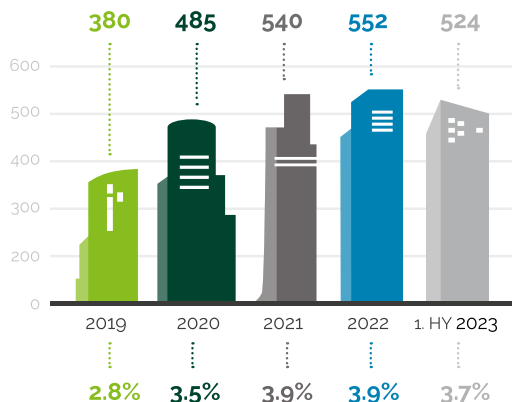


OFFICE VACANCY

Development 2019 - 2023

in 000 sqm, vacancy rate in %

Source: Angermann

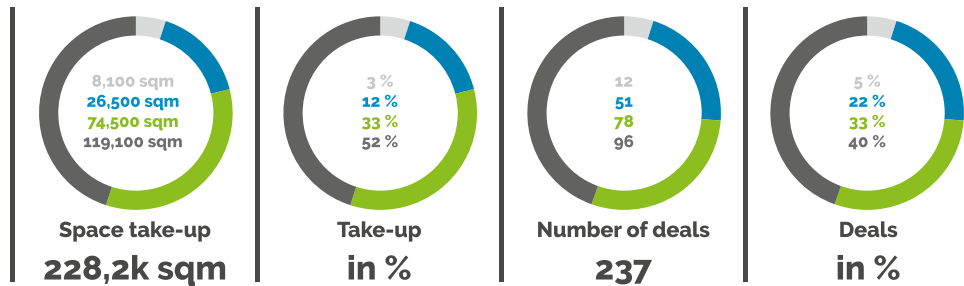


TAKE-UP BY PRICE CATEGORY

1st half year 2023

Source: Angermann

< 10 €/sqm
10 - 15 €/sqm
15 - 20 €/sqm
> 20 €/sqm



DEALS

1st half year 2023

TOP 5

- 01** Gruner & Jahr
Q2 - 17,200 sqm, Koreastraße 7
- 02** Bürgerschaft Hamburg
Q2 - 9,800 sqm, Alter Wall 38
- 03** Deutsche Gigasetz
Q2 - 7,300 sqm, Willy-Brand-Straße 59-65
- 04** IU Internationale Hochschule GmbH
Q1 - 6,800 sqm, Christoph-Probst-Weg 26-30
- 05** O2 Telefónica
Q1 - 6,700 sqm, Tichelhaus

BUSINESS SECTORS

1st half year 2023

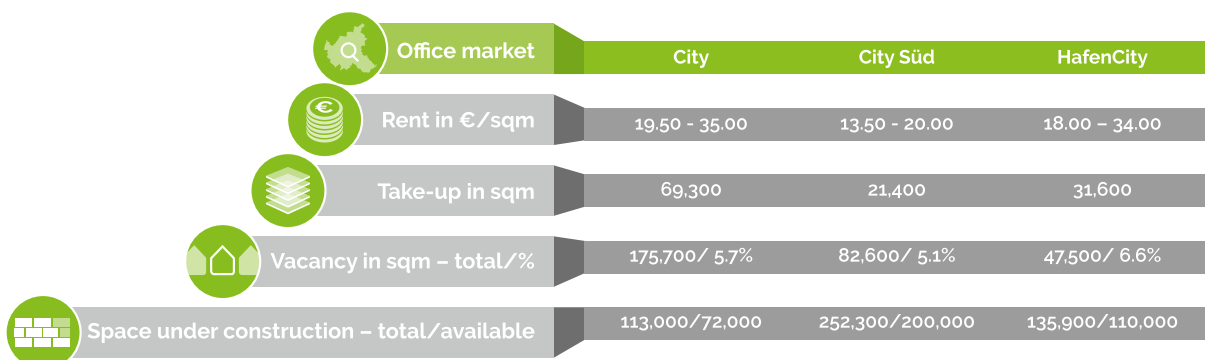
- 01** Consultants
18,000 sqm
- 02** Printing and publishing sector
17,900 sqm
- 03** IT/Multimedia
17,600 sqm
- 04** Public Sector
16,700 sqm
- 05** Educational Institution
16,500 sqm

Source: Angermann

IN FOCUS - CITY, CITY SÜD AND HAFENCITY





















1st half year 2023

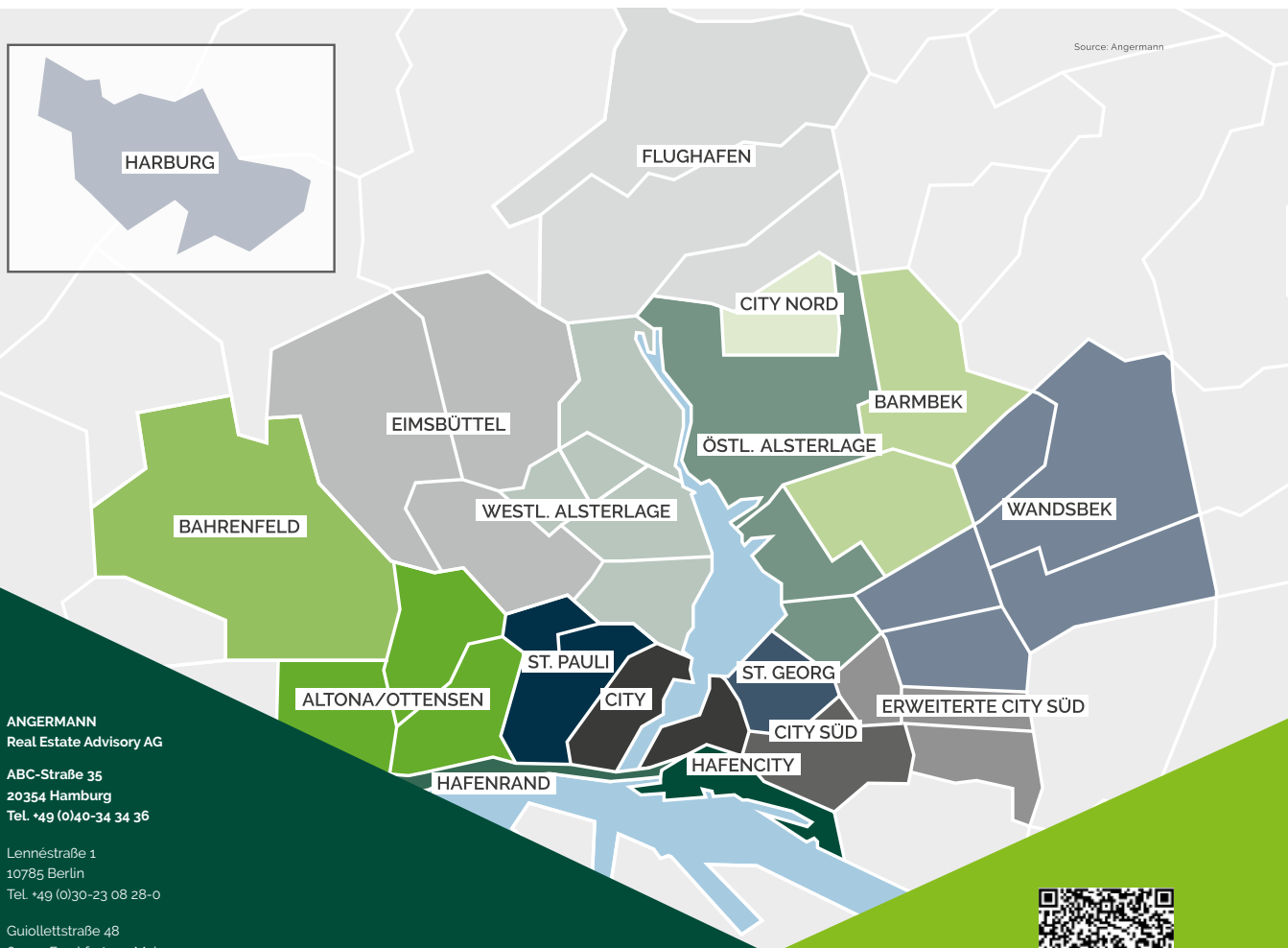
Source: Angermann



RENTS AND TAKE-UP BY LOCATION

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

 Altona/Ottensen	12.50 - 22.00	5,900 m ²	 HafenCity	18.00 - 34.00	31,600 m² 
 Bahrenfeld	10.00 - 16.50	9,900 m ²	 Hafenrand	15.00 - 24.00	1,900 m ²
 Barmbek	11.50 - 16.50	2,200 m ²	 Östliche Alsterlage	10.50 - 16.50	5,900 m ²
 City Nord	9.50 - 16.00	2,600 m ²	 Westliche Alsterlage	12.00 - 21.00	10,500 m ²
 City	19.50 - 35.00	69,300 m² 	 St. Pauli	13.00 - 20.00	11,400 m ²
 City Süd	13.50 - 20.00	21,400 m² 	 St. Georg	12.50 - 21.50	13,300 m ²
 Erweiterte City Süd	8.00 - 14.00	4,500 m ²	 Wandsbek	8.50 - 13.00	4,600 m ²
 Eimsbüttel	11.00 - 17.00	6,000 m ²	 Harburg	10.00 - 18.00	10,100 m ²
 Flughafen	8.50 - 15.00	800 m ²			



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