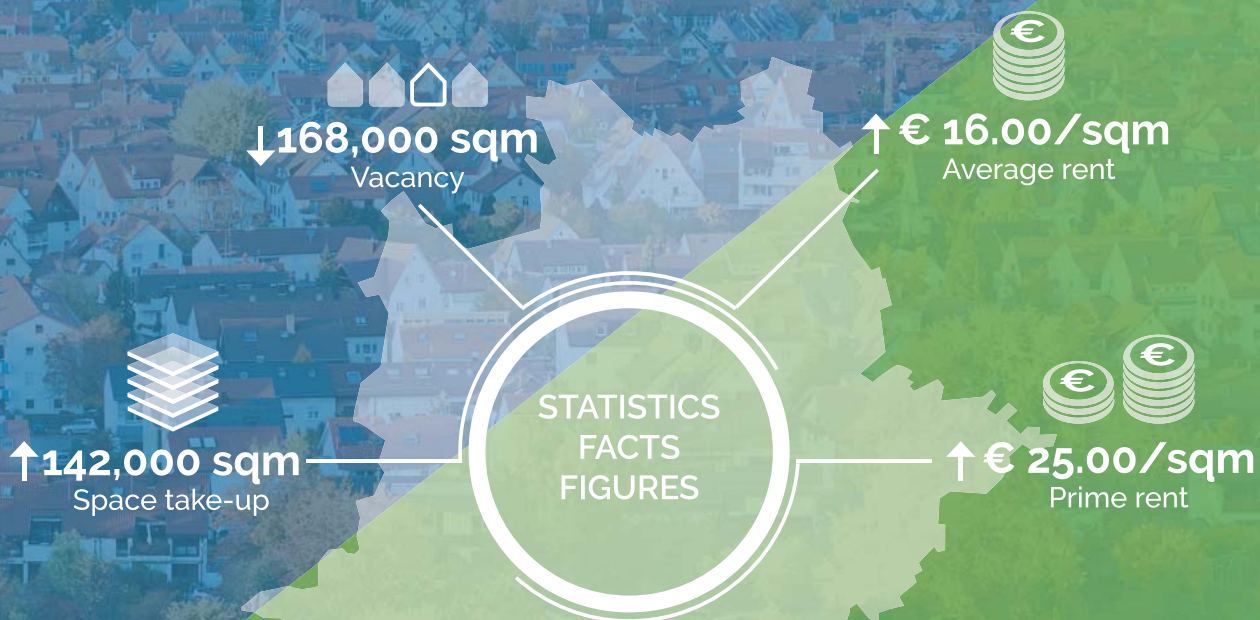


# Q2 2019

## RESEARCH OFFICE MARKET STUTT GART



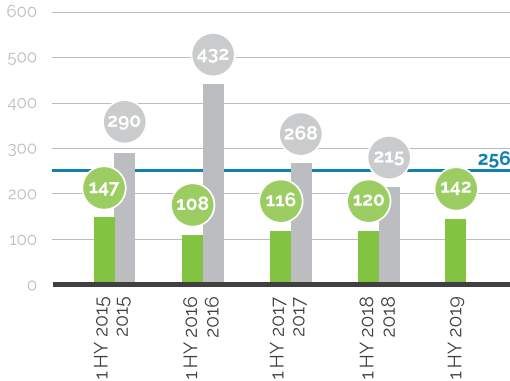
# ANGERMANN™

Seit 1953.

## OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

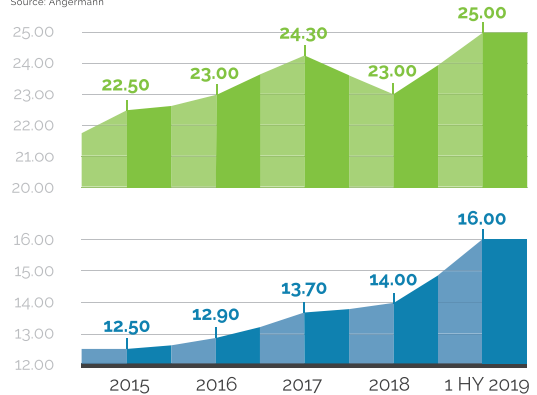
Source: Angermann



## DEVELOPMENT OFFICE RENTS

in €/sqm ■ Prime rent ■ Average rent

Source: Angermann



## KEY FACTS

- 16% increase in office space take-up
- Better result not possible due to low supply of available space
- Long lead-in time required for large-scale searches
- Office rents up again
- High pre-letting rates for new-build projects
- Few owner-occupiers active in the market to-date
- Manufacturing sector leads industry statistics in office lettings
- Total annual take-up expected to reach 250,000 sqm

„BUSINESSES WISHING TO RENT OFFICE SPACE IN STUTTGART SHOULD ALLOW PLENTY OF TIME AND BE PREPARED TO COMPROMISE IN TERMS OF LOCATION, RENTAL PRICE AND FIT-OUT SPECIFICATION.“



Jawed Sadiqi,  
Manager Office Agency

## DEALS

1<sup>st</sup> half year 2019

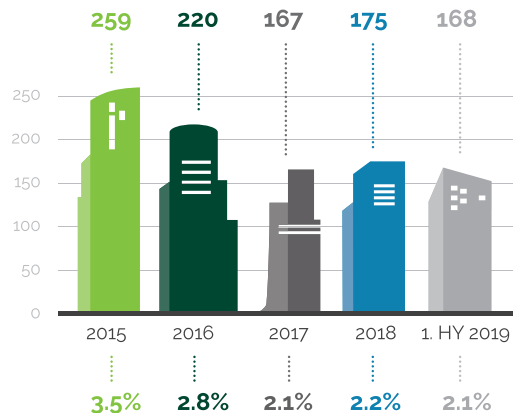
Source: Angermann

- TOP 5**
- 01 Vector Informatik GmbH**  
25,000 sqm, Weilimdorf
  - 02 Siemens AG**  
20,000 sqm, Stuttgart-Zuffenhausen
  - 03 Horváth & Partner**  
6,350 sqm, Rotebühlstraße 98-100
  - 04 Stadt Stuttgart**  
4,700 sqm, Torstraße 15
  - 05 Daimler TSS GmbH**  
4,340 sqm, Eppelstraße 225, Sternhöhe Möhringen

## OFFICE VACANCY










Development 2015-2019  
in 000 sqm, vacancy rate in %

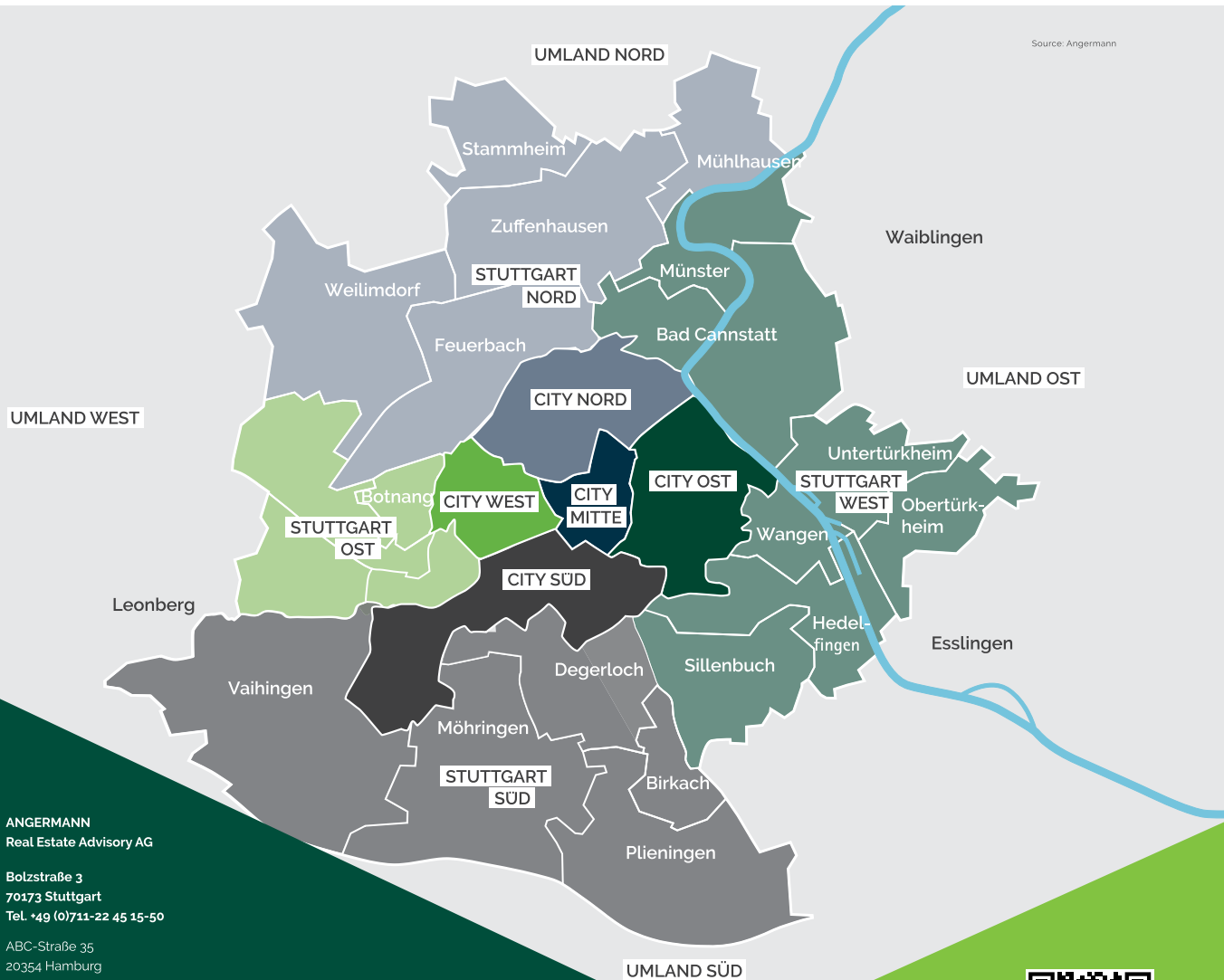
Source: Angermann



## RENTS BY LOCATION

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

|   |                 |               |   |                |               |
|---|-----------------|---------------|---|----------------|---------------|
|  | Mitte           | 16.00 - 25.00 |  | Stuttgart Nord | 12.00 - 16.00 |
|  | Innenstadt Nord | 14.00 - 21.00 |  | Stuttgart Süd  | 12.00 - 18.00 |
|  | Innenstadt Süd  | 14.00 - 20.00 |  | Stuttgart West | 14.00 - 20.00 |
|  | Innenstadt West | 14.00 - 20.00 |  | Stuttgart Ost  | 14.00 - 18.00 |
|  | Innenstadt 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-Strasse 35  
20354 Hamburg  
Tel. +49 (0)40-34 34 36

Lennestraße 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

Windmühlenstraße 3  
30159 Hannover  
Tel. +49 (0)511-93 61 92-0



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