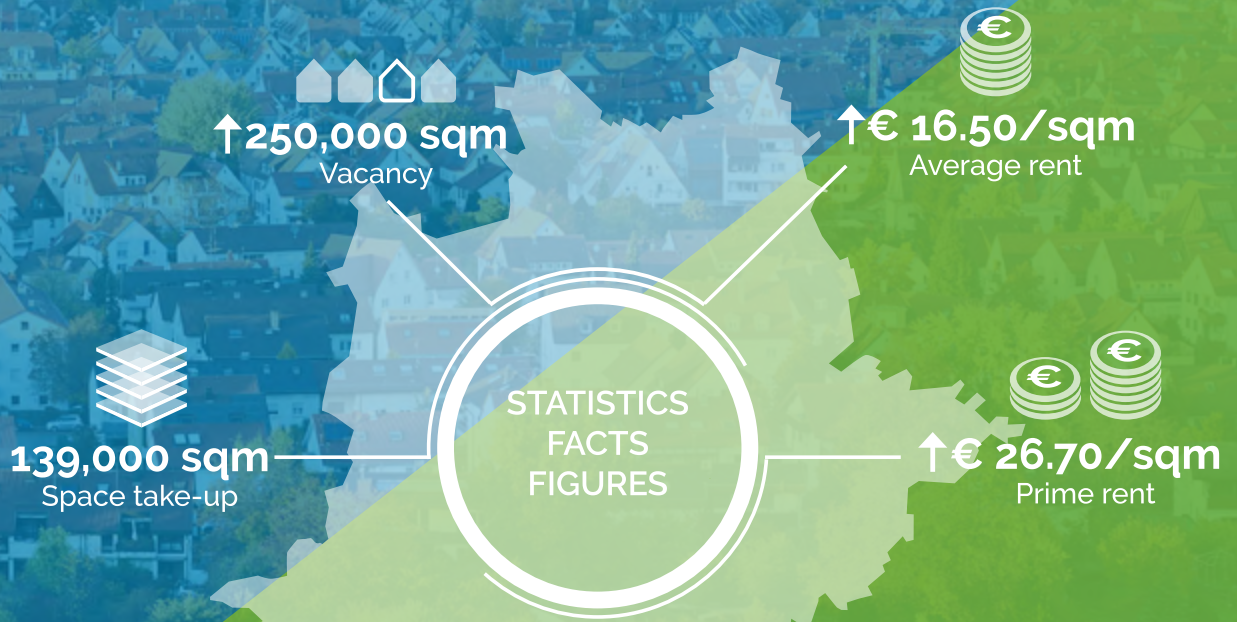


# Q4 2020

## RESEARCH OFFICE MARKET STUTT GART



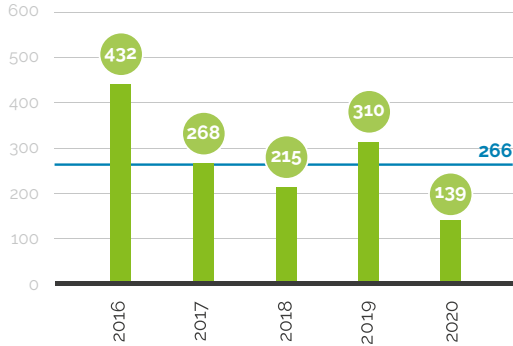
# ANGERMANN™

Seit 1953.

## OFFICE SPACE TAKE-UP

in 000 sqm / — 10-year average

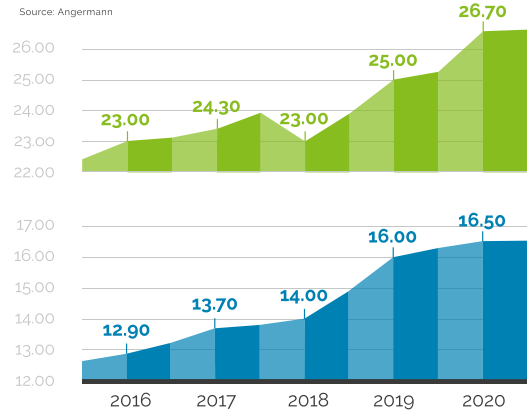
Source: Angermann



## DEVELOPMENT OFFICE RENTS

in €/sqm ■ Prime rent ■ Average rent

Source: Angermann



## KEY FACTS

- Volume of take-up reduces by 55% year-on-year due to Coronavirus
- No major deals concluded
- Only one letting of over 10,000 sqm
- Public sector the most active branch
- Automotive and mechanical engineering industries more restrained in 2020
- Prime rent rising sharply
- Demand for office space in city centre locations remains high
- Dwindling supply of vacant office space

„PREMIUM OFFICE SPACE IS IN SHORT SUPPLY DESPITE RISING VACANCY RATES AND CONTINUES TO COMMAND HIGH RENTS.“



Jawed Sadiqi,  
Manager Office Agency

## DEALS

Total Year 2020

Source: Angermann

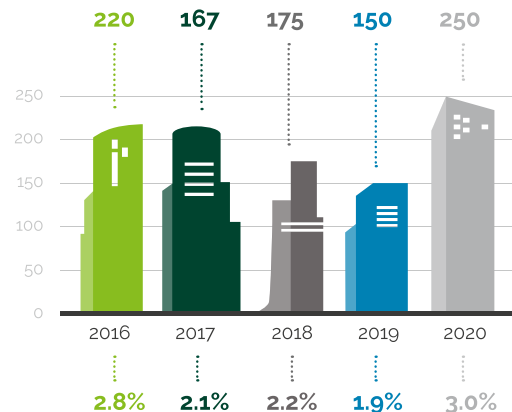
- TOP 5**
- 01 Bundesanstalt für Post u. Telekom.**  
14,545 sqm, Bad Cannstatt
  - 02 Indasys IT Systemhaus**  
7,600 sqm, Weilimdorf
  - 03 Land Baden-Württemberg**  
5,000 sqm, Wangen
  - 04 Capgemini**  
4,500 sqm, Leinfelden Echterdingen
  - 05 Stadt Stuttgart**  
4,262 sqm, Katharinenstraße 20 + 22

## OFFICE VACANCY

Development 2016-2020










in 000 sqm, vacancy rate in %

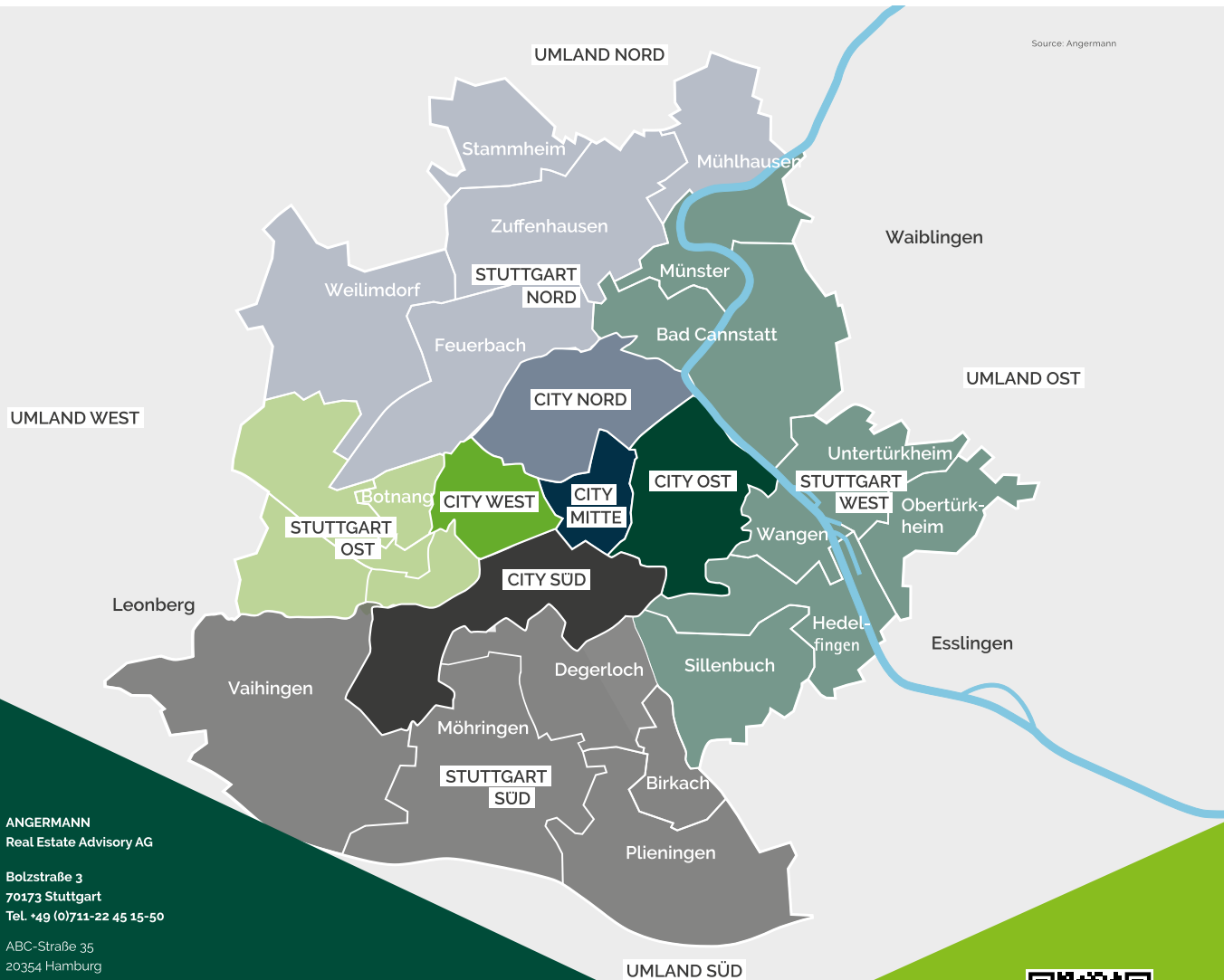
Source: Angermann



## RENTS BY LOCATION

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

	Mitte	16.50 - 25.50		Stuttgart Nord	12.50 - 19.00
	City Nord	14.00 - 21.00		Stuttgart Süd	13.00 - 22.00
	City Süd	14.50 - 22.00		Stuttgart West	14.00 - 28.00
	City West	14.50 - 20.00		Stuttgart Ost	14.00 - 18.00
	City Ost	12.00 - 17.00			



Source: Angermann

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