

KEY INDICATORS BERLIN 2020



	Rents (€/m²)		Take-up (m²)	Vacant space (m²)					Space under construction (m²)			Space on offer (m²)		
	Top rent*	Average		total	modern	normal	unrefurbished	finished	total	available	available	projected		
	1	2	2020	total	of this, since completion	total		2021	from 2022		14=(4+13)	15		
			3	4=(5+7+9)	5	6	7	9	10	11	12=(10+11)	13		
1 Topcity														
1.1 Topcity West	38.50	30.20	19,000	13,000	6,000	0	7,000	0	37,100	38,300	75,400	46,600	59,600	15,800
1.2 Topcity East	39.50	28.80	25,000	14,500	13,000	0	1,500	0	0	0	0	0	14,500	13,000
1.3 Potsdamer / Leipziger Platz	40.00	34.00	14,000	12,500	11,000	0	1,500	0	8,000	0	8,000	8,000	20,500	0
2 City Centre														
2.1 Central Station	35.00	32.60	47,000	0	0	0	0	0	24,900	84,500	109,400	84,500	84,500	105,400
2.2 Government District	34.00	31.00	6,500	2,000	500	0	1,500	0	0	0	0	0	2,000	8,100
2.3 Hackescher Markt	36.00	21.40	32,000	11,000	6,500	0	4,500	0	27,700	52,800	80,500	76,500	87,500	0
2.4 Checkpoint Charlie / Spittelmarkt	36.00	32.50	40,000	21,000	15,000	0	6,000	0	0	0	0	0	21,000	10,000
2.5 Mitte	35.00	28.00	4,500	9,000	3,000	0	6,000	0	10,000	59,000	69,000	61,200	70,200	275,500
2.6 Charlottenburg	30.00	24.80	40,000	24,000	10,000	500	14,000	0	90,600	9,100	99,700	67,600	91,600	179,000
2.7 Tiergarten	32.00	30.10	49,000	16,000	8,000	0	8,000	0	33,500	16,600	50,100	17,800	33,800	95,500
2.8 Wilmersdorf / Schöneberg	32.00	26.30	51,000	14,000	1,000	0	7,000	6,000	52,600	43,200	95,800	38,300	52,300	112,000
3 Centre Fringe														
3.1 Mediaspree	36.00	33.50	121,000	21,000	12,000	2,000	9,000	0	90,000	72,000	162,000	0	21,000	177,900
3.2 Kreuzberg / Friedrichshain	33.00	28.50	83,000	70,000	9,000	1,000	61,000	0	212,900	28,200	241,100	94,300	164,300	502,400
3.3 Wedding / Prenzlauer Berg	30.00	24.80	28,000	20,000	3,000	500	17,000	0	17,300	43,400	60,700	54,900	74,900	254,200
3.4 Tempelhof / Neukölln / Steglitz	26.00	21.40	29,000	30,000	12,000	0	18,000	0	92,400	2,500	94,900	51,600	81,600	294,000
4 Subcentres														
4.1 Adlershof	20.00	20.00	42,000	11,000	4,000	1,000	7,000	0	25,800	31,300	57,100	49,400	60,400	178,200
4.2 Airport	16.00	15.00	3,000	10,000	8,000	7,000	2,000	0	23,500	16,500	40,000	40,000	50,000	219,500
4.3 Tegel / Reinickendorf	16.50	15.60	16,000	31,000	19,000	0	12,000	0	24,600	6,000	30,600	1,600	32,600	125,600
4.4 Lichtenberg / Marzahn	16.00	15.10	15,000	34,000	8,000	0	26,000	0	15,100	34,200	49,300	49,300	83,300	362,300
4.5 Remaining Municipal Area	18.50	15.30	45,000	115,000	12,000	2,000	103,000	0	0	17,400	17,400	17,400	132,400	567,600
Total	40.00	27.50	710,000	479,000	161,000	14,000	312,000	6,000	786,000	555,000	1,341,000	759,000	1,238,000	3,496,000

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* The top rent given applies to a market segment of 3-5 % in each case.

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