

KEY INDICATORS BERLIN 2022



	Rents (€/m ²)		Take-up (m ²)	Vacant space (m ²)			Space under construction (m ²)			Space on offer (m ²)				
	Top rent*	Average		total	modern	normal	unrefurbished	finished	total	available	available	projected		
			2022	total	of this, since completion	total		2023	from 2024					
	1	2	3	4=(5+7+9)	5	6	7	9	10	11	12=(10+11)	13	14=(4+13)	15
1 Topcity														
1.1 Topcity West	40,00	32,70	34.000	18.000	14.000	3.000	3.000	0	1.000	13.900	85.300	85.300	103.300	0
1.2 Topcity East	44,00	33,30	42.000	13.000	10.000	0	3.000	0	0	0	0	0	13.000	0
1.3 Potsdamer / Leipziger Platz	42,00	37,00	19.500	18.000	16.000	0	2.000	0	0	0	0	0	18.000	33.300
2 City Centre														
2.1 Central Station	36,00	32,80	26.000	5.000	5.000	0	0	0	0	53.300	137.500	54.400	59.400	58.400
2.2 Government District	38,00	31,60	9.000	2.000	1.500	0	500	0	0	6.000	6.000	0	2.000	2.100
2.3 Hackescher Markt	39,00	37,90	45.000	11.000	7.000	0	4.000	0	0	52.700	52.700	16.200	27.200	20.800
2.4 Checkpoint Charlie / Spittelmarkt	36,00	31,50	22.500	72.000	56.000	0	16.000	0	0	6.900	13.400	12.400	84.400	6.300
2.5 Mitte	39,50	28,70	80.000	12.000	0	0	9.000	0	3.000	27.100	148.700	140.900	152.900	186.900
2.6 Charlottenburg	32,00	26,30	63.500	79.000	40.000	7.000	33.000	0	6.000	7.000	48.400	41.400	120.400	198.700
2.7 Tiergarten	32,00	27,30	16.000	29.000	22.000	5.000	7.000	0	0	32.200	47.700	22.900	51.900	107.200
2.8 Wilmersdorf / Schöneberg	35,00	27,50	31.000	17.000	2.000		15.000	0	0	60.300	83.200	32.700	49.700	123.000
3 Centre Fringe														
3.1 Mediaspree	37,00	35,90	19.000	30.000	24.000	0	6.000	0	0	136.800	177.100	27.800	57.800	59.100
3.2 Kreuzberg / Friedrichshain	34,00	29,40	113.000	75.000	26.000	8.000	49.000	0	0	94.600	247.500	213.900	288.900	531.700
3.3 Wedding / Prenzlauer Berg	32,00	27,90	77.000	27.000	11.000	1.000	16.000	0	0	42.900	142.700	102.200	129.200	273.800
3.4 Tempelhof / Neukölln / Steglitz	30,00	21,70	53.000	24.000	11.000	3.000	13.000	0	0	73.000	84.300	54.600	78.600	301.400
4 Subcentres														
4.1 Adlershof	20,00	17,50	27.500	5.000	2.500	0	2.500	2.000	0	50.100	75.100	52.600	57.600	136.400
4.2 Airport	18,00	16,30	8.000	57.000	55.000	45.000	2.000	0	0	35.000	35.000	35.000	92.000	64.000
4.3 Tegel / Reinickendorf	18,00	17,20	13.000	33.000	21.000	6.000	12.000	0	0	0	23.700	23.700	56.700	123.000
4.4 Lichtenberg / Marzahn	20,00	17,00	17.000	64.000	46.000	28.000	18.000	0	0	20.200	20.200	6.500	70.500	545.400
4.5 Remaining Municipal Area	18,00	17,50	57.000	85.000	16.000	13.000	69.000	0	0	24.000	62.500	62.500	147.500	722.500
Total	44,00	28,50	773.000	676.000	386.000	119.000	280.000	2.000	10.000	736.000	1.491.000	985.000	1.661.000	3.494.000

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

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