

OFFICE MARKET INDICATORS GERMANY 2022



City	Rents (€/m²)	Take-up (m²)	Vacant space (m²)					Space under construction (m²)				Space on offer (m²)		Vacancy rate (%)	
	top rent*		total	modern	normal	unrefurbished	finished	total	available	available	projected				
		2022	total	of this, since completion	total	this, since completion	2023	from 2024							
	1	2	3=(4+6+8)	4	5	6	7	8	9	10	11=(9+10)	12	13=(3+12)	14	15
Berlin	44,00	773.000	676.000	386.000	119.000	280.000	2.000	10.000	736.000	755.000	1.491.000	985.000	1.661.000	3.494.000	3,2%
Düsseldorf	34,00	291.000	1.036.000	282.000	35.000	749.000	9.000	5.000	52.000	291.000	343.000	226.000	1.262.000	954.000	10,6%
Essen	17,00	133.000	230.000	36.000	0	166.000	5.000	28.000	22.000	10.000	32.000	9.000	239.000	157.000	7,3%
Frankfurt	48,00	472.000	1.335.000	670.000	55.000	652.000	13.000	13.000	179.000	496.000	675.000	482.000	1.817.000	931.000	8,5%
davon gif-Gebiet	48,00	392.000	967.000	553.000	50.000	401.000	12.000	13.000	159.000	467.000	626.000	457.000	1.424.000	633.000	8,4%
Hamburg	35,00	554.000	561.000	106.000	28.000	429.000	0	26.000	190.000	84.000	274.000	105.000	666.000	932.000	3,9%
Cologne	28,00	336.000	268.000	80.000	0	181.000	2.000	7.000	100.000	138.000	238.000	82.000	350.000	333.000	3,3%
Leipzig	18,50	130.000	156.000	43.000	1.000	74.000	0	39.000	87.000	78.000	165.000	65.000	221.000	445.000	4,0%
Munich	45,00	746.000	1.048.000	416.000	121.000	629.000	0	3.000	663.000	295.000	958.000	380.000	1.428.000	2.772.000	4,7%
Total 2021		3.435.000	5.310.000	2.019.000	359.000	3.160.000	31.000	131.000	2.029.000	2.147.000	4.176.000	2.334.000	7.644.000	10.018.000	5,4%
Total 2020		3.422.000	5.077.000	1.779.000	340.000	3.186.000	29.000	112.000	1.962.000	1.895.000	3.857.000	1.971.000	7.048.000	10.906.000	5,2%

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

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