

KEY INDICATORS BERLIN 2023



	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		
			2023	total	of this, since completion	total		2024	from 2025					
	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	31.00	16,600	39,100	26,700	3,700	12,400	0	18,400	0	18,400	18,400	57,500	7,400
1.2 Topcity East	45.00	35.30	24,400	27,500	13,300	0	14,200	0	0	0	0	0	27,500	8,200
1.3 Potsdamer / Leipziger Platz	45.00	35.50	30,600	42,200	39,700	0	2,500	0	0	0	0	0	42,200	33,300
2 City Centre														
2.1 Mitte	39.00	30.00	82,000	135,700	91,700	0	40,500	3,500	13,400	110,700	124,100	124,100	259,800	331,100
2.2 Mediaspree	40.00	35.50	52,000	41,500	32,000	0	9,500	0	72,000	42,000	114,000	55,300	96,800	132,900
2.3 Europacity	37.00	35.00	8,500	6,700	6,700	6,200	0	0	30,000	86,200	116,200	66,500	73,200	57,400
2.4 Friedrichshain/Prenzlauer Berg	34.00	30.40	39,000	42,800	35,900	0	6,900	0	30,900	56,700	87,600	81,200	124,000	296,800
2.5 Kreuzberg/Neukölln	34.00	28.90	79,200	80,600	25,700	5,900	54,900	0	66,500	44,400	110,900	86,800	167,400	112,800
2.6 Charlottenburg/Tiergarten	33.00	24.60	60,300	102,700	55,200	0	47,500	0	35,500	49,800	85,300	60,500	163,200	315,000
2.7 Wilmersdorf/Schöneberg/Tempelhof	35.00	27.30	27,400	32,900	12,200	0	19,700	1,000	0	6,300	6,300	6,300	39,200	277,600
3 Centre Fringe														
3.1 Adlershof	20.00	18.00	9,500	9,000	7,600	0	1,400	0	22,500	0	22,500	0	9,000	147,200
3.2 Airport	18.00	15.70	9,000	69,100	67,500	13,800	1,600	0	0	0	0	0	69,100	64,000
3.3 Municipal Area West	24.00	15.30	15,000	62,900	24,900	0	32,500	5,500	24,000	5,600	29,600	29,600	92,500	372,500
3.4 Municipal Area North	28.00	18.80	22,000	50,400	9,800	0	40,600	0	20,200	34,500	54,700	32,300	82,700	261,500
4.1 Municipal Area South	27.00	19.00	32,000	66,200	21,300	1,200	44,900	0	6,300	29,800	36,100	34,100	100,300	349,300
4.2 Municipal Area East	24.00	19.30	33,500	77,700	48,800	7,200	28,900	0	46,300	0	46,300	21,900	99,600	886,000
Total	45.00	27.90	541,000	887,000	519,000	38,000	358,000	10,000	386,000	466,000	852,000	617,000	1,504,000	3,653,000

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

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