

KEY INDICATORS FRANKFURT 2023



	Rents (€/m²)		Take-up (m²)	Vacant space (m²)				Space under construction (m²)			Space on offer (m²)			
	Top rent*	Average	2023	total	modern	normal	unrefurbished	finished	total	available	available	projected		
	1	2	3	4=(5+7+9)	5	6	7	9	10	11	12=(10+11)	13	14=(4+13)	15
1 City Centre														
1.1 Banking District	49.00	36.70	38,500	94,600	92,300	0	2,300	0	0	175,400	175,400	125,300	219,900	20,000
1.2 Westend	47.00	32.00	28,400	38,400	20,100	0	18,300	0	3,200	24,000	27,200	18,400	56,800	27,600
1.3 Inner City	43.00	27.50	89,000	236,400	163,600	10,000	72,500	300	33,600	37,100	70,700	29,600	266,000	44,600
1.4 Central Station	27.00	22.50	10,900	23,000	5,200	0	17,800	0	25,000	0	25,000	0	23,000	21,500
2 Centre Fringe														
2.1 Eastend	25.00	19.50	25,900	53,400	28,100	200	25,300	0	14,700	56,000	70,700	58,200	111,600	0
2.2 Frankfurt South / Sachsenhausen	25.00	19.60	16,300	31,700	21,100	0	10,600	0	0	0	0	0	31,700	0
2.3 Centre West	23.00	18.20	5,700	54,500	41,400	0	13,100	0	0	0	0	0	54,500	0
3 City Fringe														
3.1 Frankfurt North	18.00	15.00	500	5,900	200	0	5,700	0	0	0	0	0	5,900	4,500
3.2 Frankfurt East	16.00	14.30	9,100	28,100	11,700	0	16,400	0	0	0	0	0	28,100	0
3.3 Frankfurt West / Gallusviertel	17.50	14.60	7,900	50,900	25,900	0	13,300	11,700	66,700	0	66,700	66,700	117,600	0
3.4 Rödelheim / Hausen / Sossenheim	19.00	16.00	18,900	51,400	29,400	0	22,000	0	14,000	0	14,000	10,000	61,400	0
4 Subcentres														
4.1 Heddernheim / Mertonviertel	16.50	13.60	5,000	34,300	11,000	0	23,300	0	0	0	0	0	34,300	0
4.2 Nieder-Eschbach	13.00	10.00	2,400	12,600	0	0	12,600	0	0	0	0	0	12,600	4,600
4.3 Kaiserlei	20.00	16.20	4,500	30,800	27,700	400	3,100	0	0	0	0	0	30,800	0
4.4 Niederrad	19.00	15.00	26,100	105,000	86,100	0	18,900	0	0	0	0	0	105,000	14,600
4.5 Neu-Isenburg	17.00	11.30	11,000	92,000	37,000	0	55,000	0	0	16,000	16,000	16,000	108,000	12,000
4.6 Eschborn	22.50	17.30	38,400	158,500	54,000	0	104,500	0	62,800	55,500	118,300	41,700	200,200	94,700
4.7 Airport	28.00	23.00	28,500	77,500	70,200	34,400	7,300	0	11,000	0	11,000	6,100	83,600	14,900
Total Frankfurt	49.00	22.10	367,000	1,179,000	725,000	45,000	442,000	12,000	231,000	364,000	595,000	372,000	1,551,000	259,000
5 Periphery														
5.1 Vordertaunus														
5.1.1 Bad Homburg	19.00	15.50	11,600	59,700	38,400	300	21,300	0	0	0	0	0	59,700	10,000
5.1.2 Oberursel	19.00	14.50	1,600	47,700	500	0	47,200	0	13,000	0	13,000	4,200	51,900	70,100
5.1.3 Schwalbach / Kronberg / Sultzbach	14.50	12.90	2,200	61,000	21,700	0	39,300	0	0	0	0	0	61,000	77,700
5.2 Offenbach	20.00	15.70	7,600	63,800	37,700	700	26,100	0	19,600	0	19,600	9,700	73,500	53,700
5.3 Dreieich / Langen	15.00	10.30	4,000	65,800	1,700	0	64,100	0	2,400	20,000	22,400	22,100	87,900	43,500
Total Periphery	20.00	15.00	27,000	298,000	100,000	1,000	198,000	0	35,000	20,000	55,000	36,000	334,000	255,000
Total	49.00	22.10	394,000	1,477,000	825,000	46,000	640,000	12,000	266,000	384,000	650,000	408,000	1,885,000	514,000
N.B. g/f market area	49.00		356,000	1,087,000	688,000	45,000	387,000	12,000	231,000	348,000	579,000	356,000	1,443,000	247,000

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

© BNP Paribas Real Estate GmbH, December 31, 2023

All rights reserved. At a Glance is protected in its entirety by copyright. No part of this publication may be reproduced, translated, transmitted, or stored in a retrieval system in any form or by any means, without the prior permission in writing of BNP Paribas Real Estate GmbH.

The statements, notifications and forecasts provided here correspond to our estimations at the time when this report was prepared and can change without notice. The data come from various sources which we consider reliable but whose validity, correctness or exactness we cannot guarantee. Explicitly, this report does not represent a recommendation of any kind, nor should it be regarded as forming a basis for making any decisions regarding investment or letting or renting property or premises. BNP Paribas Real Estate can accept no liability whatsoever for any information contained or statements made herein.

Imprint Publisher and copyright: BNP Paribas Real Estate GmbH | Prepared by: BNP Paribas Real Estate Consult GmbH | Status: 31.12.2023

Further Information BNP Paribas Real Estate GmbH | Branch office Frankfurt | Phone +49 (0)69-298 99-0 | www.realestate.bnpparibas.de