

KEY INDICATORS HAMBURG 2023



	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		
			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 City Centre														
1.1 City Centre	36.00	27.50	108,000	115,000	60,000	7,000	55,000	0	39,800	51,900	91,700	49,700	164,700	159,800
1.2 Eastern Harbour Fringe	31.00	22.00	7,500	5,500	0	0	5,500	0	0	0	0	0	5,500	0
1.3 HafjenCity	34.50	28.50	68,500	22,000	11,500	6,500	10,500	0	71,500	0	71,500	26,700	48,700	94,800
1.4 Western City Fringe - St. Pauli	24.50	22.00	13,500	13,500	13,000	0	500	0	0	9,300	9,300	0	13,500	0
2 Centre Fringe														
2.1 Centre South	17.50	14.50	35,000	59,500	10,500	0	46,500	2,500	0	28,000	28,000	28,000	87,500	144,800
2.2 Western Harbour Fringe	24.00	18.00	4,000	11,500	8,000	0	3,500	0	0	0	0	0	11,500	0
2.3 Alster Precincts	28.00	22.00	13,000	8,000	4,500	0	3,500	0	0	0	0	0	8,000	38,800
2.4 St. Georg	23.50	23.00	9,000	21,500	20,500	0	500	500	0	0	0	0	21,500	12,100
2.5 Extended Inner City	28.00	16.50	32,000	87,000	14,000	2,000	70,000	3,000	15,600	42,800	58,400	11,600	98,600	106,300
3 Subcentres														
3.1 Wandsbek-Markt	13.50	11.50	1,500	39,000	1,000	0	37,000	1,000	0	0	0	0	39,000	0
3.2 Altona-Zentrum	21.00	17.00	6,000	7,000	1,000	0	6,000	0	0	0	0	0	7,000	5,700
3.3 Ottensen-Bahrenfeld	18.50	17.00	15,000	29,500	3,000	2,500	24,500	2,000	10,100	15,000	25,100	17,000	46,500	64,200
3.4 Bahrenfeld West	12.50	12.50	0	13,000	0	0	13,000	0	0	0	0	0	13,000	0
3.5 Centre North	19.00	12.50	32,500	18,500	0	0	18,500	0	18,000	0	18,000	0	18,500	182,000
3.6 Airport	12.00	11.00	2,000	16,500	1,000	0	15,000	500	0	0	0	0	16,500	0
3.7 Remaining Municipal Area	20.50	16.00	92,500	125,500	12,500	5,000	105,500	7,500	52,000	0	52,000	21,000	146,500	52,500
3.8 Channel Hamburg	15.00	14.50	10,000	4,500	500	0	3,000	1,000	0	0	0	0	4,500	0
Total	36.00	21.10	450,000	597,000	161,000	23,000	418,000	18,000	207,000	147,000	354,000	154,000	751,000	861,000

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

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