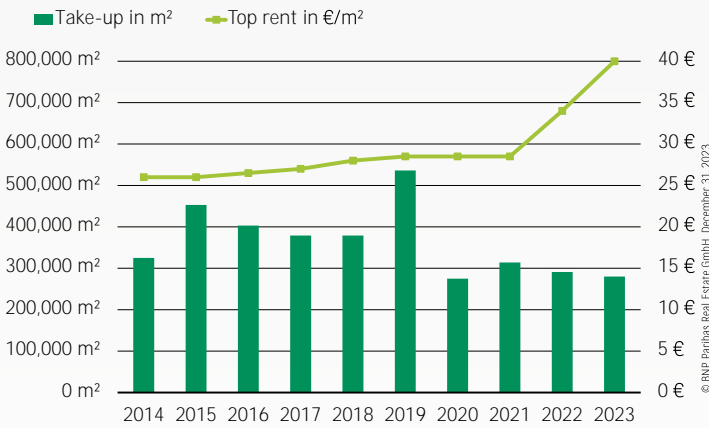




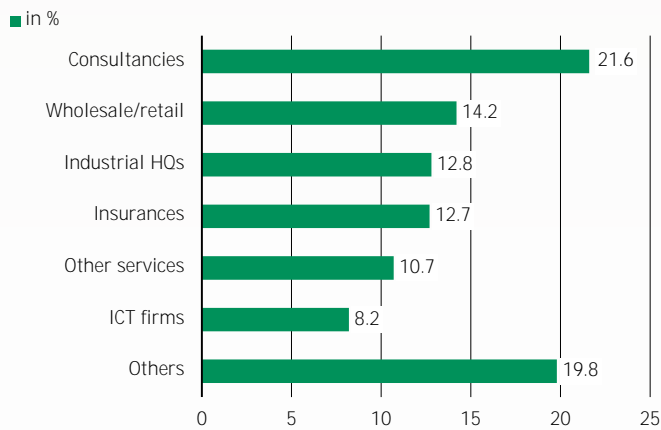
At a Glance **Q4 2023**

# OFFICE MARKET DÜSSELDORF

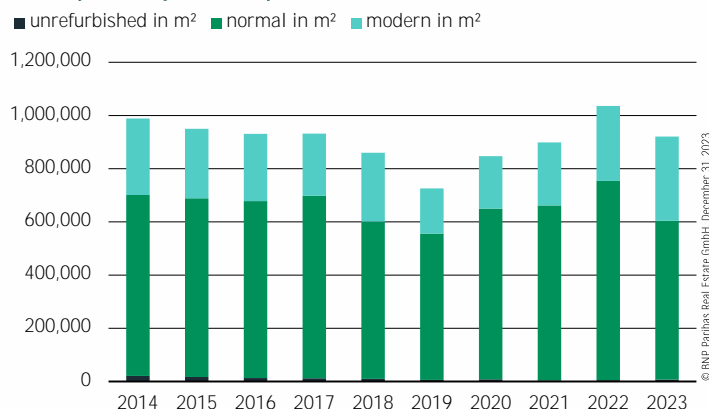
### Development of take-up and top rents



### Take-up by sector 2023



### Development of vacant space



### ➤ DÜSSELDORF OFFICE MARKET COMPARATIVELY SOLID

The Düsseldorf office market was comparatively solid in 2023. With take-up of 280,000 m², it fell only slightly short of the previous year's result by 4%, but was 23% below the long-term average. The below-average performance is due to the subdued letting activity in the first half of the year (95,000 m²). On a positive note, the market has picked up in the past two quarters. In the second half of the year, take-up in Düsseldorf totalled 185,000 m², which represents an upward trend. A special feature of the Düsseldorf market is the significant increase in rents in the absolute top segment. The remarkable increase in prime rents by €6/m² (+18%) to currently €40/m² is largely due to project developments around Königsallee. As in other top German office locations, high demand for modern space in premium locations in Düsseldorf meets a very low vacancy volume. At the same time, the average rent rose by €1.50/m² (+8%) to currently €20.90/m².

### ➤ CONSULTANCIES REMAIN AT TOP

Consultancies continued to lead the sector ranking in 2023. At around 60,000 m², their absolute take-up was in line with the long-term average. In relative terms, the market share of a good 21% is above the long-term average (average 10 years: 17%). Freshfields Bruckhaus Deringer concluded the largest deal here with 10,500 m² in Le Coeur. Wholesale/retail follow in second place with the highest market share of the last ten years at 14%. They are followed by industrial HQs and insurances with just under 13% each. Insurances, on the other hand, only have a long-term average market share of just under 3%.

### ➤ VACANCY IN LINE WITH THE LONG-TERM AVERAGE

Against the backdrop of the shortage of space, the vacancy rate fell by 1.2 percentage points year-on-year to 9.4%. The vacancy volume thus amounts to around 921,000 m² and is therefore in line with the ten-year average. However, an increase of 35,000 m² to currently around 317,000 m² of space available at short notice has been recorded in the modern space segment. A very tight supply situation is being observed in the sought-after CBD/Banking District submarket in particular, which is supported by the very low vacancy rate of 3.0%.

## Major contracts

Sub-market	Company	m <sup>2</sup>
4.4	ÖRAG & Deutsche Rück	27,100
1.1	Freshfields Bruckhaus Deringer	10,500
1.1	Hengeler Mueller	9,600
2.5	GEA Group	7,800
5.2.1	Culligan Germany	7,000
2.5	Robert Half Germany	5,800

© BNP Paribas Real Estate GmbH, December 31, 2023

## ➤ PRE-LETTING RATE INCREASED TO 59%

At 290,000 m<sup>2</sup>, the current construction volume remains at an elevated level (average 10 years: 219,000 m<sup>2</sup>). However, only around 119,000 m<sup>2</sup> of this is available to the letting market. This puts the pre-letting rate at 59%. It is expected that around 156,000 m<sup>2</sup> of the space under construction will be completed in 2024 and 134,000 m<sup>2</sup> from 2025 onwards. In the highly sought-after locations in the CBD/Banking District and in the Inner City, the pre-letting rates are at 65% and 90% respectively.

 ➤ PRIME RENT RISES SIGNIFICANTLY TO €40/M<sup>2</sup>

Against the backdrop of the limited availability of very high-quality space and the almost complete absence of modern vacancies in premium locations such as the CBD, prime rents rose by 18% to €40/m<sup>2</sup> as a result of agreements concluded in the new-build segment. The average rent rose over the course of the year from €19.40/m<sup>2</sup> to €20.90/m<sup>2</sup> (+8%).

## Trends in important market indicators

	2022	2023	Trend 2024
Take-up	291,000 m <sup>2</sup>	280,000 m <sup>2</sup>	↗
Vacant space	1,036,000 m <sup>2</sup>	921,000 m <sup>2</sup>	↗
Space under construction (total)	343,000 m <sup>2</sup>	290,000 m <sup>2</sup>	↘
Space under construction (available)	226,000 m <sup>2</sup>	119,000 m <sup>2</sup>	↘
Top rent	34.00 €/m <sup>2</sup>	40.00 €/m <sup>2</sup>	↗

© BNP Paribas Real Estate GmbH, December 31, 2023

## ➤ OUTLOOK

The strong second half of 2023 gives confidence for letting activity on the Düsseldorf office market in 2024. The German economy is likely to pick up noticeably in the new year, and also the take-up of on the Düsseldorf office market. The latest premium deals and the significant increase in prime rents impressively underline the high level of interest shown by companies in Düsseldorf. The prospect of further lettings in the top segment and the persistently insufficient supply of adequate high-quality space should lead to a stabilisation of prime rents at the current level. The expected robust demand for modern space should also lead to an increase in average rents.

## Key indicators 2023

	Top rent* (€/m <sup>2</sup> )		Take-up (m <sup>2</sup> )	Vacant space (m <sup>2</sup> )			Space under construction (m <sup>2</sup> )		Space on offer (m <sup>2</sup> )	
	from	to	2023	total	modern	of this, since completion	total	available	available	projected
Submarkets**	1		2	3	4	5	6	7	8 = (3 + 7)	9
1 City										
1.1 CBD/Banking District	40.00		43,800	21,600	13,200	1,500	62,600	21,600	43,200	53,700
1.2 Inner City	28.50		17,700	43,600	5,800	0	18,200	1,800	45,400	28,200
2 Office Centres	16.50 - 28.50		113,600	256,300	154,000	12,600	72,300	55,800	307,100	181,100
3 Centre Fringe	17.00 - 25.00		14,100	47,300	22,900	0	39,200	21,800	69,200	59,600
4 Subcentres	15.00 - 23.00		63,800	212,200	69,100	21,900	97,700	18,000	235,100	295,400
Total Düsseldorf			253,000	581,000	265,000	36,000	290,000	119,000	700,000	618,000
5 Periphery	10.00 - 15.50		27,000	340,000	52,000	3,000	0	0	334,000	0
Total			280,000	921,000	317,000	39,000	290,000	119,000	1,034,000	618,000

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

\*\* The office market zone map and the key indicator table at submarket level can be found under the following link: [Office market zone map and key indicator table 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 Düsseldorf | Phone +49 (0)211-52 00-00 | [www.realestate.bnpparibas.de](http://www.realestate.bnpparibas.de)