

REPORT OFFICE MARKET

DORTMUND

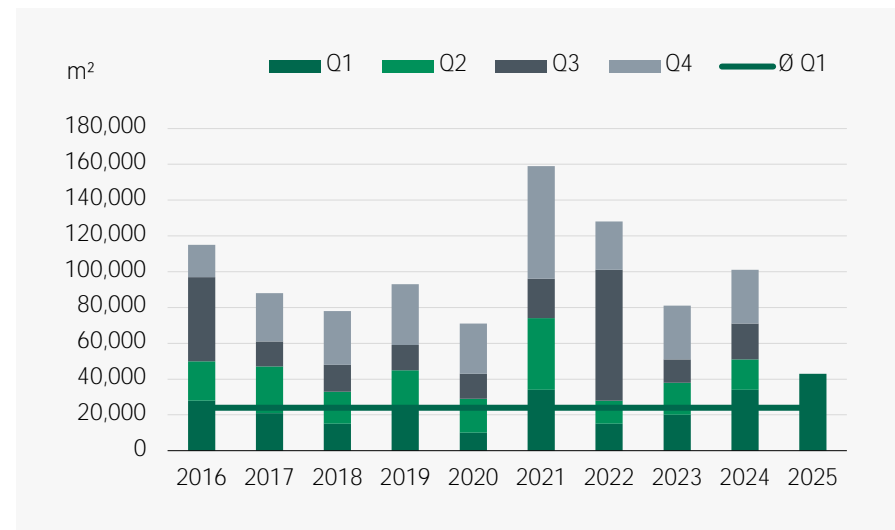
Q1 2025



BNP PARIBAS
REAL ESTATE

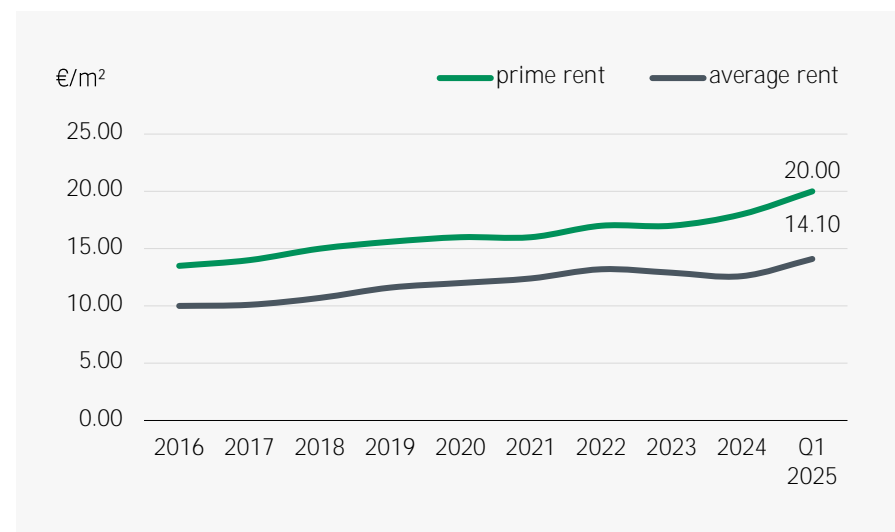
REAL ESTATE for a changing world

Development of take-up



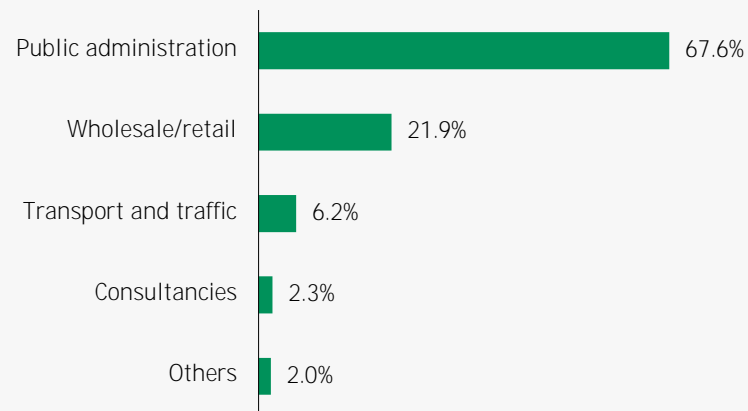
**STRONG START TO YEAR
WITH RECORD LEVEL OF TAKE-UP**

Prime and average rents



- At 43,000 sqm, take-up in Dortmund was around 27% higher than in the same quarter of the previous year. Despite the persistently difficult economic conditions, the strong demand has given the office market its best start to a year in its history. Not only the previous year's result was exceeded, but also the long-term average by an impressive 79%. The core city in particular recorded high market activity with over 33,000 sqm of take-up.
- The current result is largely due to the brisk rental activity of the public sector, which is responsible for around 68% of take-up. A good 21,000 sqm of this is attributable to the City of Dortmund. This includes the largest contract to date, the letting of around 15,000 sqm in the core city submarket.
- Also noteworthy is the significantly above-average share of almost 86% of contracts signed for rental space of more than 5,000 sqm. Typically, only around a third of take-up is accounted for these large-volume space categories. While letting activity in the segment of less than 500 sqm remained at the previous year's level, momentum in the mid-sized segment was disappointing.
- Rental prices have continued to rise due to the high demand for premium space and the simultaneous decline in supply in this segment. At the end of March 2025, the prime rent stood at €20.00 per sqm, which corresponds to an increase of almost 18% compared to the previous year.

Take-up by sector Q1 2025



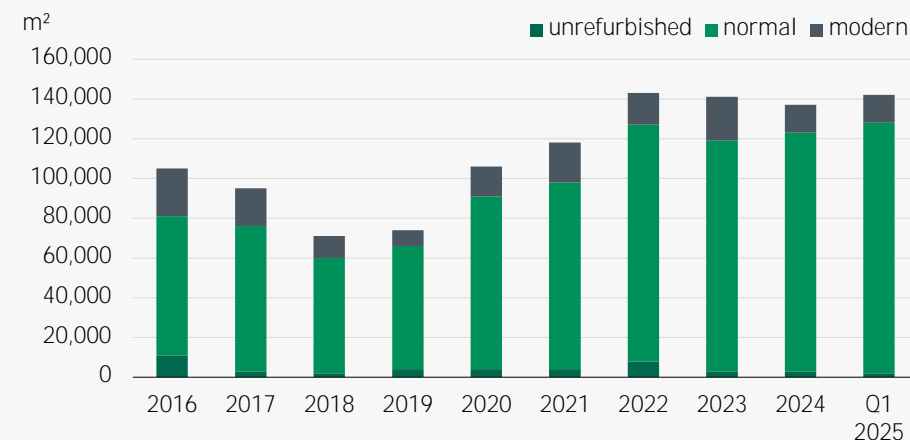
Major contracts Q1 2025

Sub-market	Company	m²
1.1	Stadt Dortmund	15,100
1.1	Thalia Bücher	9,000
2.1	KZVK	6,600
1.1	Stadt Dortmund	6,300
1.1	Deutsche Bahn	2,500

SLIGHT INCREASE IN VACANCIES; VACANCY RATE AT 4.4%

- Despite the high take-up of office space, the vacancy volume has risen by just under 4% in the last three months to now 142,000 sqm. Nevertheless, the vacancy rate remains below the fluctuation reserve of 5% and currently stands at just 4.4%, which is also a low rate in a nationwide comparison. Meanwhile, modern vacancies have fallen by around 46% year-on-year and now only amounts to around 14,000 sqm. Consequently, only 10% of the total vacancy volume has a modern fit-out quality. In the city center, this proportion is even lower at 5% or 3,300 sqm.
- The construction volume is also currently at a rather low level. At the end of the first quarter of 2025, only 37,000 sqm of office space is still under construction. The pre-letting rate marks at a low 6%, meaning that a good 35,000 sqm is still available on the letting market and will provide some relief.

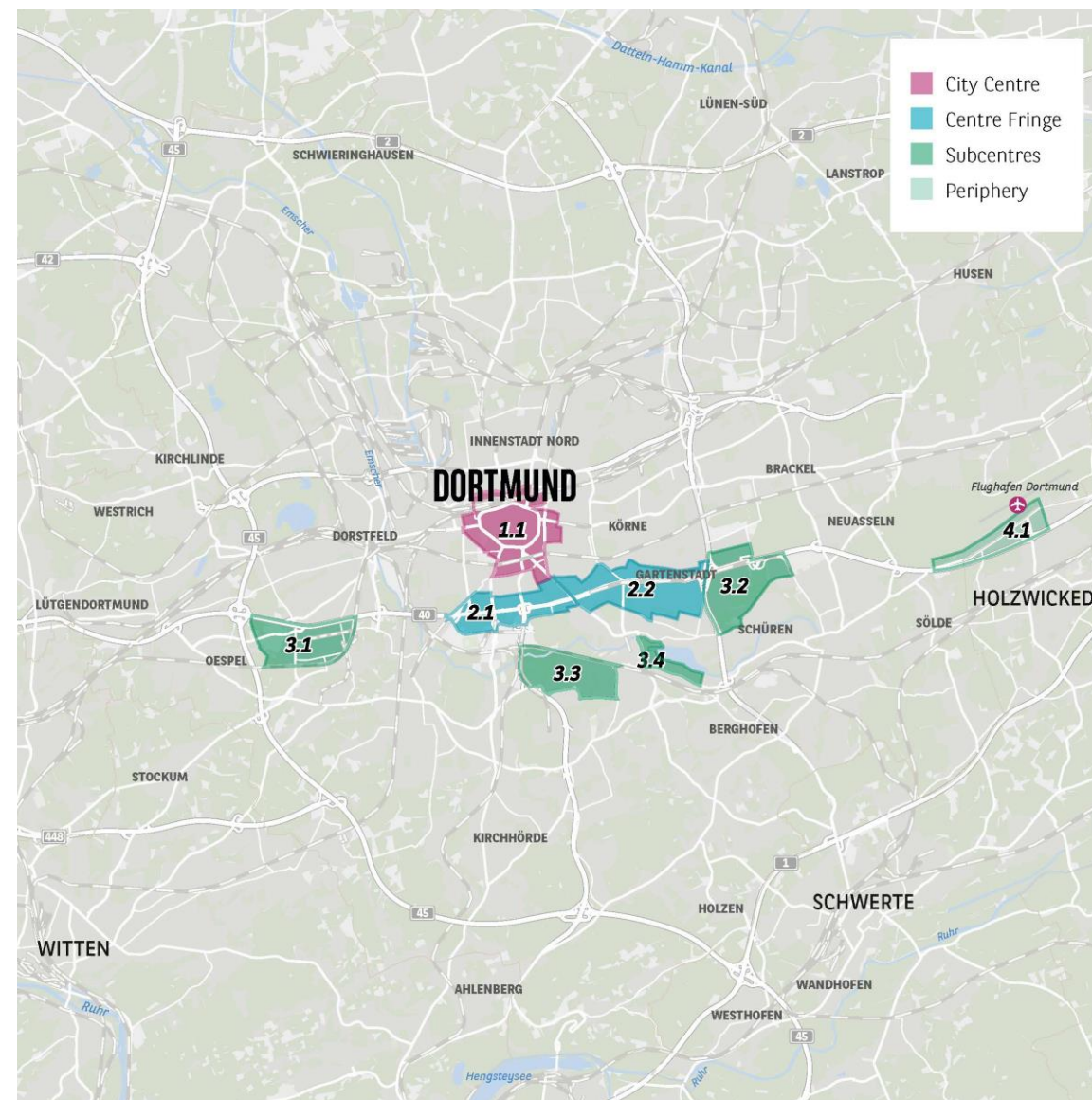
Development of vacant space



OUTLOOK

- Despite the current difficult economic conditions, the Dortmund office market has made a very solid start to the year. At 43,000 sqm, this is the best start to the year ever recorded. Large-volume rental agreements concluded by the City of Dortmund contributed significantly to this. The already visible recovery in larger deals is also likely to become apparent in the small and medium-sized space segment as the year progresses, meaning that take-up could exceed the long-term average of around 100,000 m² by the end of 2025.
- Due to changes in rental requirements and the strong focus on demand for modern and ESG-compliant office space in well-connected city locations, a further increase in vacancies cannot be ruled out, particularly in subcentre locations and in lower-quality existing space. On the other hand, demand for high-quality space is likely to remain high and will probably lead to a further decline in vacancies in this segment.
- The economic recovery is based on a rather shaky foundation in view of a potentially escalating tariff dispute with the USA and other geopolitical uncertainty factors. Nevertheless, the recently adopted fiscal policy measures - such as the infrastructure and defence package - could provide the German economy with new momentum starting next year. The first positive effects could already become apparent later this year. Against this backdrop, it is expected that take-up on the Dortmund office lettings market will also remain consistently high and that a result at or slightly above the previous year's level can be achieved by the end of the year.

Office submarkets Dortmund



Key indicators office market Dortmund

		PRIME RENT* (€/m²)		TAKE-UP (m²)		VACANT SPACE (m²)		SPACE UNDER CONSTRUCTION (m²)		SPACE ON OFFER (m²)	
		from	to	Q1 2025	total	modern	of this, since completion	total	available	available	projected
Submarkets**		1		2	3	4	5	6	7	8 = (3 + 7)	9
1	City Centre										
1.1	Core City		20.00	33,200	73,600	3,300	0	7,800	5,800	79,400	5,100
2	Centre Fringe	15.00 -	16.50	8,000	34,400	3,900	0	0	0	34,400	0
3	Subcentres	12.50 -	19.00	1,800	32,100	6,800	0	29,200	29,200	61,300	29,900
4	Airport/ECO PORT	12.00 -	12.00	0	1,900	0	0	0	0	1,900	0
Total				43,000	142,000	14,000	0	37,000	35,000	177,000	35,000

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

** The relevant submarket can be found on our website under „Research“.

Contact

BNP Paribas Real Estate GmbH

Kettwiger Tor | Kettwiger Straße 2-10 | 45127 Essen

Phone: +49 (0)201-820 22-2

All rights reserved. This report 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.

Publisher and copyright: BNP Paribas Real Estate GmbH | Prepared by: BNP Paribas Real Estate Consult GmbH | Status: 31.03.2025 | Further information: BNP Paribas Real Estate GmbH | Branch office Essen | Phone +49 (0)201-820 22-2
Photo credits : © Antoine Huot

LEARN
MORE