



LEIPZIG

REPORT OFFICE MARKET

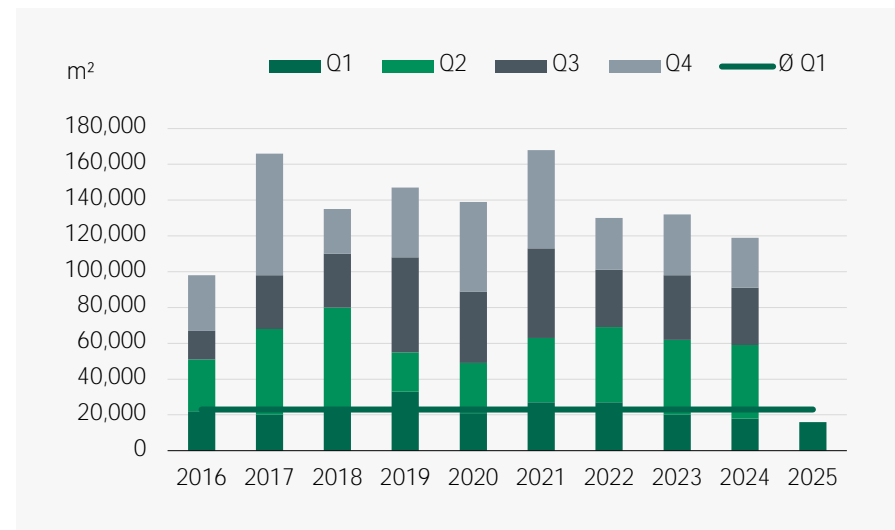
Q1 2025



BNP PARIBAS
REAL ESTATE

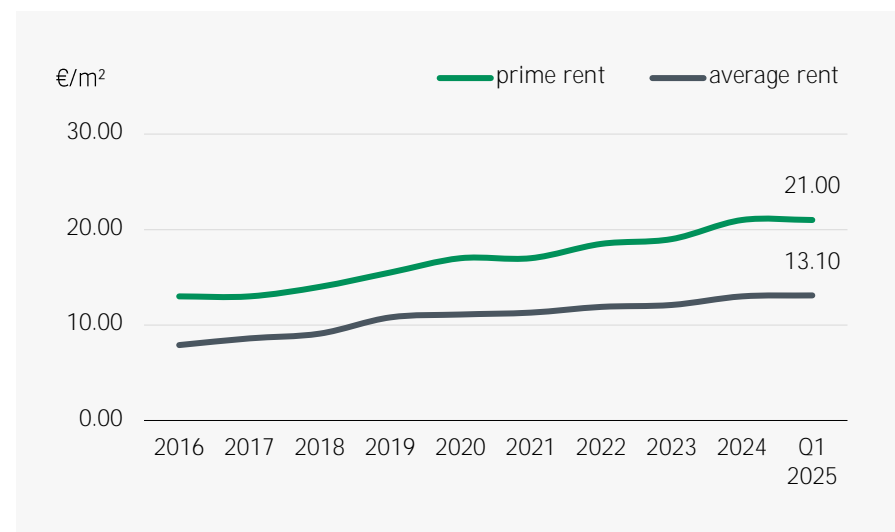
REAL ESTATE for a changing world

Development of take-up



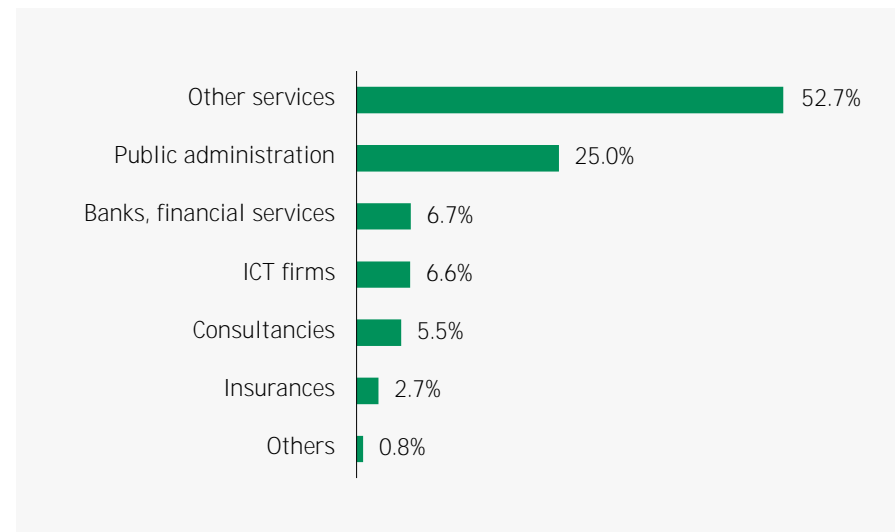
WEAK START TO THE YEAR
TAKE-UP BELOW AVERAGE

Prime and average rents



- The Leipzig office market has made a weak start to the new year. After the first three months, a take-up of 16,000 sqm was reported. This is 11% below the result for the same quarter of the previous year and, at 30%, well below the ten-year average (23,000 sqm).
- The relatively low cyclical dependency observed in previous quarters compared to the other top locations and the associated increased resilience cannot be observed in the Leipzig office market now. The market, which is typically characterized by many smaller rental agreements, has so far been less lively, particularly in this segment in the first quarter.
- In the distribution of rental agreements by size category, it is noticeable that only the segment of medium-sized space between 2,000 sqm and 5,000 sqm has an above-average market share of 36% (Ø 10 years: 22%) and a take-up of a good 5,700 sqm. The two largest lettings by public administration and Euro Schulen are responsible for this. In absolute terms, however, take-up in the other size categories is also below average.
- The prime rent notes unchanged from the previous year at €21.00 per sqm. The steady upward trend in average rents has continued and rose slightly by 1% to €13.10 per sqm compared to the previous quarter.

Take-up by sector Q1 2025



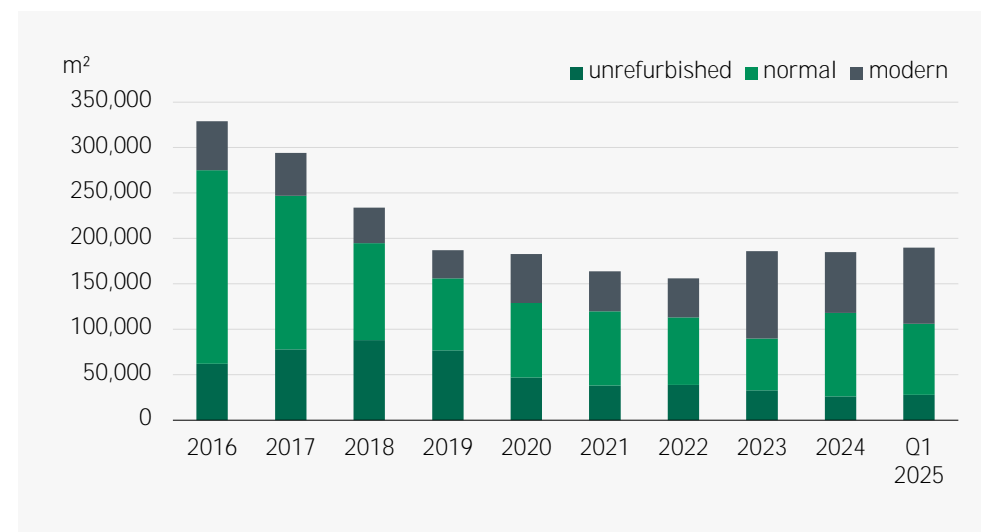
Major contracts Q1 2025

Sub-market	Company	m²
2.3	Public administration	3,100
2.2	Euro Schulen	2,600
3.3	Other services	800
3.5	Architect's office	600
3.5	IT-Company	600
3.2	Real estate asset management	600

VACANCY AT PREVIOUS YEAR'S LEVEL

- The vacancy volume amounts to 190,000 sqm and has therefore increased only slightly compared to the same quarter of the previous year (3%). Only around 44% of the vacant space (84,000 sqm) has a modern fit-out quality preferred by tenants. At 4.8%, the vacancy rate remains just below the fluctuation reserve of 5%.
- Space under construction declined significantly year-on-year by 21% to 107,000 sqm. The increase in the pre-letting rate from 48% to 57% emphasise that new high-quality space is absorbed relatively quickly by the market.
- The category of other services accounts for more than half of total take-up, while public administration also has an above-average market share of 25% (Ø 10 years: 6%).

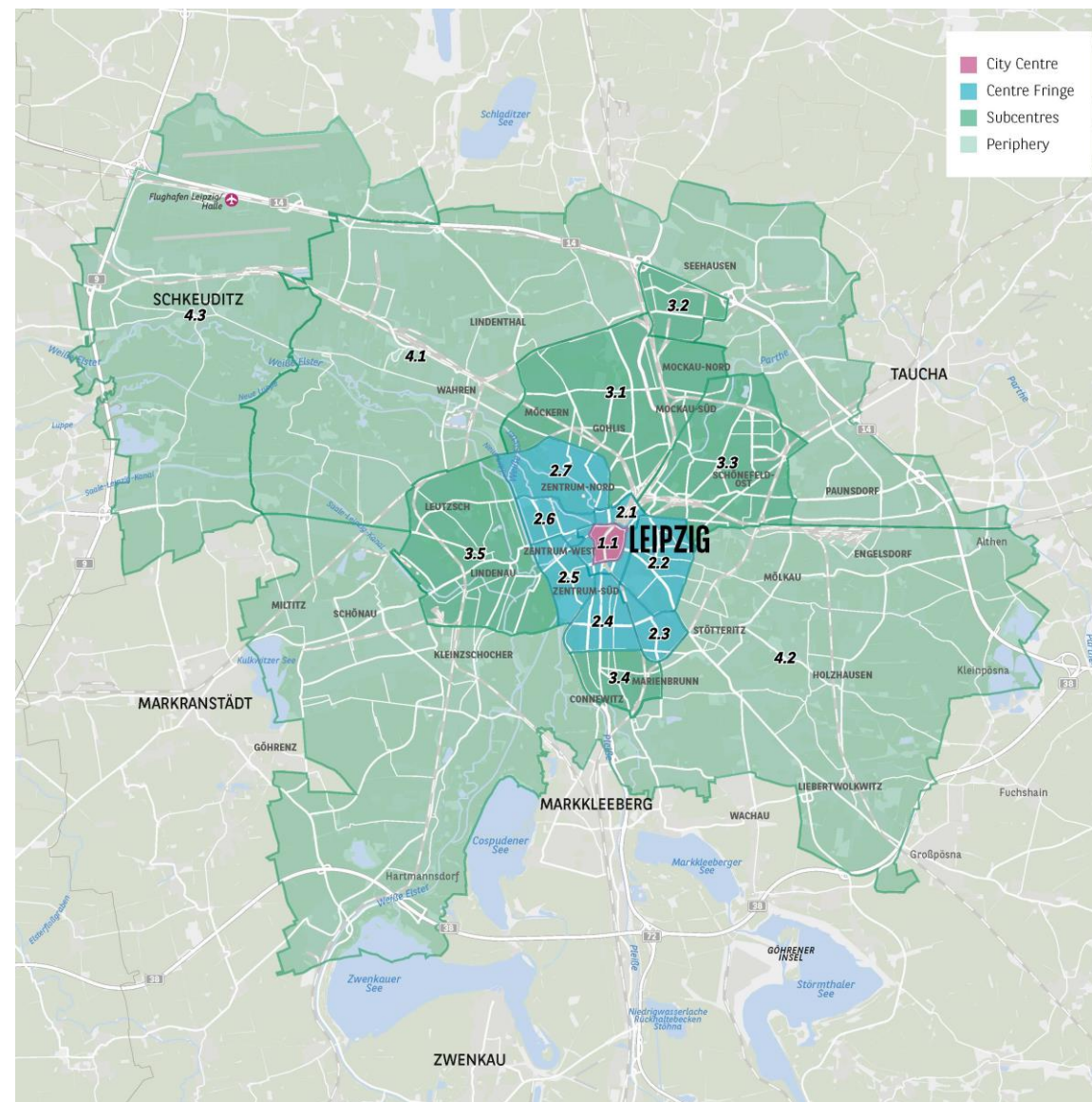
Development of vacant space



OUTLOOK

- Leipzig's office market has proven to be highly resilient among the top markets in the past. In the last three years, neither the coronavirus pandemic nor the stuttering economic engine have had any visible impact on the market. However, letting activity in the current year is not very lively, even though the first three months are often not a reliable indicator of momentum for the rest of the year. In the first quarter, there was a particular lack of an increased frequency of small-volume contracts (up to 1,000 sqm), which had previously formed the solid foundation of the Leipzig office market.
- The supply of space, particularly in the modern segment, is likely to have peaked, although a further slight increase in vacancies in the existing space segment cannot be ruled out by the end of the year. On the supply side, there is little prospect of new construction in the short to medium term. This is illustrated by the general decline in construction activity and the further increase in the pre-letting rate. Only around 46,000 sqm of space under construction is currently available on the market. As a result, stable to slightly rising rental prices are a likely scenario, both at the peak and on average.
- The recently adopted fiscal policy measures should provide the German economy a noticeable boost from next year. The first positive effects could also be experienced in the further course of 2025. Against the backdrop of tariffs and geopolitical risks, the potential economic upturn remains uncertain for the time being. From the current perspective, however, letting activity is likely to increase slightly in the coming quarters.

Office submarkets Leipzig



Key indicators office market Leipzig

		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	City Centre		21.00	2,500	28,600	16,600	11,200	8,700	7,300	35,900	5,400
2	Centre Fringe	11.00 -	19.00	7,600	57,000	29,600	3,000	82,500	38,700	95,700	233,400
3	Subcentres	10.00 -	16.00	5,600	69,900	29,300	1,200	14,800	0	69,900	105,700
4	Periphery	9.00 -	9.50	300	34,500	8,500	3,600	1,000	0	34,500	23,500
Total				16,000	190,000	84,000	19,000	107,000	46,000	236,000	368,000

* 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

Messehaus am Markt | Markt 16 | 04109 Leipzig

Phone: +49 (0)341-711 88-0

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 Leipzig | Phone +49 (0)341-711 88-0
Photo credits : © Antoine Huot

LEARN
MORE