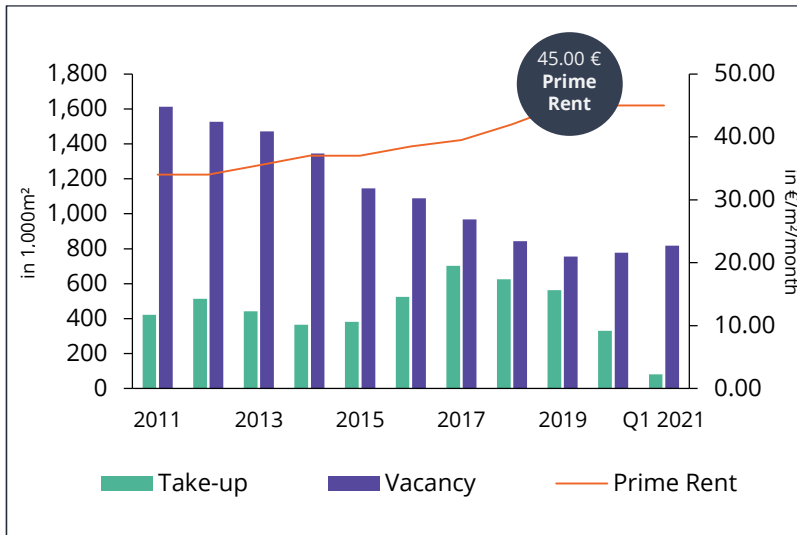


Take-Up, Vacancy and Prime Rent



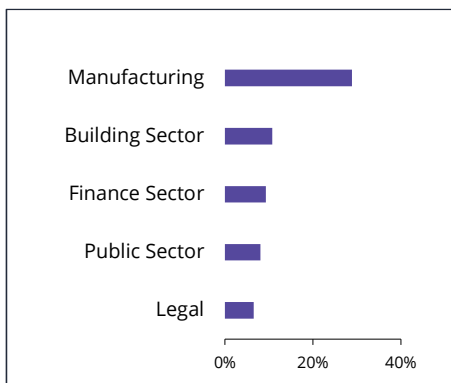
Market Data

Take-Up	192,000m²
Vacancy	866,000m²
Vacancy Rate	7.1%
Completions	79,730m²
Under Construction	692,000m²
Prime Rent	45.00 €/m²/month
Average Rent	21.40 €/m²/month
Prime Yield (NIY)	2.85%

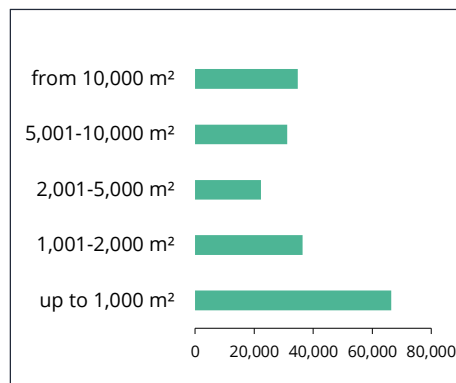
Market Area = City of Frankfurt, Eschborn, Offenbach-Kaiserlei

Take-Up H1 2021 by:

Industry



Size



Completions



Overview

The 2nd quarter, with a take-up volume of 110,000m², distinguishes itself decidedly from the previous year's result of 43,000m². Overall, the aggregate volume for the first half of 2021 is 192,000m², thus 75% above the result for 2020. Compared to the 5-year average the value is 10% lower. With the leasing of Nestlé and the start of construction by Siemens, the manufacturing sector made a major contribution. Both companies also represent the two transactions above 10,000m². The prime rent remained stable, while the average rent rose slightly.

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Frankfurt in Numbers



Unemployment
Rate 06-2021

6.6%
(GER 5.7%)



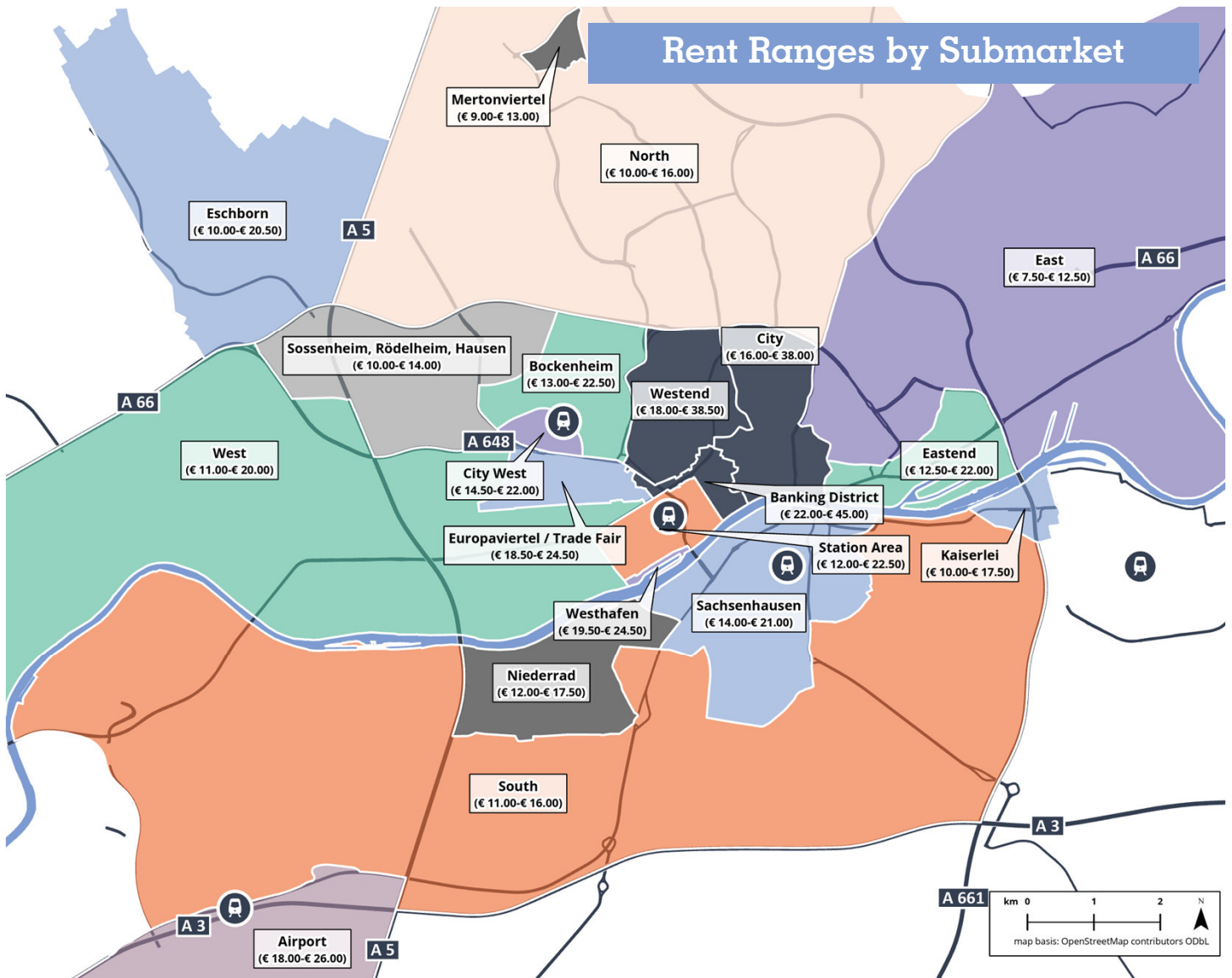
Population
12-2020

764,104



Trade Tax

460%



Outlook

The Frankfurt office market remains on the road to recovery. Compared to the first half of 2020, not only the number of large deals but also of small deals have increased again. This revival shows that even after the discussions about space-saving potential through home office, the office remains without alternative and the factors that make Frankfurt an attractive location - such as centrality and transport connections, internationality and access to the capital market - have not lost their appeal. It is to be expected that the second half of 2021 will still be influenced by measures to contain the pandemic and its consequences. Take-up will exceed the result of 2020 (330,000m²), but will remain nevertheless below the 5-year average of 549,000m². Construction activity continues at a high level. The projects targeted for the second half of the year are 75% pre-let. In total, around 545,000 m² of new space is expected to be completed by the end of 2023. The vacancy rate will continue to rise slightly. However, the rental price level is unaffected by this. High-quality space continues to be in demand.

Source: Federal Labour Office, Statistik Hessen, Avison Young

**Get more
market
information**

avisonyoung.de

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