Office market Frankfurt am Main H1 2025

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At a glance – situation and outlook

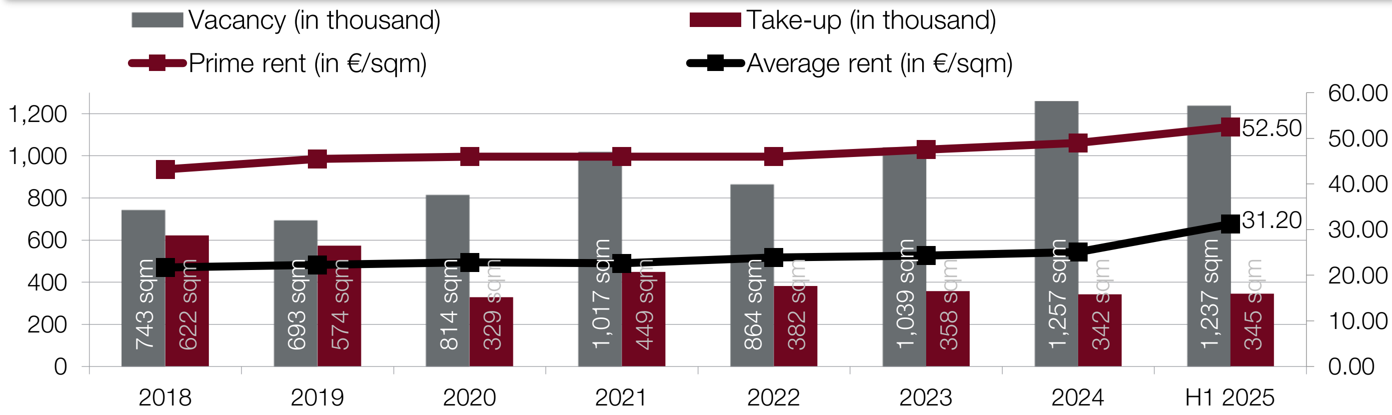
Take-up	345,200 sqm	→
Prime rent	€52.50/sqm	↗
Average rent	€31.20/sqm	↗
Vacancy rate	10.8 %	→
Office stock	11.46 m. sqm	↗
Share of new construction & revitalization in take-up	49 %	→
Strongest industry	Banking, financial services & insurances	
Most important submarket	Banking district	

Following a record-breaking start to the year, the Frankfurt office space market including Eschborn and Offenbach-Kaiserlei continued to register high levels of market activity in the second quarter of 2025. After space take-up by tenants and owner-occupiers amounted to 202,100 sqm in the first three months of the year, 143,100 sqm was registered for the second quarter. This brings the half-year result to a total of 345,200 sqm, exceeding the previous year's figure by 90 % (H1 2024: 181,500 sqm). The volume was also more than double the five-year average, and 73 % above the average for the past ten years. The positive trend that was registered at the beginning of the year is continuing, and can be seen as a turning point in the current cycle.

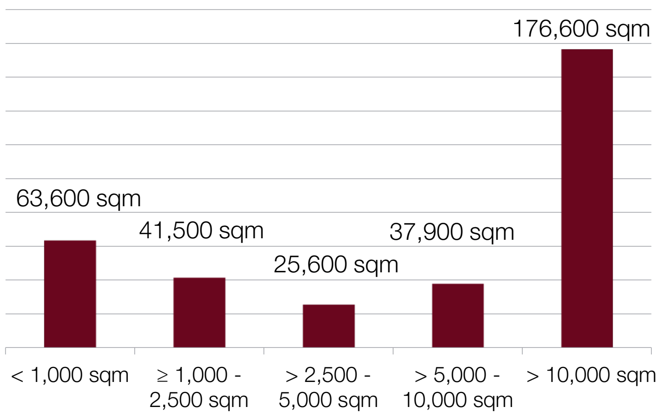
The market recovery in the first half of 2025 was largely fuelled by deals above 5,000 sqm. These deals accounted for well over 60 % of take-up, which in turn increased by over 300 % to 214,500 sqm compared to the previous year. The 'banking, financial services and insurance' sector and companies from the 'management consultancy, marketing and market research' sector were responsible for the largest take-up volumes in the first half of the year with a total of 124,900 sqm and 42,400 sqm respectively. In terms of the geographical distribution, the Central Business District (CBD) recorded take-up of 201,800 sqm, which corresponds to almost 59 % of total market activity. Within the sub-markets, the banking district stands out with 106,100 sqm, followed by Westend with 56,400 sqm and Ostend-East with 52,700 sqm.

The continued high proportion of lettings in projects, new buildings and refurbishments led to a further increase in rental prices in the second quarter. Almost 60 % of take-up over 1,000 sqm took place here. The prime rent has increased by €1.00/sqm in the last three months to €52.50/sqm. In a year-on-year comparison, the rental level increased by €5.00/sqm or 10.5 %. The large-scale and high-priced CBD deals have also had a significant impact on the space-weighted average rent. At the end of the first half of the year, this stood at €31.20/sqm — an increase of €6.60/sqm or 26.8 % within the last twelve months.

Take-up, vacancy, rent level



Take-up according to unit size H1 2025



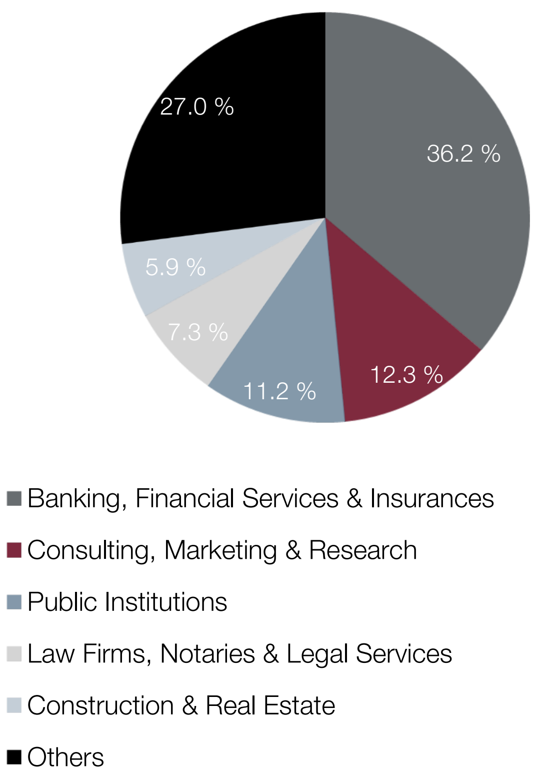
Source: NAI apollo

The market-active vacancy rate on the Frankfurt office market had already stopped rising in the first quarter of 2025, and there was further stabilisation towards the middle of the year. At the end of June 2025, around 1.24 million sqm were still available to rent on the market at short notice. However, vacancies have increased by 154,000 sqm compared to the same period of last year. At 10.8 %, the current vacancy rate is 1.4 percentage points higher than in the second quarter of 2024.

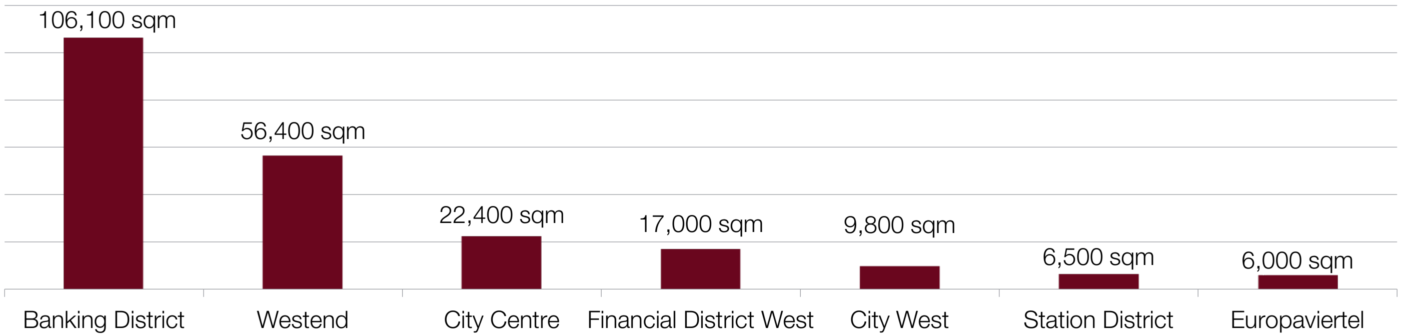
Outlook

The improvement in sentiment among Frankfurt companies can be seen as a harbinger of an economic upturn, which is already reflected in the key office market figures. Since the first half of the year saw a large number of major deals, activity in the second half of the year is likely to be somewhat more moderate, but will still stand out significantly from the last three years. Accordingly, the sideways movement in vacancies should continue for the time being, with a decrease expected again in the medium term as the volume of take-up increases. At the same time, the shortage of centrally located and high-quality vacancies will cause rents to rise further.

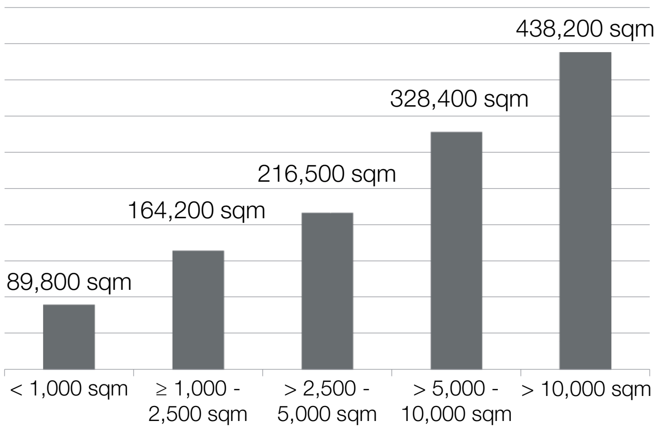
Take-up according to industry H1 2025



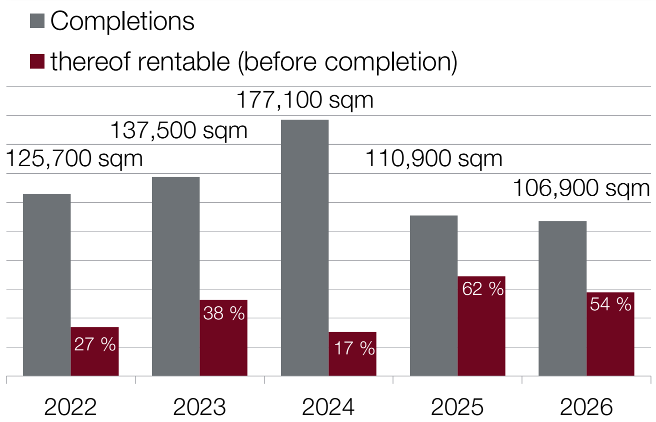
Take-up according to location – submarkets with the highest take-up H1 2025



Vacancy according to vacancy size H1 2025



Completions



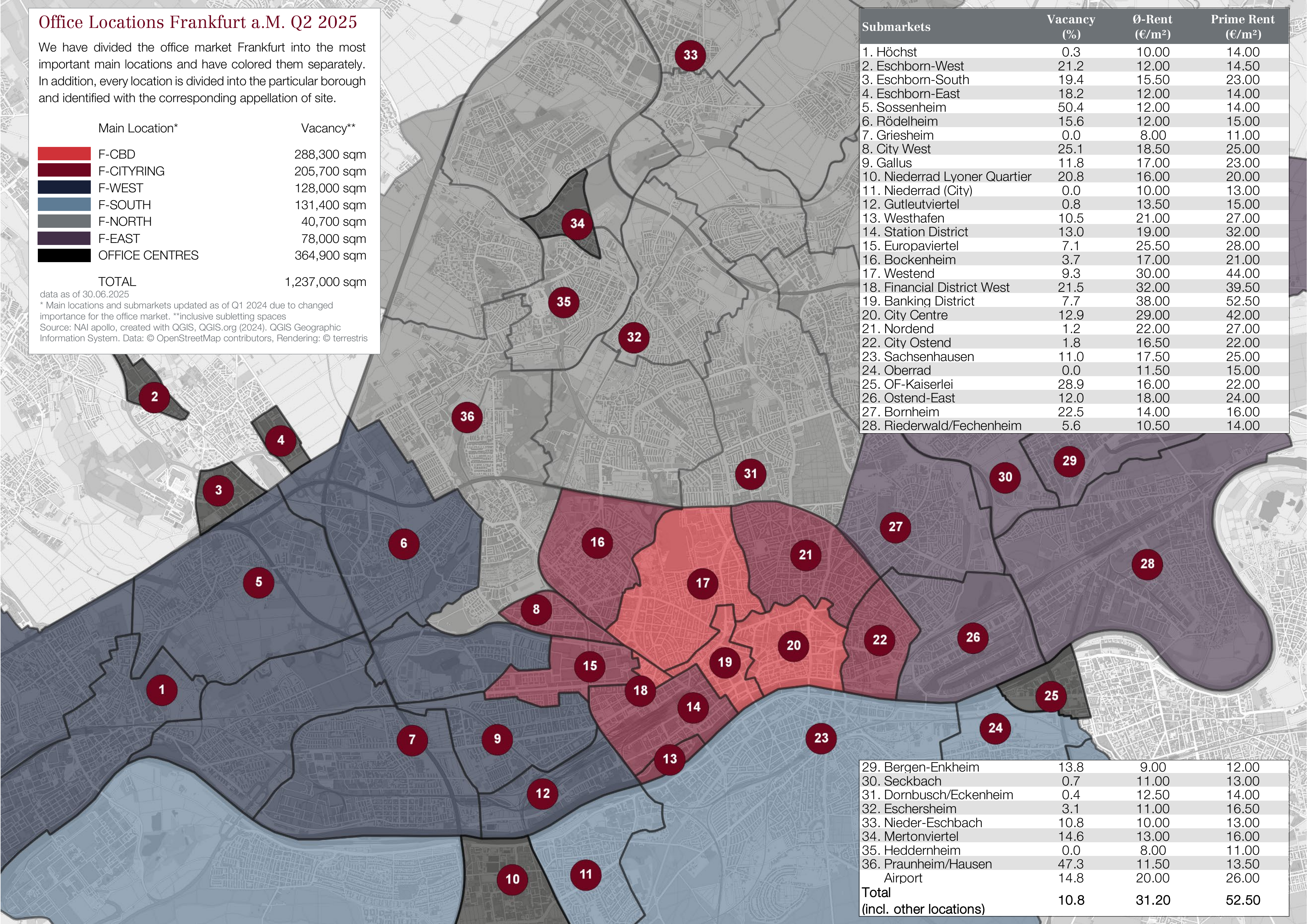
Source: NAI apollo

Office Locations Frankfurt a.M. Q2 2025

We have divided the office market Frankfurt into the most important main locations and have colored them separately. In addition, every location is divided into the particular borough and identified with the corresponding appellation of site.

Main Location*	Vacancy**
F-CBD	288,300 sqm
F-CITYRING	205,700 sqm
F-WEST	128,000 sqm
F-SOUTH	131,400 sqm
F-NORTH	40,700 sqm
F-EAST	78,000 sqm
OFFICE CENTRES	364,900 sqm
TOTAL	1,237,000 sqm

data as of 30.06.2025
* Main locations and submarkets updated as of Q1 2024 due to changed importance for the office market. **inclusive subletting spaces
Source: NAI apollo, created with QGIS, QGIS.org (2024). QGIS Geographic Information System. Data: © OpenStreetMap contributors, Rendering: © terrestris



Submarkets	Vacancy (%)	Ø-Rent (€/m²)	Prime Rent (€/m²)
1. Höchst	0.3	10.00	14.00
2. Eschborn-West	21.2	12.00	14.50
3. Eschborn-South	19.4	15.50	23.00
4. Eschborn-East	18.2	12.00	14.00
5. Sossenheim	50.4	12.00	14.00
6. Rödelheim	15.6	12.00	15.00
7. Griesheim	0.0	8.00	11.00
8. City West	25.1	18.50	25.00
9. Gallus	11.8	17.00	23.00
10. Niederrad Lyoner Quartier	20.8	16.00	20.00
11. Niederrad (City)	0.0	10.00	13.00
12. Gutleutviertel	0.8	13.50	15.00
13. Westhafen	10.5	21.00	27.00
14. Station District	13.0	19.00	32.00
15. Europaviertel	7.1	25.50	28.00
16. Bockenheim	3.7	17.00	21.00
17. Westend	9.3	30.00	44.00
18. Financial District West	21.5	32.00	39.50
19. Banking District	7.7	38.00	52.50
20. City Centre	12.9	29.00	42.00
21. Nordend	1.2	22.00	27.00
22. City Ostend	1.8	16.50	22.00
23. Sachsenhausen	11.0	17.50	25.00
24. Oberrad	0.0	11.50	15.00
25. OF-Kaiserlei	28.9	16.00	22.00
26. Ostend-East	12.0	18.00	24.00
27. Bornheim	22.5	14.00	16.00
28. Riederwald/Fechenheim	5.6	10.50	14.00
29. Bergen-Enkheim	13.8	9.00	12.00
30. Seckbach	0.7	11.00	13.00
31. Dornbusch/Eckenheim	0.4	12.50	14.00
32. Eschersheim	3.1	11.00	16.50
33. Nieder-Eschbach	10.8	10.00	13.00
34. Mertonviertel	14.6	13.00	16.00
35. Heddernheim	0.0	8.00	11.00
36. Praunheim/Hausen	47.3	11.50	13.50
Airport	14.8	20.00	26.00
Total (incl. other locations)	10.8	31.20	52.50

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