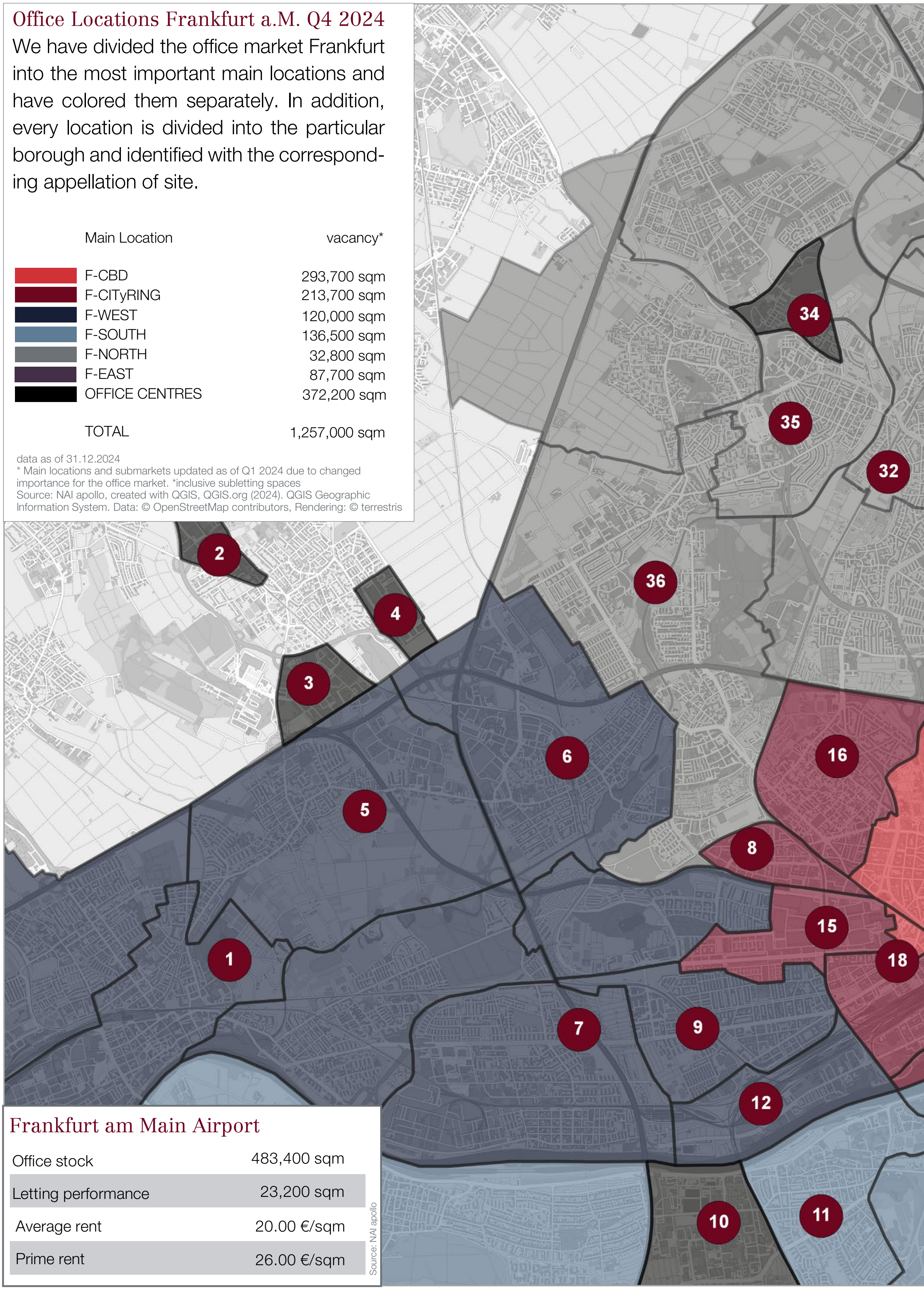
## Office Locations Frankfurt a.M. Q4 2024

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 | 293,700 sqm |
| F-CITyRING | 213,700 sqm |
| F-WEST | 120,000 sqm |
| F-SOUTH | 136,500 sqm |
| F-NORTH | 32,800 sqm |
| F-EAST | 87,700 sqm |
| OFFICE CENTRES | 372,200 sqm |
| TOTAL | 1,257,000 sqm |

data as of 31.12.2024
* 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




## Frankfurt am Main Airport

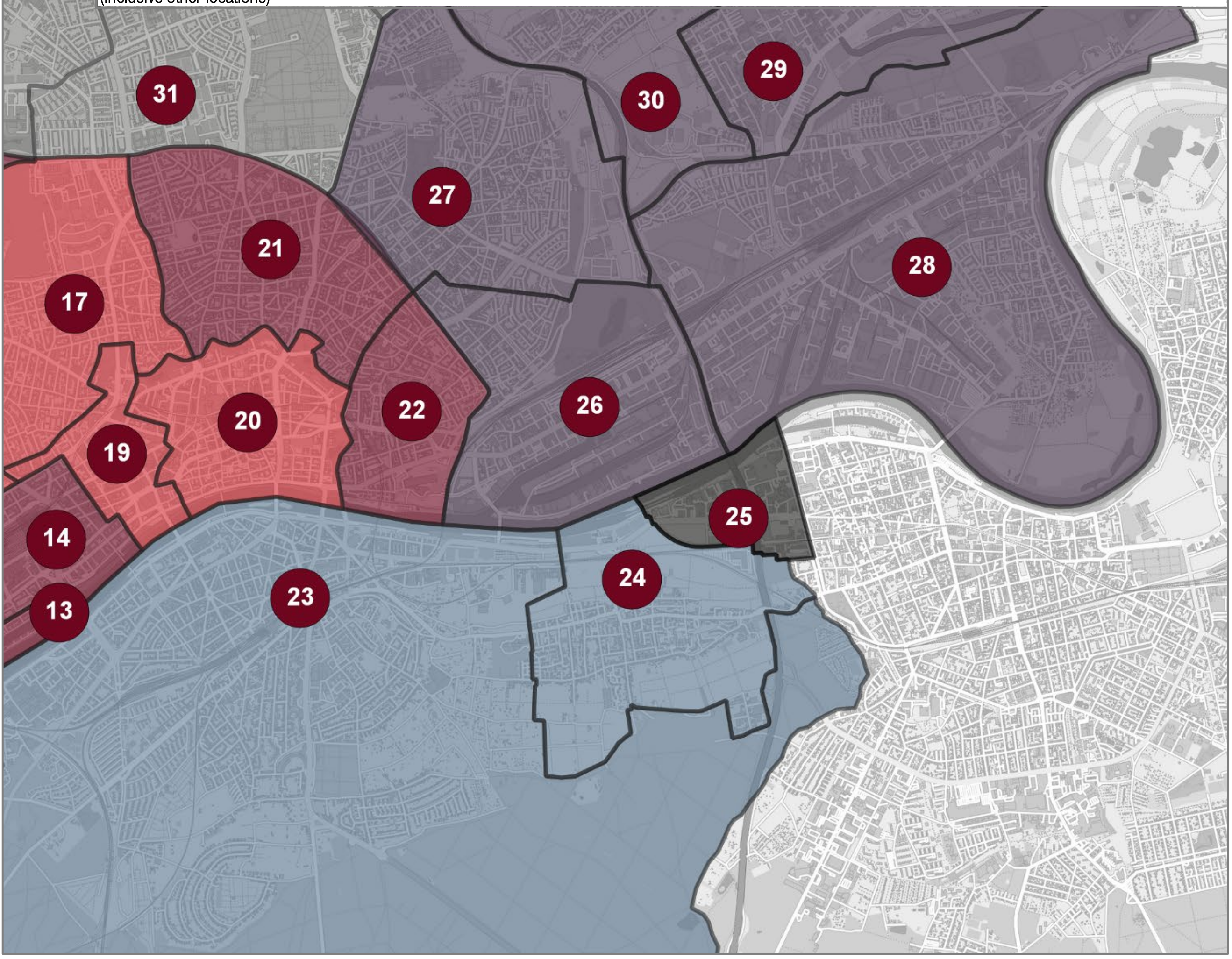
| | |
|---|---|
| Office stock | 483,400 sqm |
| Letting performance | 23,200 sqm |
| Average rent | 20.00 €/sqm |
| Prime rent | 26.00 €/sqm |

Source: NAI apollo

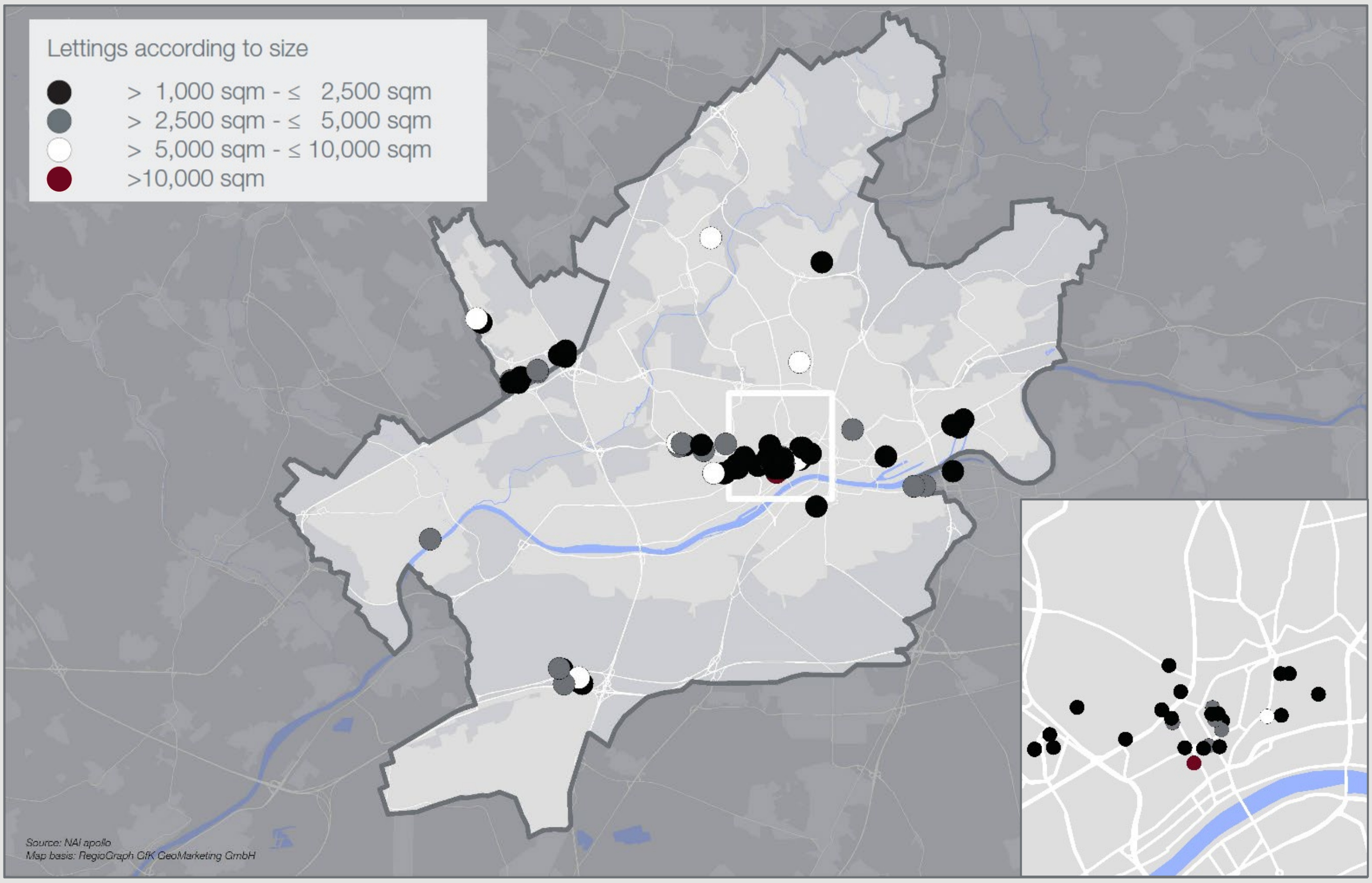
NAI apollo

| Submarkets | Office Stock (sqm) | Vacancy (sqm) | in % | Ø-Rent (€) | Prime Rent (€) | Rentable Objects |
|---|---|---|---|---|---|---|
| 1. H chst | 193,000 | 1,100 | 0.6 | 10.00 | 14.00 | 4 |
| 2. Eschborn-West | 161,800 | 37,100 | 22.9 | 12.00 | 14.50 | 7 |
| 3. Eschborn-South | 428,000 | 88,400 | 20.7 | 15.00 | 23.00 | 22 |
| 4. Eschborn-East | 123,900 | 22,500 | 18.2 | 12.00 | 14.00 | 4 |
| 5. Sossenheim | 89,300 | 34,900 | 39.1 | 12.00 | 14.00 | 4 |
| 6. R delheim | 102,400 | 18,100 | 17.7 | 12.00 | 15.00 | 9 |
| 7. Griesheim | 16,800 | 0 | 0.0 | 8.00 | 11.00 | 0 |
| 8. City West | 458,100 | 108,900 | 23.8 | 18.50 | 25.00 | 16 |
| 9. Gallus | 552,900 | 64,900 | 11.7 | 17.00 | 23.00 | 19 |
| 10. Niederrad Lyoner Quartier | 640,300 | 143,500 | 22.4 | 15.50 | 20.00 | 22 |
| 11. Niederrad (City) | 12,500 | 500 | 4.0 | 10.00 | 13.00 | 1 |
| 12. Gutleutviertel | 138,300 | 1,000 | 0.7 | 13.00 | 14.50 | 3 |
| 13. Westhafen | 102,300 | 12,600 | 12.3 | 21.00 | 25.50 | 6 |
| 14. Station District | 378,700 | 62,000 | 16.4 | 19.50 | 32.00 | 47 |
| 15. Europaviertel* | 207,500 | 16,600 | 8.0 | 25.00 | 28.00 | 3 |
| 16. Bockenheim | 311,200 | 11,600 | 3.7 | 17.00 | 21.00 | 11 |
| 17. Westend | 675,700 | 59,300 | 8.8 | 29.50 | 42.00 | 37 |
| 18. Financial District West* | 265,100 | 46,500 | 17.5 | 32.00 | 40.00 | 5 |
| 19. Banking District | 1,338,700 | 112,700 | 8.4 | 37.50 | 49.00 | 28 |
| 20. City Centre | 528,600 | 75,200 | 14.2 | 28.50 | 42.00 | 56 |
| 21. Nordend | 124,200 | 2,000 | 1.6 | 22.00 | 27.50 | 4 |
| 22. City Ostend | 226,300 | 10,400 | 4.6 | 15.00 | 22.00 | 8 |
| 23. Sachsenhausen | 404,600 | 35,000 | 8.7 | 17.50 | 25.00 | 20 |
| 24. Oberrad | 4,500 | 0 | 0.0 | 11.50 | 15.00 | 0 |
| 25. OF-Kaiserlei | 212,900 | 61,700 | 29.0 | 15.00 | 20.00 | 9 |
| 26. Ostend-East | 440,000 | 49,400 | 11.2 | 18.00 | 24.00 | 30 |
| 27. Bornheim | 36,900 | 8,300 | 22.5 | 14.00 | 16.00 | 2 |
| 28. Riederwald/Fechenheim | 182,600 | 12,700 | 7.0 | 10.50 | 14.00 | 6 |
| 29. Bergen-Enkheim | 50,600 | 6,700 | 13.2 | 9.00 | 12.00 | 4 |
| 30. Seckbach | 15,100 | 100 | 0.7 | 11.00 | 13.00 | 1 |
| 31. Dornbusch/Eckenheim | 81,000 | 300 | 0.4 | 12.50 | 14.00 | 2 |
| 32. Eschersheim | 32,600 | 100 | 0.3 | 11.00 | 16.50 | 1 |
| 33. Nieder-Eschbach | 129,500 | 14,000 | 10.8 | 10.00 | 13.00 | 9 |
| 34. Mertonviertel | 208,300 | 18,900 | 9.1 | 13.00 | 16.00 | 5 |
| 35. Heddernheim | 10,900 | 0 | 0.0 | 8.00 | 11.00 | 0 |
| 36. raunheim/Hausen | 90,800 | 17,800 | 19.6 | 11.50 | 13.50 | 10 |
| Total (inclusive other locations) | 11,577,000 | 1,257,000 | 10.9 | 25.10 | 49.00 | 434 |

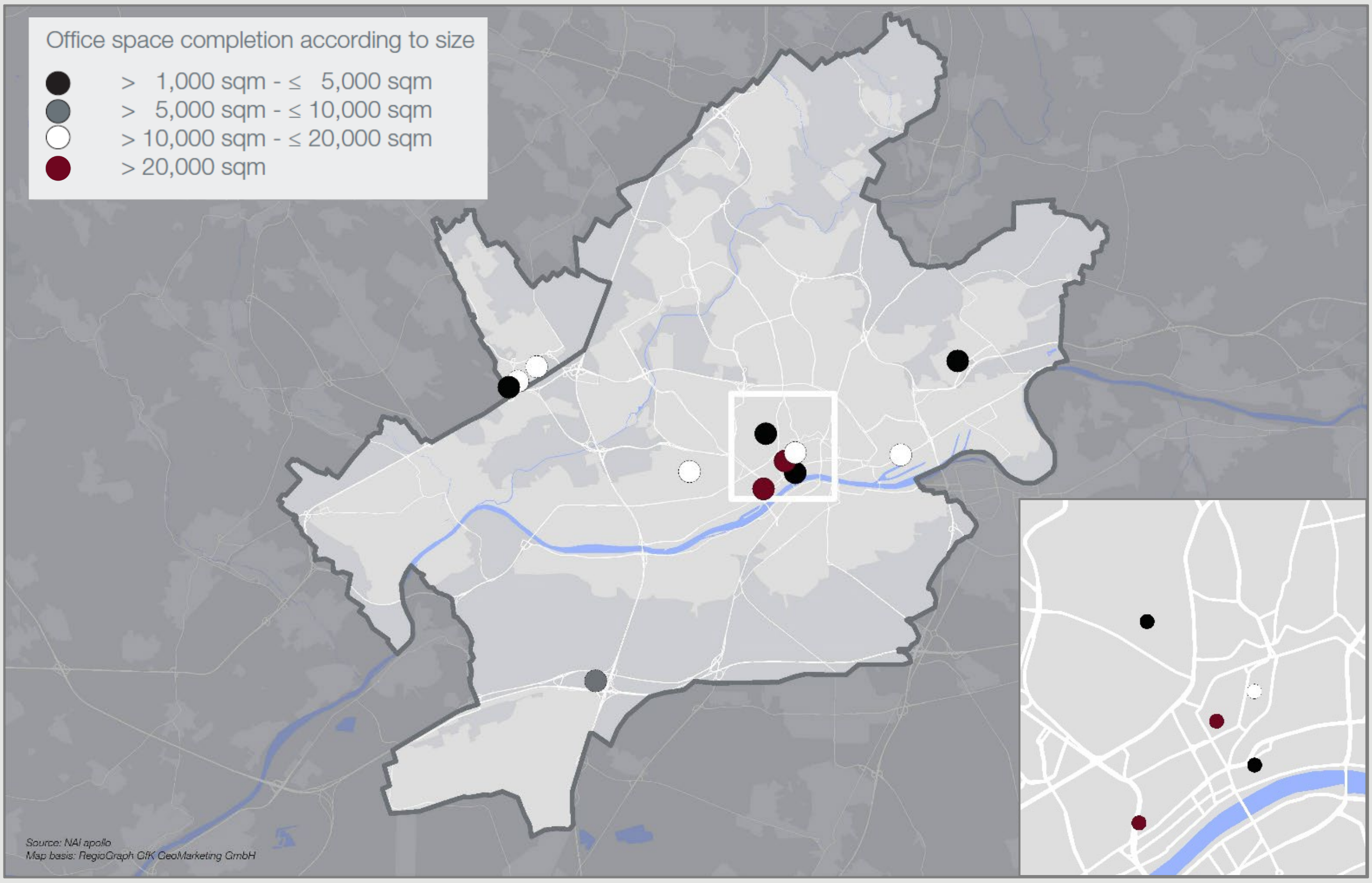
Source: NAI apollo



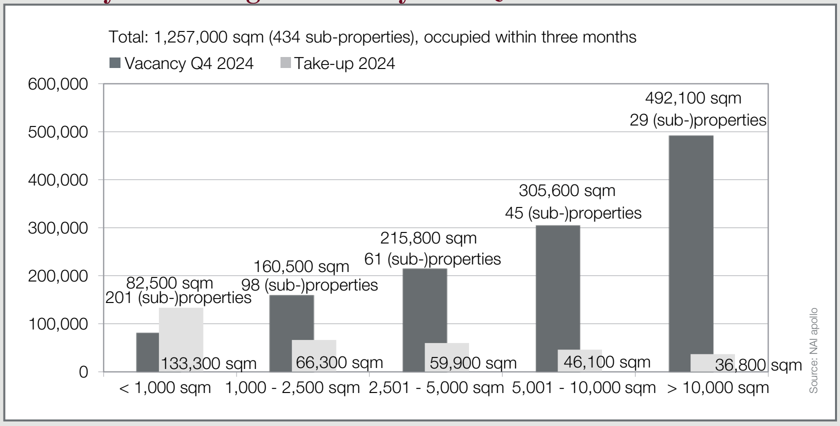
Geographical localisation of large-scale lettings 2024 accor. to size categories (> 1,000 sqm)



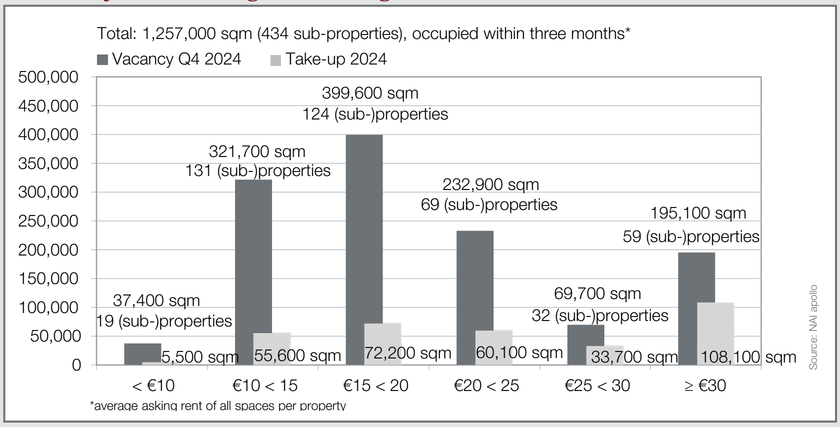

Geographical localisation of office spaces completions 2024 accor. to size categories (> 1,000 sqm)



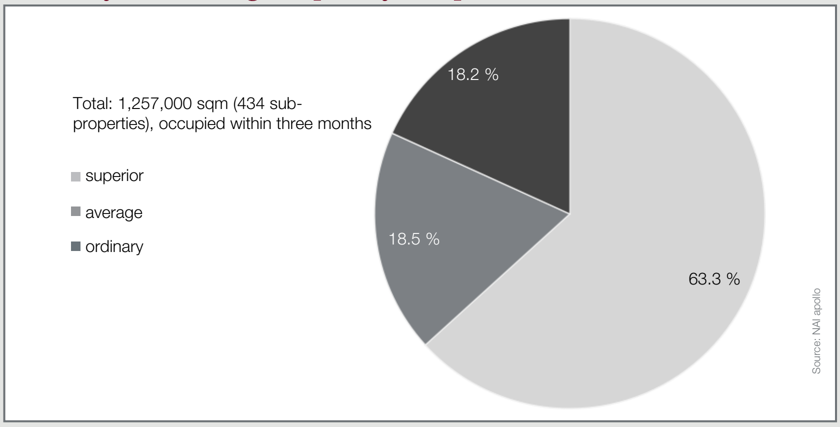
## Vacancy according to vacancy size Q4 2024



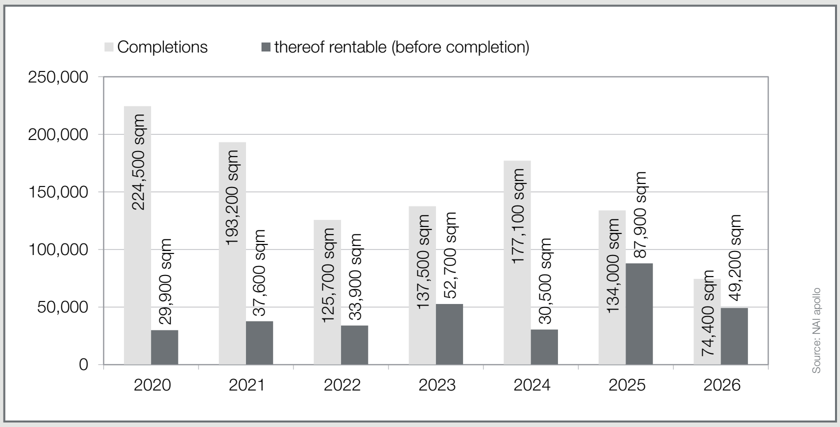

## Vacancy according to asking rent Q4 2024




## Vacancy according to quality of space Q4 2024




## Completions




Market-active vacancies on the Frankfurt office market continued to increase in the final quarter of 2024. As at 31 December 2024, around 1.26 m sqm were available for lettings in the short term, the highest absolute vacancy rate since 2014. The current vacancy rate is 10.9 %, which corresponds to an increase of 1.9 percentage points compared to the previous year.

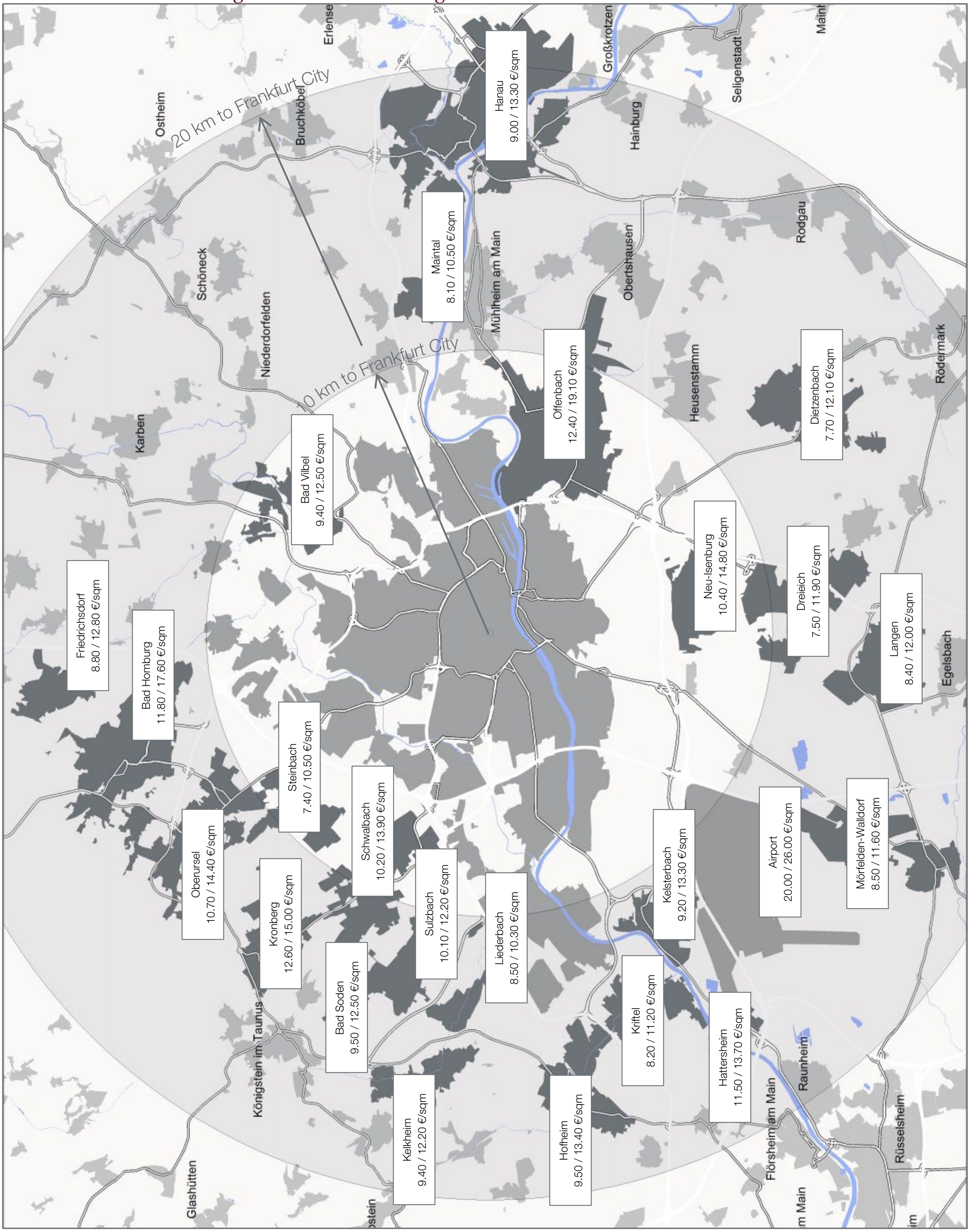
In 2024, a total of over 177,000 sqm of office space was completed, of which only 17 % was still available at the end of the year. The most notable completions include the ‘T1’ in the FOUR development with around 74,000 qm of office space and the ‘Kreisler’ with over 22,000 sqm. A noticeable decrease in the project volume is foreseeable for 2025 and 2026.

The first half of 2025 is likely to remain in the grip of tough economic conditions and a stagnating economy. As a result, companies will largely hold back on making decisions about leasing new office spaces or even expanding existing spaces for the time being. At the same time, there are still some major searches on the market that should be finalised in 2025, thus ensuring higher take-up. However, given the overwhelming preference for new buildings or modernised spaces, this is unlikely to have a positive impact on vacancies. The rental trend will remain stable for the time being, but harbours the potential for a further noticeable increase owing to further lettings in new project developments.

## Outlook next 12 months

| | |
|---|---|
| Office Stock | ↗ |
| Vacancy | ↗ |
| Take-Up | → |
| Prime rent | → |
| Average rent | → |

## Market Data Surroundings of Frankfurt Average and Prime Rents




Source: NAI apollo
Map Basis: RegioGraph GfK GeoMarketing GmbH
Based on 2,166 offers (12/2023 - 11/2024)
from VALUE Marktdatenbank

NAI apollo

# Cities

## Office space, vacancy, prime rent, average rent 2024

| | Office Space (in m. sqm) | Take-Up (sqm) | Vacancy (in %) | Prime rent (€/sqm) | Average rent (€/sqm) |
|---|---|---|---|---|---|
| Berlin | 20.60 | 578,000 | 6.7 | 45.00 | 29.00 |
| Dusseldorf | 7.55 | 207,000 | 9.2 | 43.50 | 20.00 |
| Frankfurt a. M. | 11.58 | 326,400 | 10.9 | 49.00 | 25.40 |
| Hamburg | 14.53 | 422,000 | 5.3 | 35.50 | 20.70 |
| Munich | 21.52 | 604,000 | 7.5 | 54.00 | 25.10 |

Source: NAI apollo

## Prime yields Q4 2024

| | Prime office yields | Prime retail yields | Prime logistics yields |
|---|---|---|---|
| Berlin | 4.40 % | 4.15 % | 4.35 % |
| Dusseldorf | 4.50 % | 4.30 % | 4.35 % |
| Frankfurt a. M. | 4.50 % | 4.30 % | 4.35 % |
| Hamburg | 4.45 % | 4.25 % | 4.35 % |
| Munich | 4.40 % | 4.10 % | 4.35 % |
| Total | Ø = 4,45 % | Ø = 4,20 % | Ø = 4,35 % |

Source: NAI apollo

# Frankfurt a.M.

## Top take-up 2024

| Property + Location | Tenant / Owner Occupier | Leased area in sqm |
|---|---|---|
| Gallileo, Gallusanlage 7 / Banking District | European Central Bank | 36,800 |
| Seed, Europa-Allee / Europaviertel | STRABAG SE | 10,000 |
| Hauptwache 1 / City Centre | Frankfurter Sparkasse | 7,200 |
| Bertramshof, Am Steinernen Stock 1 / Dornbusch/Eckenheim | Frankfurt School of Finance & Management | 6,700 |
| LES 30.32.34, Ludwig-Erhard-Straße 30-34 / Eschborn-West | City of Eschborn | 5,900 |

Source: NAI apollo

## Top investments 2024

| Property + Location | Purchaser | Purchase Price in €* |
|---|---|---|
| Canyon, Mainzer Landstrasse 23 | Tite Street Capital | confidential |
| The Move Blue, De-Saint-Exupéry-Straße 3-7 | Strabag Hold Estate | 120,000,000 |
| Hauptwache 1 | Frankfurter Sparkasse | confidential |
| The Move Orange, De-Saint-Exupéry-Strasse 3-5 | Siemens pension fund | confidential |
| LEIQ Bauteil A, Nordring 144, Offenbach | HT Group (HT Top 8 Invest) | confidential |

Source: NAI apollo; *partly estimated

NAI apollo

DIENSTLEISTUNGEN
- ASSET MANAGEMENT
- VALUATION
- CORPORATE SERVICES
- FINANCE ADVISORY
- INVESTMENT
- RESEARCH
- LETTING

ASSET CLASSES
- OFFICE
- DATA CENTER
- RETAIL
- HEALTHCARE
- HOTEL
- INDUSTRY/LOGISTICS
- LIFE SCIENCE
- MICRO LIVING
- RESIDENTIAL

LOCATIONS
- BERLIN
- BONN/COLOGNE
- ERFURT
- ESSEN/MÜHLHEIM
- FRANKFURT a. M.
- KÖNIGSTEIN i. T.
- MANNHEIM
- MUNICH
- STUTTGART
- ULM

OWNER-MANAGED,
PERSONALLY DEDICATED

TRANSPARENT
AND TRUSTFUL
COLLABORATION

INTERNATIONAL
CONNECTED

ESG-COMPLIANT
CORPORATE
PHILOSOPHY

LOCAL MARKET
EXPERTISE

COMPREHENSIVESERVICE
SPECTRUM

EXCEPTIONAL
RELIABLE



Member of
NAI Partners Germany