

MARKETBEAT OFFICE SNAPSHOT

DUSSELDORF

A Cushman & Wakefield Research Publication

Q1 2015



OVERVIEW

Düsseldorf, the capital of North Rhine-Westphalia, currently has some 598,700 inhabitants. According to the latest consumer climate study from the local chamber of commerce (IHK), 36% of all interviewed enterprises appraised the current business situation positively. The IHK-business climate index was registered at 19.2 points at the beginning of the year and was thus above the long-term average. Companies of all sizes contribute to the region's strong economy. In March 2015, the local unemployment rate was 8.7% (Germany: 6.8%).

OCCUPIER FOCUS

The Düsseldorf office market started the year with a take-up volume of some 83,000m², an increase of 5% on the same period last year (Q1 2014: 79,000m²). The current quarterly result was particularly due to deals in the small- and medium sized segments below 5,000m². No lettings of over 10,000m² were registered in the first quarter. There are some large-scale requests in the market presaging well for the coming months. The current result matches the ten-year average of first quarters (82,500m²).

VACANCY AND PROJECTS

With total office stock of 8.8 million m², Düsseldorf's vacancy rate was recorded at 10.5% at the end of March. Currently some 930,600m² is therefore available at short notice. During the first three months of this year 17,000m² of new office space was completed, which almost equals the previous quarter's level (Q4 2014: 19,000m²). A total of 198,000m² is currently under construction.

RENTS

Prime rents have been unaltered since December 2014. They currently remain at EUR 26.00 per m²/month and are registered in the Banking District submarket.

INVESTMENT FOCUS

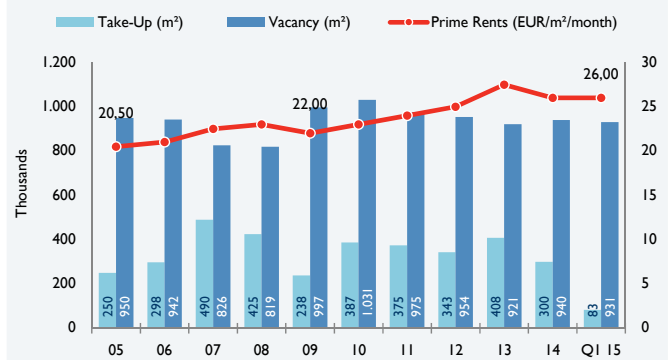
In Q1 2015 commercial investment volume in Düsseldorf totalled some EUR 0.21 billion (Q1 2014: EUR 0.66 billion). The salient factor in this is the limited supply of suitable properties. Prime yields for office properties in the city are at 4.60%.

IMPORTANT TRANSACTIONS

T-Systems rented 5,500m² new office space at Albertusbogen (Linksrheinisch submarket).

1,900m² was rented by Mitsu Chemicals Europe in the City submarket.

OFFICE MARKET DUSSELDORF



RENTS FOR OFFICE SPACE

SUBMARKET	EUR/m ² /month
Banking District	17.00 – 26.00
City	11.50 – 23.50
Harbour	14.00 – 22.00
Kennedydamm	12.50 – 21.00
Seestern	9.50 – 14.00
Grafenberger Allee	9.50 – 14.00
Airport	12.50 – 16.50
City-East	9.50 – 12.50
Linksrheinisch	7.50 – 14.00
North	8.00 – 14.00
Ratingen	8.50 – 12.50
Neuss	7.50 – 10.50
City-South	10.00 – 15.00

LOCAL MARKET OUTLOOK

PRIME RENTS	▶
PRIME YIELDS	▶
SUPPLY	▶
DEMAND	▶

Source: Cushman & Wakefield