

	YoY Change	12-Month Forecast
<b>167,800m<sup>2</sup></b> Take-Up (cum.)	▼	▲
<b>10.1%</b> Vacancy Rate	▲	▬
<b>398,600m<sup>2</sup></b> Under Construction	▼	▼
<b>€43.50</b> Prime Rent, €/m <sup>2</sup> /month	▲	▲

## LABOUR MARKET

**94.0**

ifo Employment Barometer Germany (Sep 2024)

YoY Change



**225,800**

Düsseldorf Office Employees (Sep 2024)



**7.8%**

Düsseldorf Unemployment Rate (Sep 2024)



Sources: ifo-Institut, Moody's Analytics, Federal Employment Agency

## ECONOMIC OVERVIEW

In September, the NRW.BANK.ifo business climate fell to its lowest level in almost two years. The surveyed companies were particularly dissatisfied with the current business situation and the outlook for the next six months. The business climate index dropped by 3.2 points to -13.5 points in September, with both the current situation and expectations being rated very negatively. The service sector and logistics are particularly affected, suffering from industrial weakness. An economic upturn, even considering the weak global economy, is currently not in sight. The unemployment rate at the end of September was 7.8%, an increase of 0.7 percentage points compared to 2023.

## TAKE-UP

In the Düsseldorf office rental market, a total office take-up volume of 167,800m<sup>2</sup> was achieved in the first three quarters of 2024. This result is about 9% below the previous year's figure. A total of 296 lease agreements were recorded, 37 more than a year ago. Approximately 70% of all rentals were in the small space segment up to 500m<sup>2</sup>. Despite an increasing number of large inquiries and generally high leasing dynamics, the Düsseldorf office market still lacks concerning large deals. These are expected to increase again next year. So far this year, there have been only two large deals above 5,000m<sup>2</sup>: the lease of approximately 6,000m<sup>2</sup> by the international law firm Noerr LLP in the project development "Le Coeur" at Königsallee 37 in the CBD submarket, and the lease of 6,900m<sup>2</sup> by the Bau- und Liegenschaftsbetrieb NRW in the "Infinity Office" at Schwannstraße 10 in the Kennedydamm submarket. Companies are increasingly focusing on hybrid work models with reduced space, but place great emphasis on high-quality properties and prime locations.

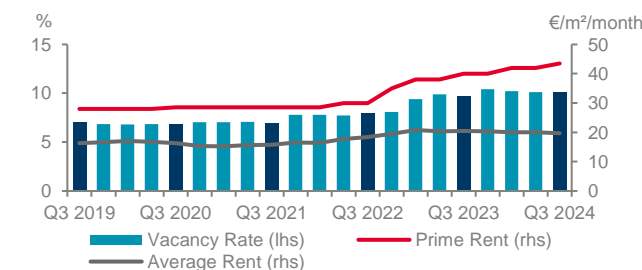
## VACANCY

At the end of the 3rd quarter of 2024, office space vacancies stood at around 950,000m<sup>2</sup>, corresponding to a vacancy rate of 10.1%. Compared to the previous year, the absolute vacancy has increased by approximately 5%. The supply of sub-lease space has decreased by nearly 18% over the past twelve months to 125,000m<sup>2</sup>. A decline in vacancies is not expected in the coming quarters. Completion figures for the following years remain high, and marketing prospects for older existing buildings outside of inner-city locations are becoming increasingly challenging.

## TAKE-UP



## VACANCY & RENT



## COMPLETIONS

In the first three quarters of 2024, a total of approximately 93,000m<sup>2</sup> of office space was completed, with nearly 50,000m<sup>2</sup> in the 3rd quarter alone. By the end of the year, a total construction completion volume of 130,000m<sup>2</sup> is expected.

The construction volume of office spaces under construction was around 399,000m<sup>2</sup> at the end of September 2024, which is about 11% less than a year ago. Of these spaces, approximately 61% are still available for lease.

## RENTS

The high-priced lease agreements in the CBD submarket led to a further increase in prime rent to €43.50/m<sup>2</sup>/month in the 3rd quarter. At the end of June 2024, the prime rent was €42.00/m<sup>2</sup>/month, and at the end of the 3rd quarter 2023, it was €40.00/m<sup>2</sup>/month. Due to ongoing project developments in prime locations, a further increase is expected. The demand for high-quality spaces in inner-city locations remains very high, while the supply is limited.

The weighted average rent is currently €19.65/m<sup>2</sup>/month, which has decreased by nearly 4% compared to the same period last year.

## SELECTED PROJECT DEVELOPMENTS

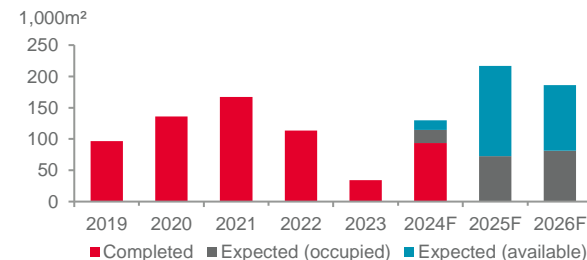
Property/Project	Submarket	Status	Year of Completion	Office Space m <sup>2</sup>	Owner
Alltours HQ	City	Under construction	2024	10,600	Alltours
Curve	City-East	Completed	2024	10,800	Becken Development
Levelz	Kennedydamm	Completed	2024	6,700	Kriton Immobilien

## MARKET STATISTICS

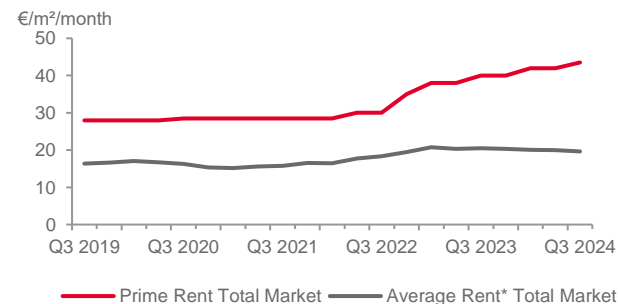
Selected Submarkets	Take-Up YTD (m <sup>2</sup> )	Completions YTD (m <sup>2</sup> )	Space under Construction Current Quarter (m <sup>2</sup> )	Prime Rent Current Quarter (€/m <sup>2</sup> /month)	Average Rent* Current Quarter (€/m <sup>2</sup> /month)
Kennedydamm	24,700	45,800	67,900	32.00	20.55
CBD	21,700	0	60,700	43.50	36.30
City	16,500	0	29,700	32.00	18.45
Seestern	16,500	0	0	16.50	14.20
<b>Total Market Düsseldorf</b>	<b>167,800</b>	<b>93,400</b>	<b>398,600</b>	<b>43.50</b>	<b>19.65</b>

\* Weighted Average Rent (12 months)

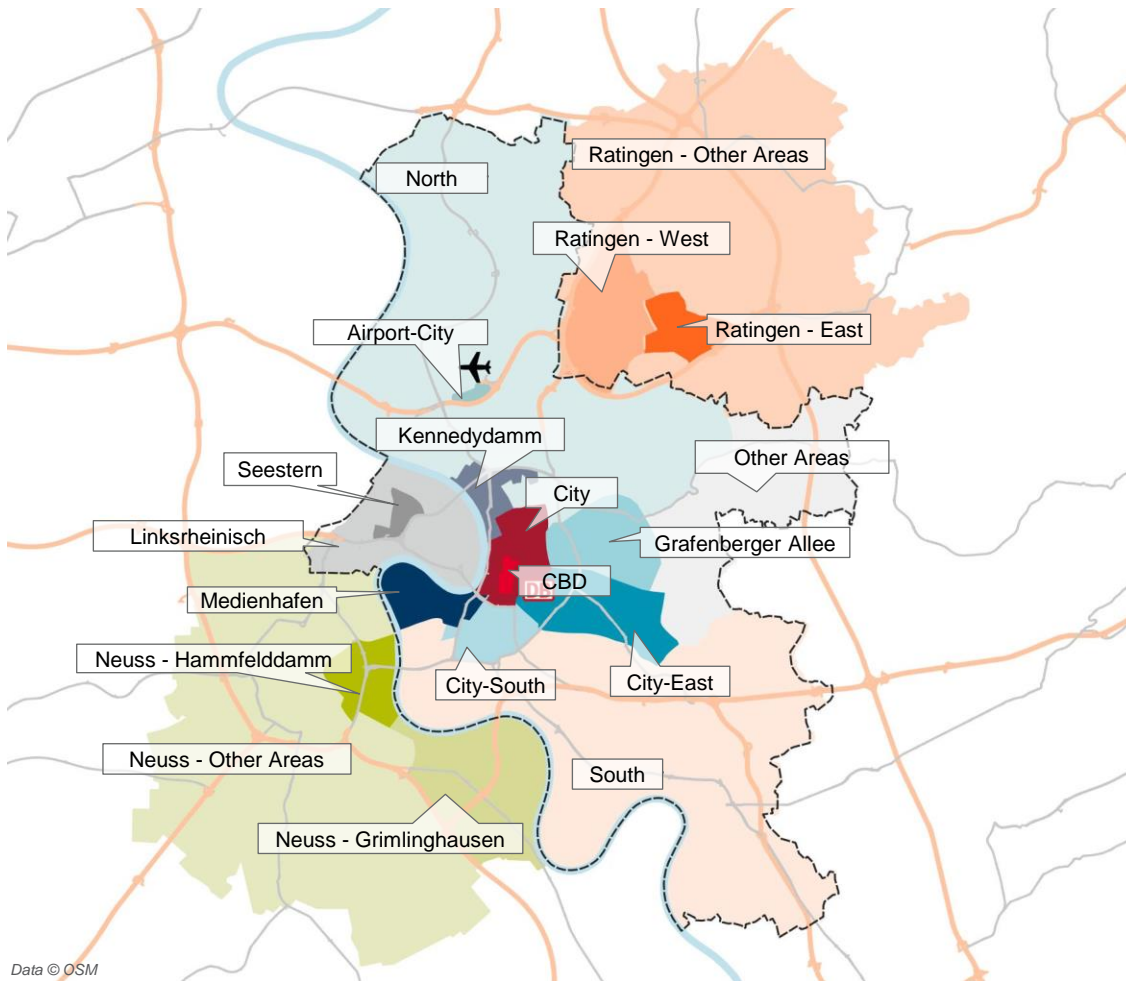
## COMPLETIONS



## RENTS



## SUBMARKET OVERVIEW



## RENTAL PRICE RANGES Q3 2024

Submarket	€/m <sup>2</sup> /month
CBD	19.50 - 43.50
City	12.00 - 32.00
Kennedydamm	16.00 - 32.00
Medienhafen	17.00 - 28.00
City-South	12.50 - 24.00
Linksrheinisch	7.50 - 22.00
Grafenberger Allee	11.50 - 20.00
Airport-City	14.50 - 18.00
City-East	9.50 - 17.50
Seestern	9.50 - 16.50
North	8.00 - 16.50
Ratingen - East	9.50 - 16.00
South	8.00 - 13.50
Neuss - Hammfelddamm	7.00 - 11.50
Neuss - Grimlinghausen	5.00 - 10.00
Neuss - Other Areas	4.50 - 9.50
Ratingen - West	6.50 - 9.50



MARKETBEAT

# DÜSSELDORF

Office Market Q3 2024



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