

Q-Trend Berlin

Q3 2026

The Q-Trend examines the latest quarterly data on the Berlin office market, categorises it in the context of current market trends and provides an outlook on future market developments.

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Berlin on track for its strongest office market take-up since 2022

- The largest letting of the year and a growing number of transactions in the mid-sized segment continued the positive momentum in the Berlin office leasing market. While rental growth paused over the past three months, vacancy continued to rise.

A strong third quarter continued the recovery in leasing activity that has been gathering pace throughout the year. Take-up reached 195,000 sq m in Q3, bringing the year-to-date total to 563,500 sq m, an increase of 54% compared with the same period last year. The quarter was shaped by the Berlin public transport operator BVG's lease of around 40,000 sq m at Ostkreuz, the largest transaction recorded so far this

exclusively drove take-up, as no major owner-occupier transactions or significant construction starts were recorded during the quarter. Rolling 12-month take-up continued its upward trajectory and has now risen comfortably above the 600,000 sq m mark for the first time since 2023.

Occupier demand remained heavily concentrated on central locations within the S-Bahn ring. While take-up

Key figures

(Change against previous year)

Take-up in sq m (Q1-Q3 26)

563,500 +54.0%

Completions in sq m (Q1-Q3 26)

142,590 -57.5%

Vacancy in sq m

2,040,000 +20.1%

Stock in million sq m

22.2 +0.5%

Vacancy rate in %

9.2 +150bps

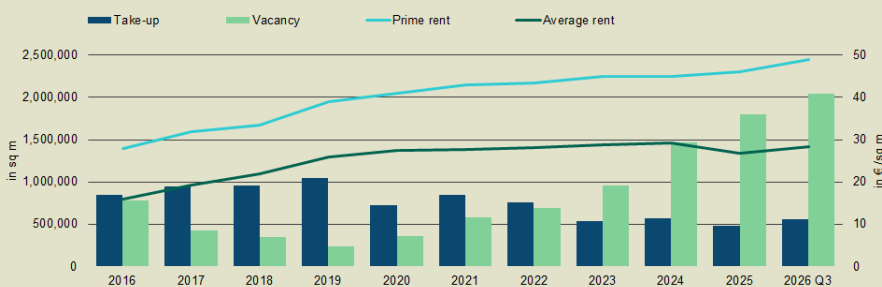
Prime rent in €/sq m/month

49.00 +6.5%

Average rent in €/sq m/month

28.30 +1.8%

Long-term comparison of take-up, vacancy and rents



Source: Knight Frank Research

year. In addition, several deals in the 5,000 to 10,000 sq m segment, combined with a high volume of transactions between 1,000 and 3,000 sq m, contributed to the above-average quarterly result. Notably, leasing activity almost

in these areas had largely stagnated in previous years, activity increased significantly during the first three quarters of the year. By contrast, take-up outside the S-Bahn ring fell to below 70,000 sq m over the past 12 months, marking a

multi-year low. As a result, locations beyond the S-Bahn ring accounted for just 10% of total take-up at the end of Q3, underlining occupiers' ongoing preference for more central market locations.

Rental range by submarket

In €/sq m/month

Ku'damm 1A	25.00 - 47.50
Charlottenburg	18.00 - 34.00
Schöneberg/Wilmersdorf	17.50 - 35.00
Tiergarten	20.00 - 36.00
Wedding/Moabit	17.00 - 32.00
Siemensstadt	15.00 - 28.00
Europacity	29.00 - 36.00
Mitte	22.00 - 46.00
Prenzlauer Berg	20.00 - 39.00
Hackescher Markt	26.00 - 45.00
Potsdamer Pl./Leipziger Pl.	29.00 - 50.00
Gendarmenmarkt	27.00 - 39.00
Presseviertel	21.00 - 39.00
Mediaspree	21.00 - 34.00
Kreuzkölln	18.00 - 38.00
Friedrichshain	20.00 - 44.00
Südkreuz	24.00 - 30.00
Adlershof	16.00 - 24.00
Schönefeld	15.00 - 24.00
Periphery West	15.00 - 22.00
Periphery North	13.00 - 24.00
Periphery East	12.00 - 23.00
Periphery South	14.00 - 22.00

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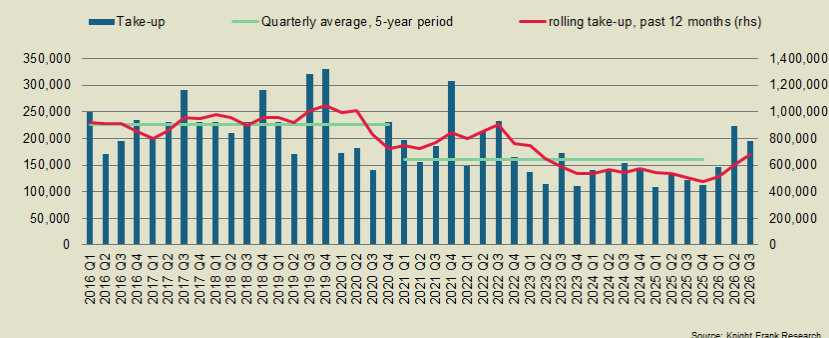
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We like questions, if you've got one about our research, or would like some property advice, we would love to hear from you.

Take-up in long-term comparison



Source: Knight Frank Research

This "flight to location" is not limited to the traditional CBD areas of City East and City West. Submarkets such as Friedrichshain and Kreuzkölln are also benefiting from this trend. Year-to-date take-up reached an above-average 93,000 sq m in Friedrichshain and 72,000 sq m in Kreuzkölln. While major transactions supported activity, a broad range of additional lettings above and below the 5,000 sq m threshold also contributed to these results. An elevated number of transactions further highlights the increasing momentum in both locations. Rental growth has also accelerated. In Kreuzkölln, prime rents increased by 19% year-on-year to 38.00 €/sq m per month, while average rents rose by 11% to 26.70 €/sq m per month. In Friedrichshain, prime and average rents increased by 35% and 22%, reaching 44.00 €/sq m per month and 31.00 €/sq m per month, respectively. Most activity in Friedrichshain continues to be concentrated in the southern part of the submarket adjacent to Mediaspree. This area has also recorded a number of lettings throughout the year, particularly in the 1,000 to 5,000 sq m segment, while overall take-up remains broadly in line with previous years.

Across the wider Berlin market, rental growth paused during the third quarter as relatively few high-rent transactions were completed over the past three months. Prime rents remained unchanged quarter-on-quarter at 49.00 €/sq m per month, although the €50 threshold is likely to be exceeded in the near term. Average rents declined by 2.1% quarter-on-quarter to 28.30 €/sq m per month but remained 1.8% above the level recorded a year earlier.

Despite stronger leasing activity, vacancy continued to rise across the market in the third quarter, reaching 9.2%, equivalent to just over 2 million sq m for the first time. Locations outside the S-Bahn ring remain significantly more affected than the city's central submarkets. However, the ongoing decline in development activity suggests that vacancy growth is likely to come to an end no later than next year. The office development pipeline has been contracting steadily since 2021, with 2024 and 2027 representing notable exceptions. While up to 470,000 sq m of office space from new developments and refurbishments is expected to complete this year, scheduled completions for 2029 and 2030 amount to only slightly above and slightly below 300,000 sq m respectively. Such low completion volumes have not been seen since before 2019.

Total take-up is expected to exceed 650,000 sq m by year-end. Should the fourth quarter also deliver a particularly strong performance, annual take-up could approach the 700,000 sq m mark. Reaching these levels would suggest that the market has established a new long-term equilibrium, with annual take-up likely to stabilise around 650,000 sq m in the coming years. A return to the 800,000 to 1 million sq m levels achieved between 2015 and 2019 appears unlikely, however, given both cyclical headwinds, including weaker economic growth, and structural factors such as remote working policies and the increasing integration of AI tools and AI agents into workplace strategies.