



Seoul Office Leasing

Monthly Market Review

June 2021

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Commercial Real Estate Services, Worldwide.

REAL ESTATE LABEL OFFICE KEY
OKEY

조사개요

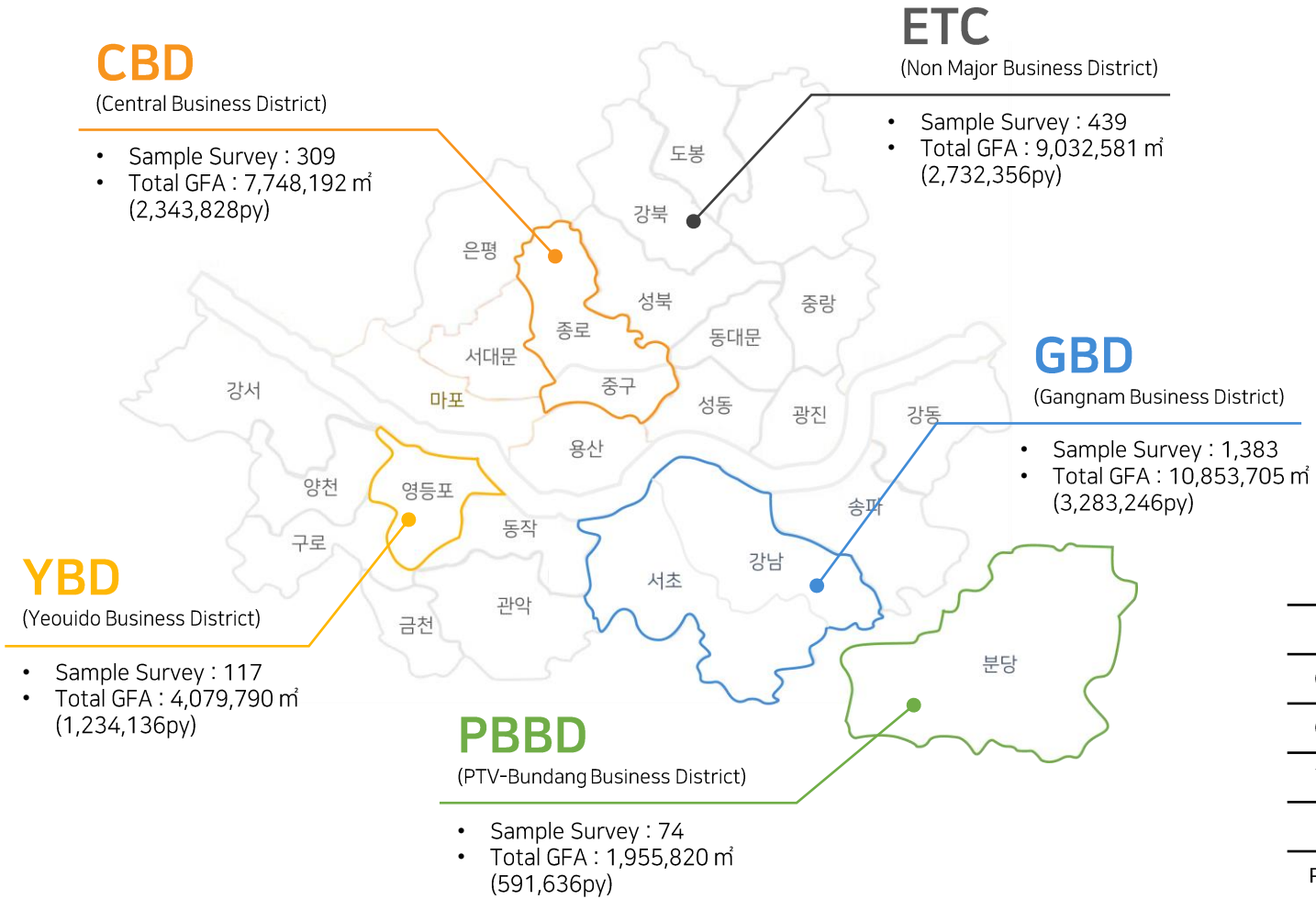
지역	서울 전 지역 및 판교, 분당 지역
대상	연면적 1,000m ² (330py) 이상, 지상 4층 이상의 업무시설 및 업무 복합시설
조사 방법	전화조사 및 자산관리업체의 발표자료, 공시자료 등 참고
조사 내용	오피스 임대 및 공실 변화, 임차인 이동현황, 거래 사례 등
조사 기간	2021년 5월 1개월 간 조사
DB 관리	OKEY 리서치센터는 업무용 빌딩의 공실정보 및 임대료를 조사하고 있으며, 사무실 임대플랫폼 OKEY Office Key를 통하여 관리 활용되고 있습니다.

권역별 분류

CBD Central Business District	GBD Gangnam Business District	YBD Yeido Business District	ETC Non Major Business District	PBBD PTV-Bundang Business District
도심권 종로구, 중구 일대	강남권 강남구, 서초구 일대	여의도권 여의도, 영등포구 일대	서울기타권 상암, 마포, 용산 등 주요권역에 속하지 않은 서울권역	판교, 분당권 판교테크노밸리, 성남시 분당구 일대

오피스 규모별 분류기준

OKEY	P Grade Prime 빌딩	S Grade 대형 빌딩	A Grade 중대형 빌딩	B Grade 중소형 빌딩	C Grade 소형 빌딩
연면적	15,000py 이상	7,000py 이상	4,000py 이상	1,000py 이상	1,000py 미만
기준층 임대면적	500py 이상	300py 이상	200py 이상	150py 이상	150py 미만



Building Survey : Total 2,322

	P	S	A	B	C
CBD	45	66	37	91	70
GBD	26	87	90	411	769
YBD	21	24	26	36	10
ETC	47	58	61	136	137
PBBD	13	16	11	26	8

● NOC (Net Occupancy Cost)

오피스시장의 특성상 임대형태(전세, 월세) 및 빌딩특성이 각각 다른 오피스 빌딩의 비교를 위하여 전용면적 1평당 임대 할 때 필요한 비용을 월 단위로 환산한 수치

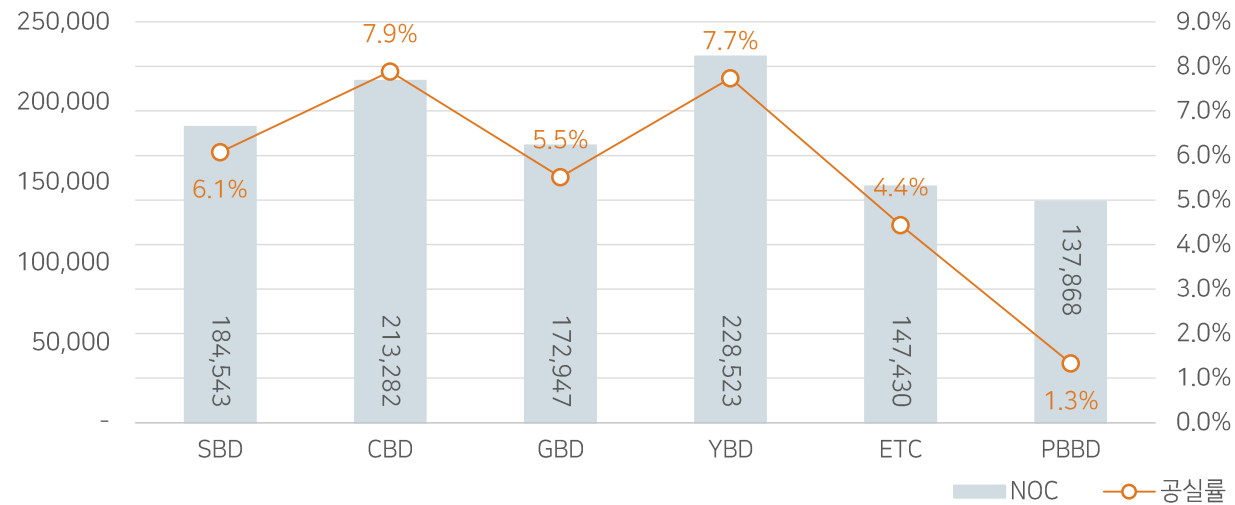
01 SBD 서울 전체

공실률
6.07% ↓

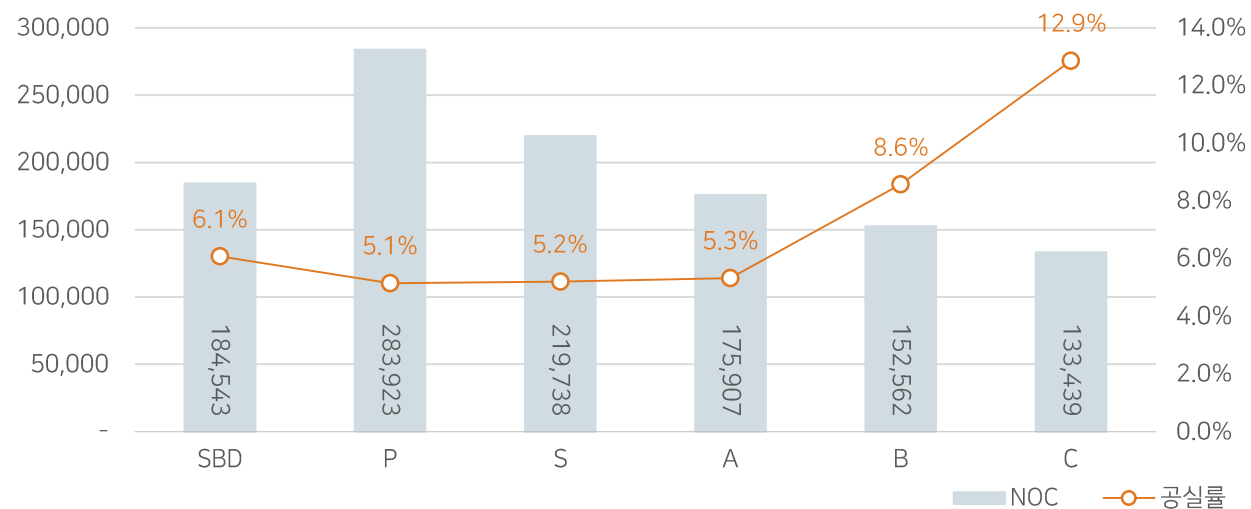
평균 NOC
₩ 184,543 ↑

평균 임대료	평균 보증금	평균 관리비
81,649	998,099	25,767

2021년도 5월 조사한 서울지역 오피스의
평균 공실률은 6.07%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 184,543원으로 조사되었다.



■ 서울 전체 권역 별 공실률 / NOC



■ 서울 전체 규모 별 공실률 / NOC

01 SBD 서울 전체

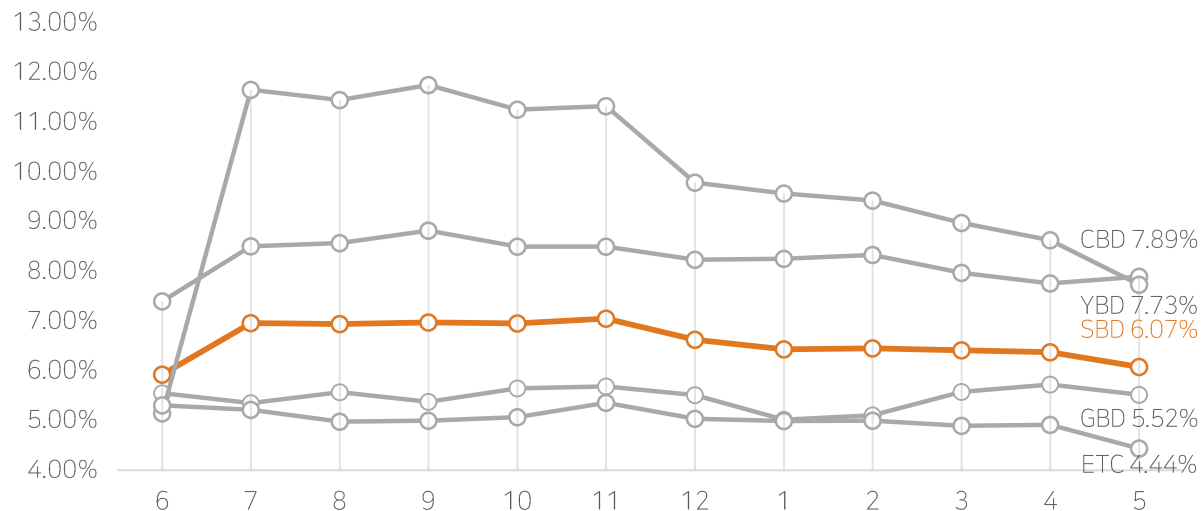
2021년 5월 서울권역의 공실률 흐름은 다음과 같이 조사되었다.

CBD의 디타워 돈의문에 NH계열사 등이 입주하며 총 3,680여 평의 공실이 해소되었다.

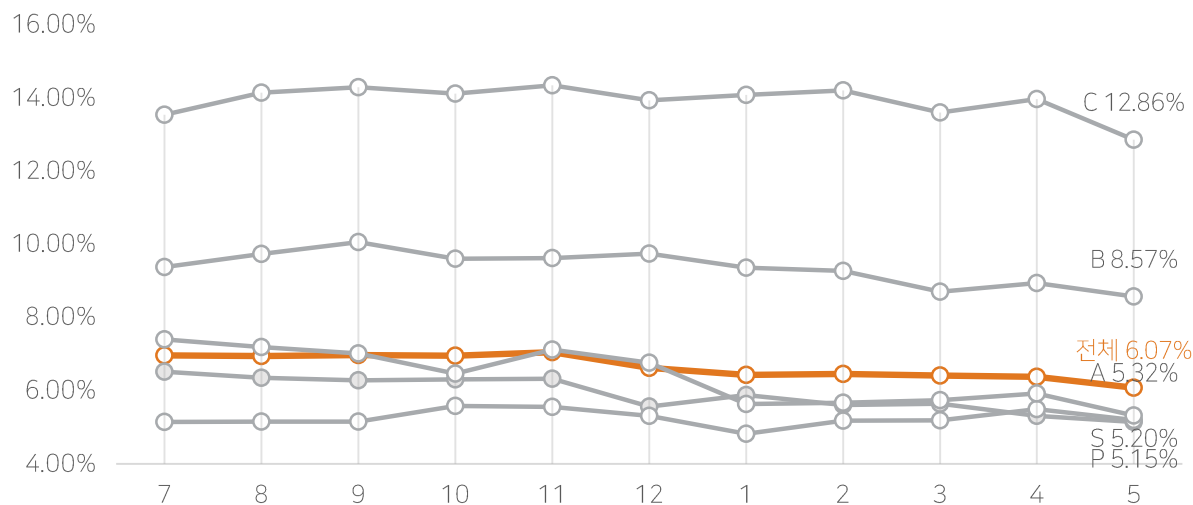
GBD의 더피나클강남빌딩은 랄프로렌코리아에서 사용하던 830평이 공실로 추가되었고, 아이콘역삼에서 에이블리코퍼레이션과 공유오피스 이노스페이스 등이 사용하고 있는 1,170여 평이 임대시장에 추가되었다.

대치빌딩에서는 안과병원 등이 입주하며 3,040여 평의 공실이 해소되었다.

PPBD의 미래에셋플레이스에서 Ntech서비스, NIT서비스, COMM파트너스 등 네이버 계열사들이 사용하던 2,340여 평이 임대시장에 추가되었다.



■ 서울 권역별 공실률 변화



■ 서울 규모별 공실률 변화

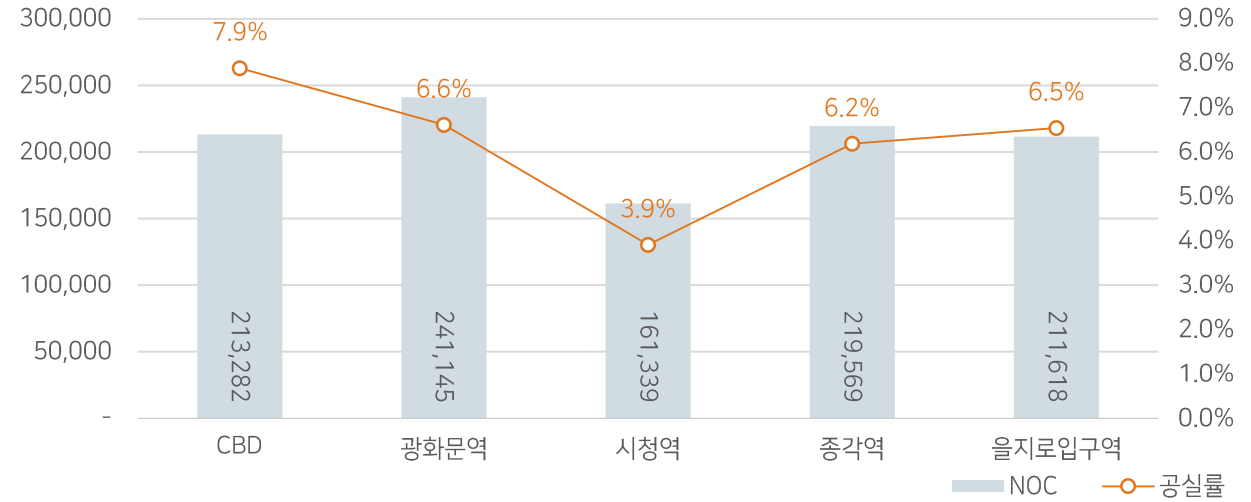
02 CBD 도심권역

공실률
7.89% ↓

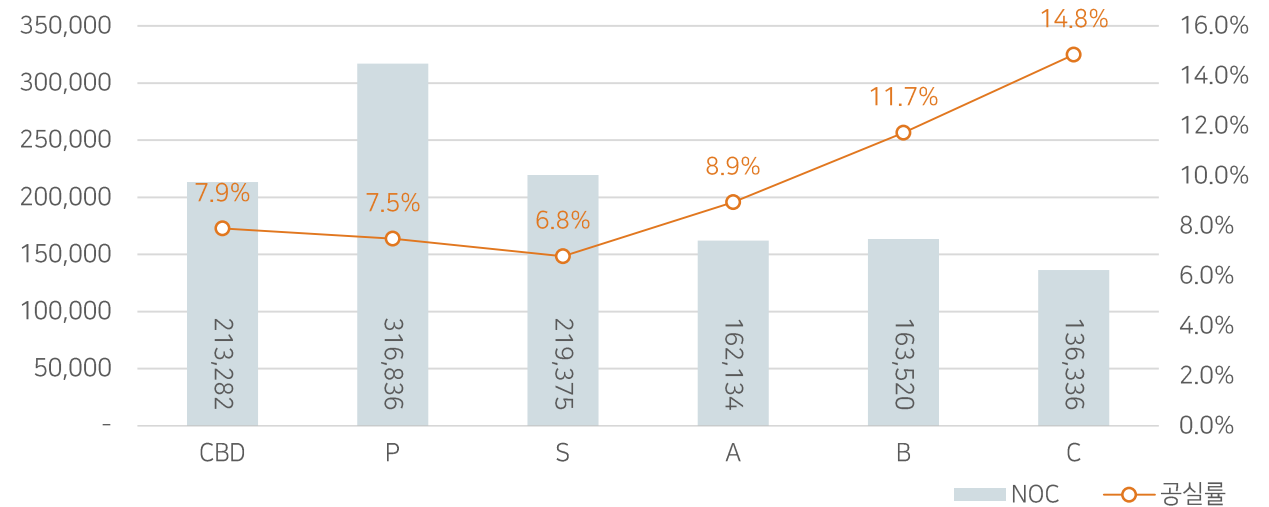
평균 NOC
₩ 213,282 ↓

평균 임대료	평균 보증금	평균 관리비
88,477	936,866	33,684

2021년도 5월 조사한 도심지역 오피스의
평균 공실률은 7.89%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 213,282원으로 조사되었다.



■ CBD 지역 세부권역별 공실률 / NOC



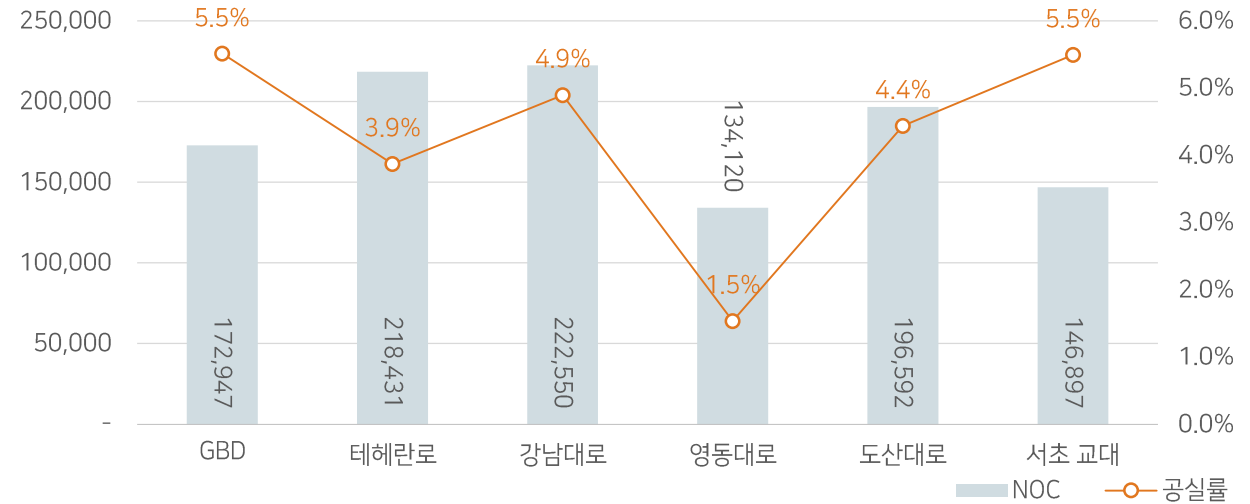
■ CBD 지역 규모 별 공실률 / NOC

73 GBD 강남권역

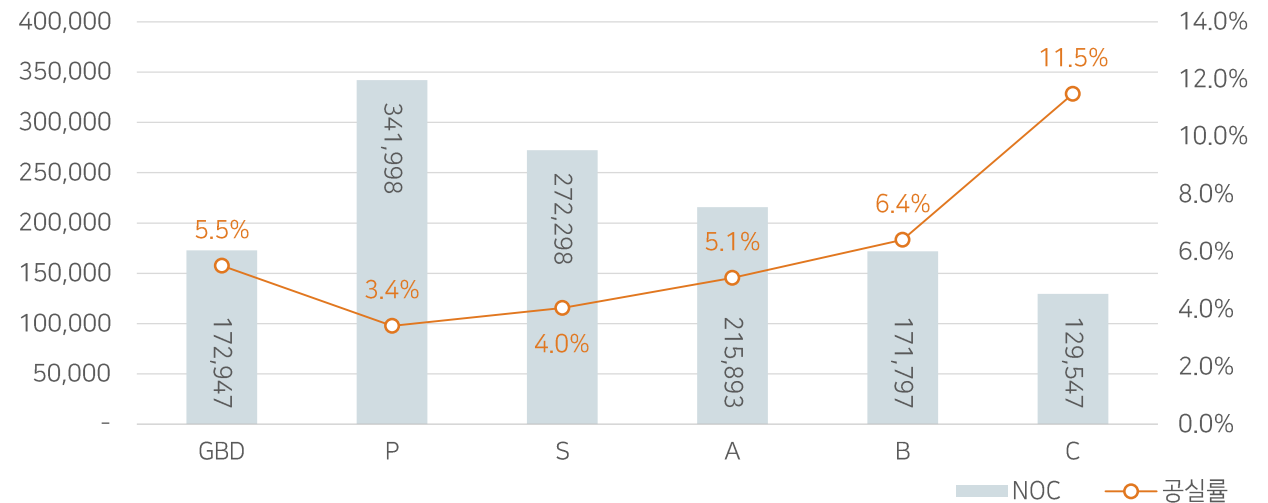
공실률 5.52% ↓ 평균 NOC ₩ 172,947 ↑

평균 임대료	평균 보증금	평균 관리비
86,151	1,140,445	21,003

2021년도 5월 조사한 강남지역 오피스의 평균 공실률은 5.52%로 조사되었으며, 전용면적 1평당 사용할 때 드는 비용을 계산한 평균 NOC는 172,947원으로 조사되었다.



■ GBD 지역 세부권역별 공실률/NOC



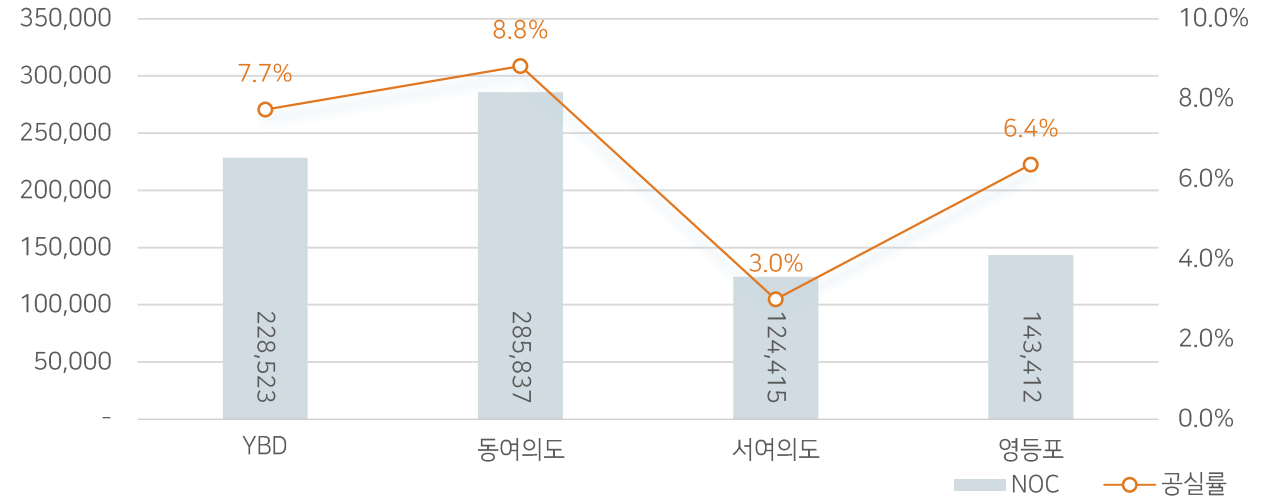
■ GBD 지역 규모 별 공실률/NOC

24 YBD 여의도, 영등포 권역

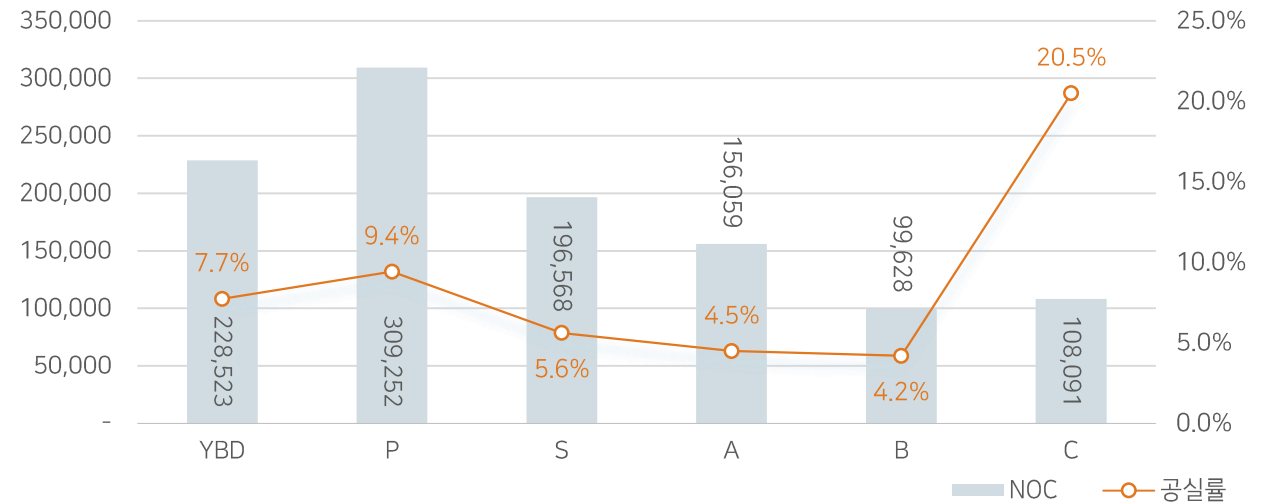
공실률 7.73% ↓ 평균 NOC ₩ 228,523 ↑

평균 임대료	평균 보증금	평균 관리비
82,609	882,864	33,407

2021년도 5월 조사한 여의도, 영등포 지역
오피스의 평균 공실률은 7.73%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 228,523원으로 조사되었다.



■ YBD 지역세부권역별 공실률/NOC



■ YBD 지역규모 별 공실률/NOC

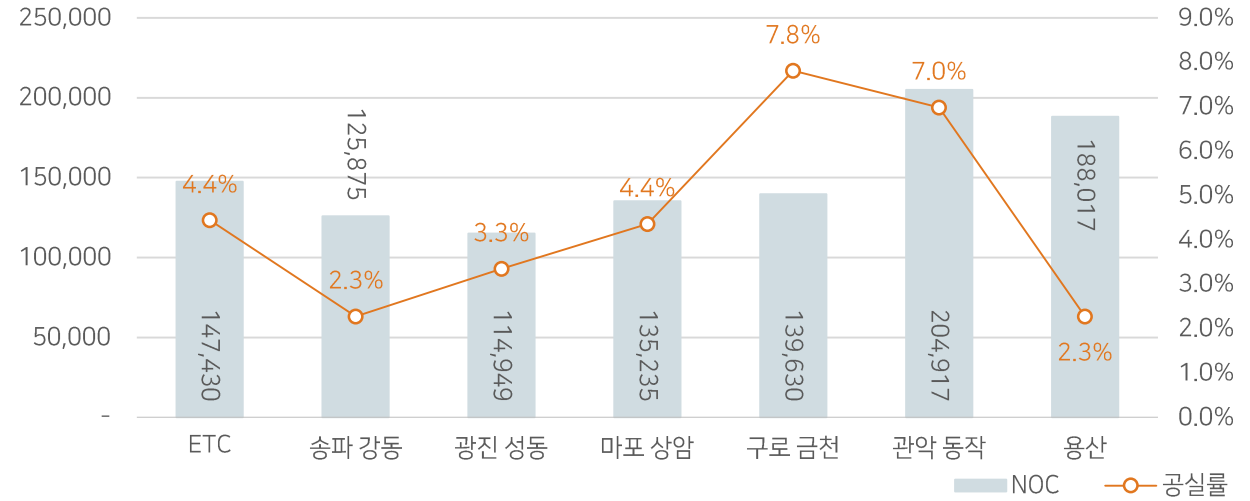
75 ETC 서울 기타권역

공실률
4.44% ↓

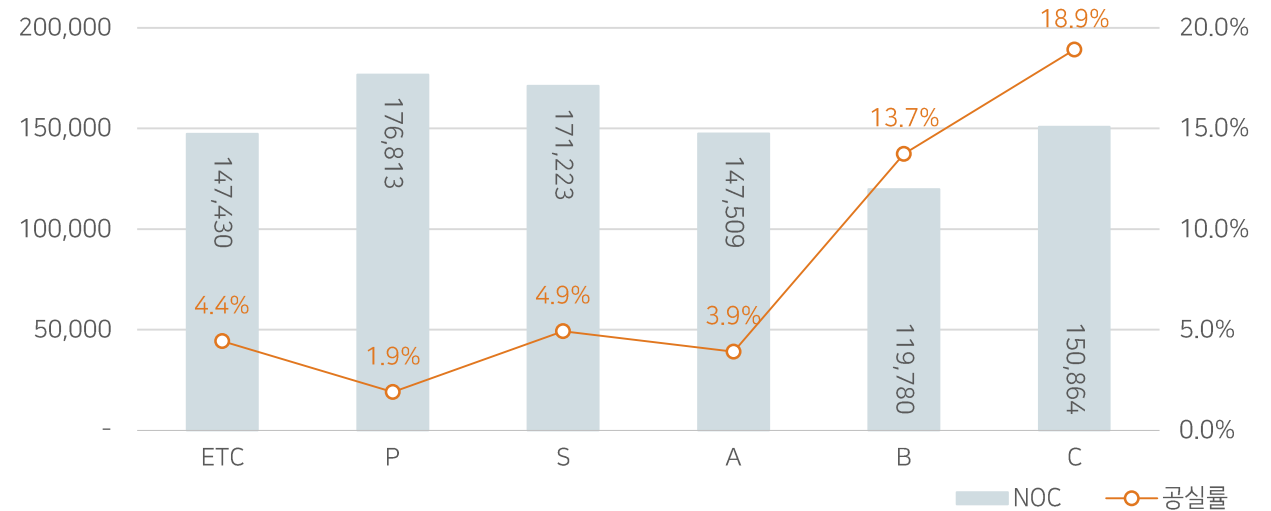
평균 NOC
₩ 147,430 ↑

평균 임대료	평균 보증금	평균 관리비
63,164	878,446	19,709

2021년도 5월 조사한 서울 기타지역 오피스의
평균 공실률은 4.44%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 147,430원으로 조사되었다.



ETC 지역 세부권역 별 공실률 / NOC



ETC 지역 규모 별 공실률 / NOC

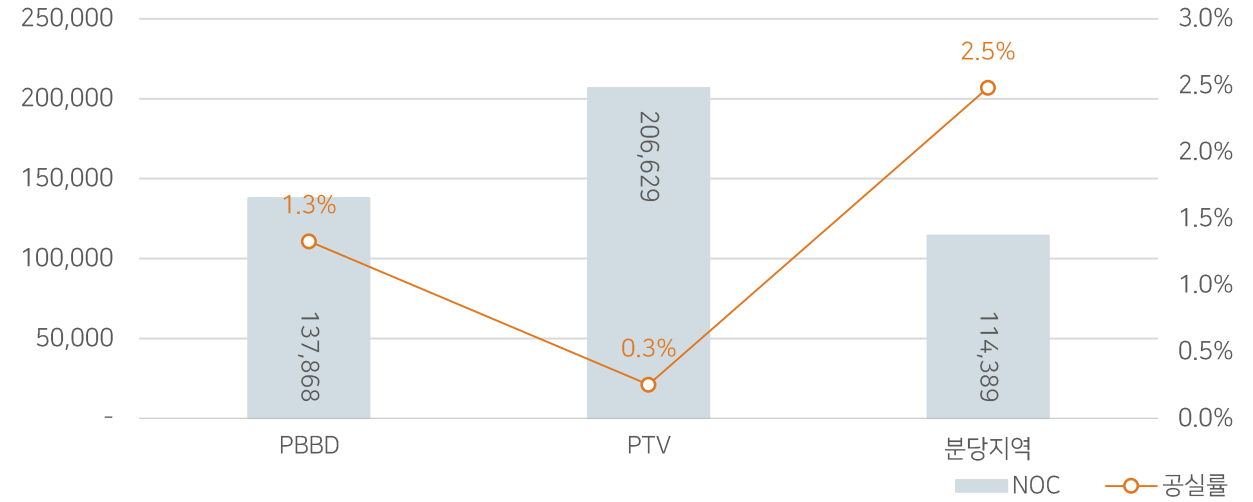
76 PBBD 판교, 분당 권역

공실률
1.33% ↑

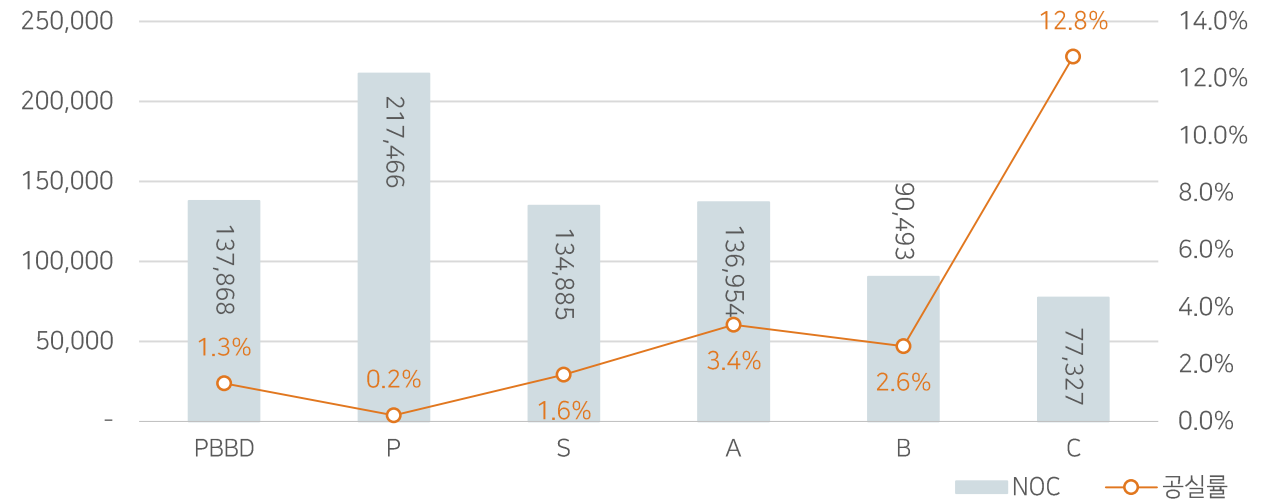
평균 NOC
₩ 137,868 ↓

평균 임대료	평균 보증금	평균 관리비
54,111	662,922	20,502

2021년도 5월 조사한 판교, 분당지역 오피스의
평균 공실률은 1.33%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 137,868원으로 조사되었다.



■ PBBD 지역 세부권역 별 공실률 / NOC



■ PBBD 지역 규모 별 공실률 / NOC

세부 지역 별
임대 현황

Market	Submarket	총임대면적	평균보증금	평균임대료	평균관리비	평균NOC	공실률
CBD	광화문역	275,383	976,419	98,294	33,744	241,145	6.61%
	시청역	270,615	637,499	65,299	29,053	161,339	3.91%
	종각역	302,934	934,224	92,320	35,509	219,569	6.19%
	을지로입구역	253,479	795,918	82,557	35,645	211,618	6.54%
GBD	테헤란로	1,028,799	1,148,698	95,733	29,199	218,431	3.87%
	강남대로	543,745	1,331,716	106,769	25,147	222,550	4.90%
	영동대로	203,044	971,857	70,385	17,763	134,120	1.54%
	도산대로	94,639	2,054,715	120,393	18,202	196,592	4.44%
	서초 교대	122,896	1,041,674	78,177	16,164	146,897	5.50%
YBD	동여의도	887,136	1,034,804	98,608	40,152	285,837	8.82%
	서여의도	145,431	468,158	44,896	26,503	124,415	2.99%
	영등포	201,570	718,584	62,675	21,024	143,412	6.36%
ETC	송파 강동	630,130	821,799	55,427	17,963	125,875	2.27%
	광진 성동	206,479	709,877	56,558	14,934	114,949	3.34%
	마포 상암	655,541	659,061	56,112	21,211	135,235	4.35%
	구로 금천	303,272	580,802	53,791	12,947	139,630	7.81%
	관악 동작	179,000	2,524,141	106,562	26,294	204,917	6.98%
	용산	413,929	975,848	77,652	27,573	188,017	2.27%
PBBD	PTV	306,174	826,064	77,065	28,930	206,629	0.25%
	분당지역	285,462	607,215	46,273	17,625	114,389	2.48%

Survey Overview

Target Areas	All districts in Seoul and Pangyo & Bundang districts
Target Samples	Commercial properties of 4 stories or more, and with a gross floor area of 1,000m ² (=300py) or more
Survey Method	Telephone enquiry, publications from property management and Korea's government
Main Focus	Market trend in a property industry, changes in vacancy rate and tenants' inflow/outflow etc.
Survey Period	One calendar month, May 2021
DB Mangement	Okey Research Center has carried out our research with a large numbers of sample data and provided the vacancy and rent information of office buildings via our office lease platform 'OKEY- Office Key'.
Exchange Rate	1 USD = 1,118.00 KRW (0.89 USD = 1,000 KRW) as at 16 June 2021

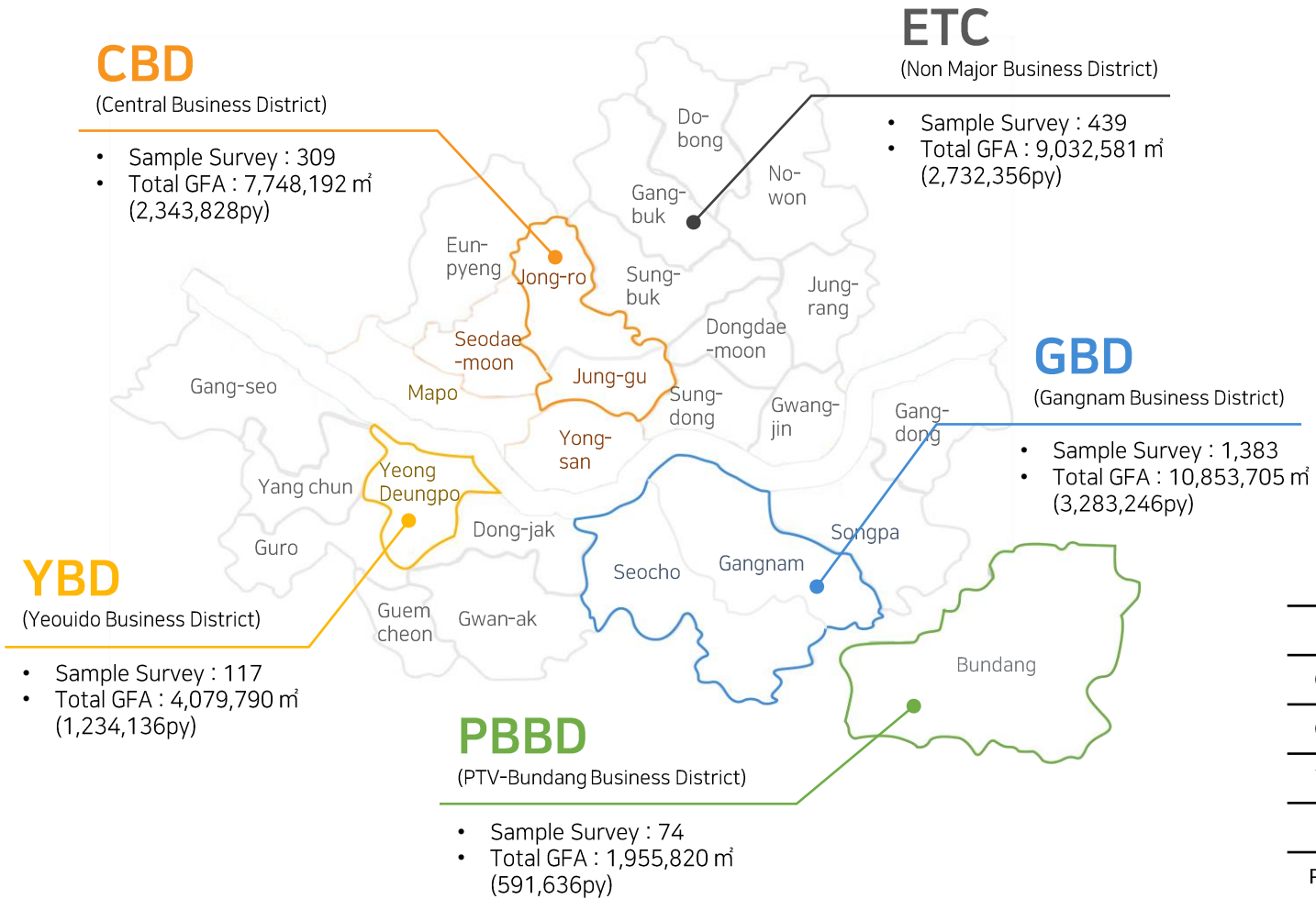
5 Regional Divisions in Seoul

CBD	GBD	YBD	ETC	PBBB
Central Business District	Gangnam Business District	Yeido Business District	Non Major Business District	PTV-Bundang Business District
Jongro-gu, Jung-gu, etc.	Gangnam-gu, Seocho-gu, etc.	Yeouido, Yeongdeungpo-gu etc.	Songpa, Mapo, Yongsan and other areas outside Central Seoul	Pangyo Techno Valley, Bundang-gu in Sungnam-si etc.

Categories of Office Buildings by Their Sizes

OKEY	P Grade Prime Building	S Grade Large Building	A Grade Large-Medium	B Grade Medium-Small	C Grade Small Building
Gross Floor Area	49,587m ² (15,000py)	23,140m ² (7,000py)	13,223m ² (4,000py)	Above 3,306m ² (Above 1,000py)	Under 3,306m ² (Under 1,000py)
Lease Area of Sample Floor	1,653m ² (500py)	992m ² (300py)	661m ² (200py)	Above 496m ² (Above 150py)	Under 496m ² (Under 150py)

Sample Size of Each District



Building Survey : Total 2,322

	P	S	A	B	C
CBD	45	66	37	91	70
GBD	26	87	90	411	769
YBD	21	24	26	36	10
ETC	47	58	61	136	137
PBSD	13	16	11	26	8

• NOC (Net Occupancy Cost)

The cost that 1m² of GFA incurs to a tenant who rents the property.
NOC can be useful to compare between different types of office buildings.

SBD Seoul Capital Area

Vacancy rate

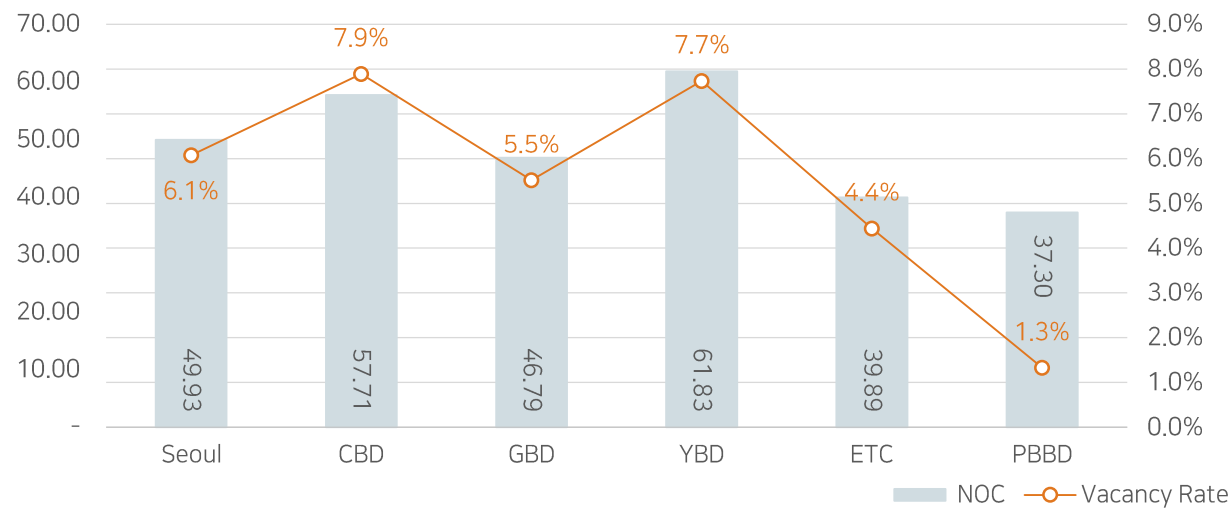
6.07% ↓

Avg, NOC

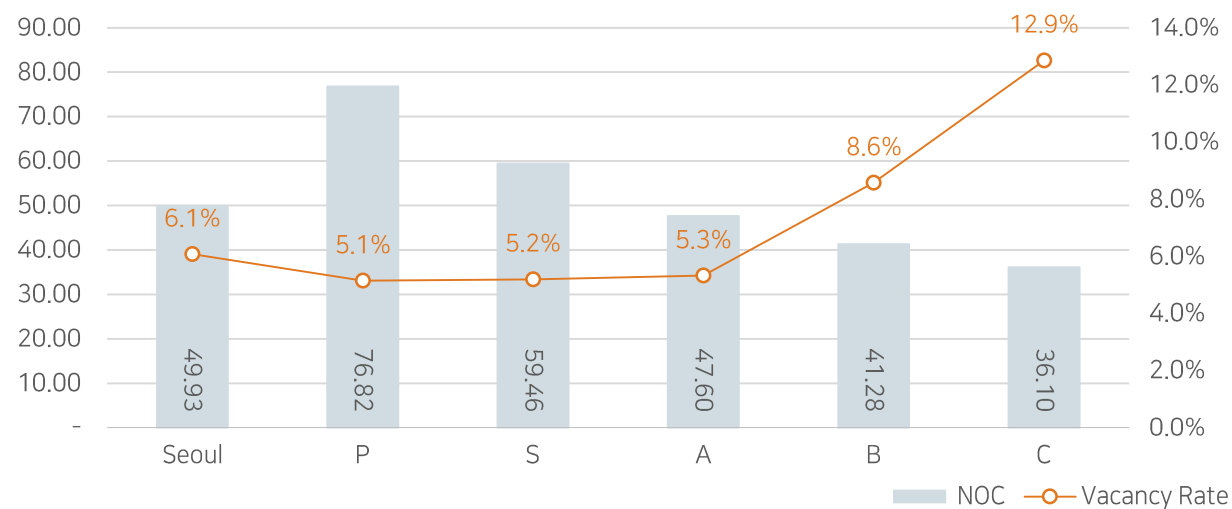
\$49.93 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.09	270.06	6.97

The average vacancy rate of the office buildings in Seoul is 6.07 % as at May 2021, and the average NOC is \$ 49.93.



■ Vacancy Rate & NOC in Seoul and Each District



■ Vacancy Rate & NOC in Seoul & Each Building Category

01 SBD Seoul Capital Area

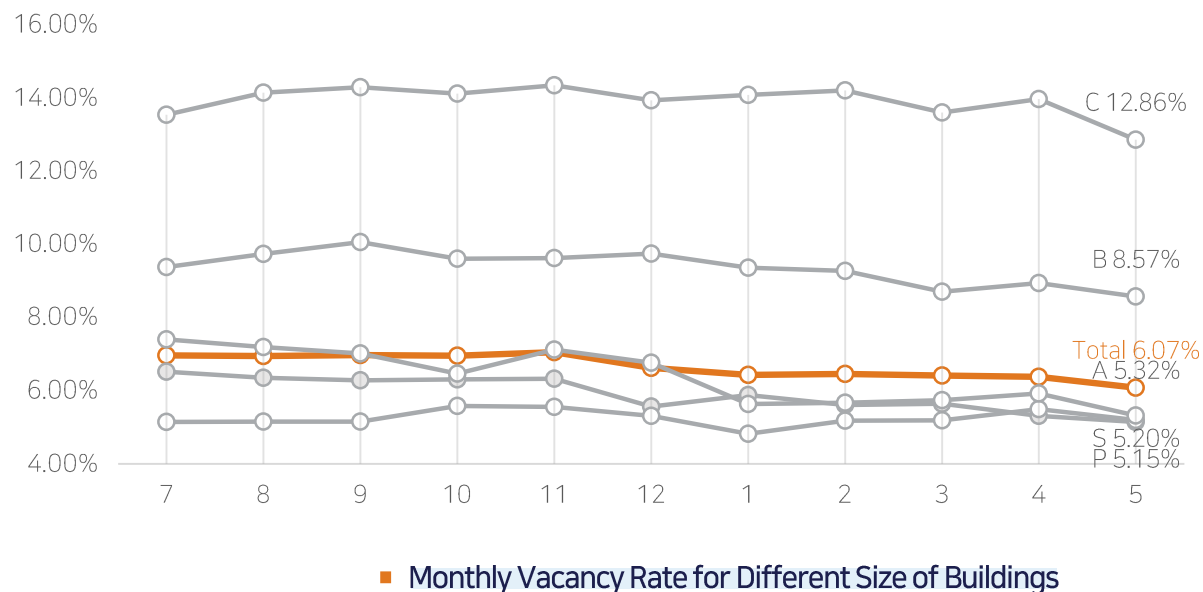
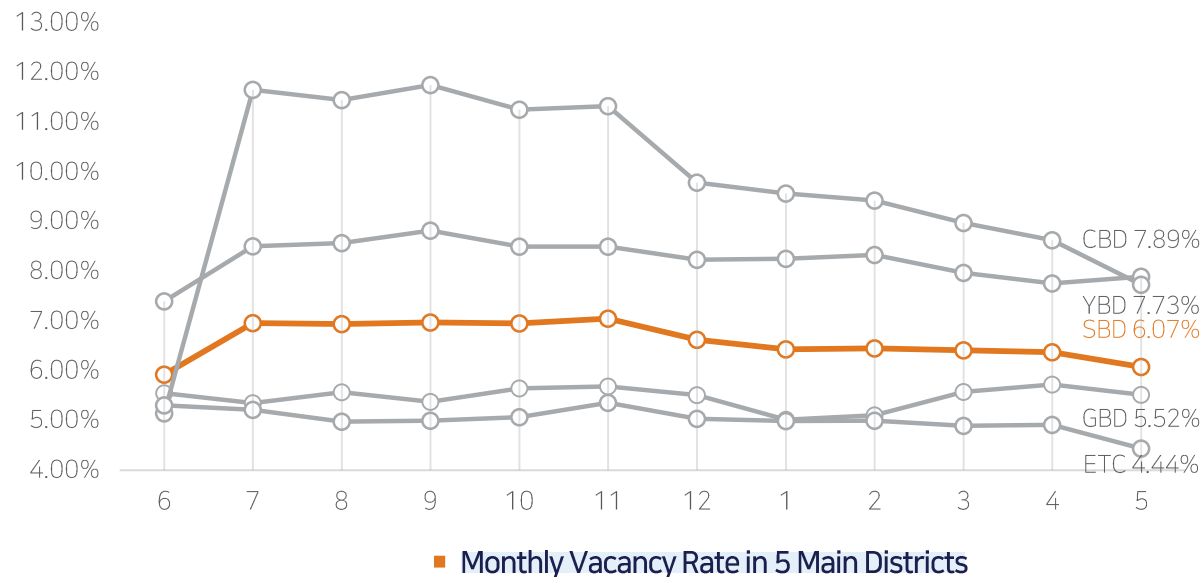
The following chart indicates the vacancy level of Seoul in May 2021.

In CBD, one of the affiliates of NH Corporation moved in to D-Tower Donuimium which decreased the vacancy level by 12,150m².

On the other hand, there was the new supply of 2,750m² to rent as Lalph Lauren Korea moved out from Pinnacle Gangnam Building in GBD. Ably Corporation and Inno-space Corporation also moved out from Icon Yeoksam Building in GBD, having led to the extra supply of 3,870m².

In Daechi Building, again in GBD, the vacant units of 10,050m² were rented out by several tenants such as an eye hospital.

In PBBD, the affiliates of Naver Corporation such as Ntech Service Corp., NIT Service Corp., COMM Partners Ltd. moved out from Mirae Asset Place Building which produced the additional vacant units of 7,720m².



02 CBD Central Seoul

Vacancy rate

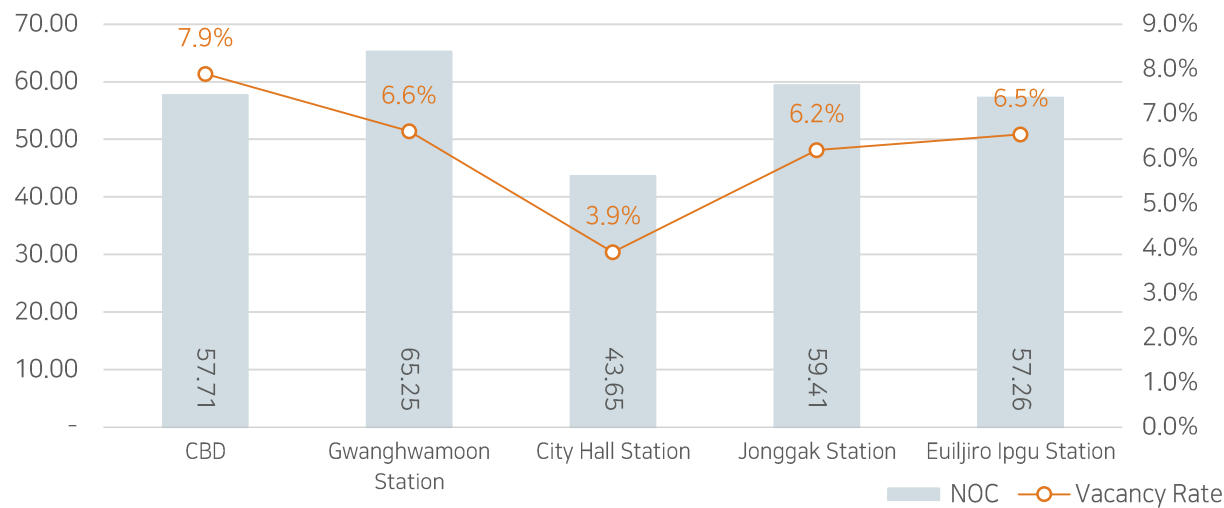
7.89% ↓

Avg, NOC

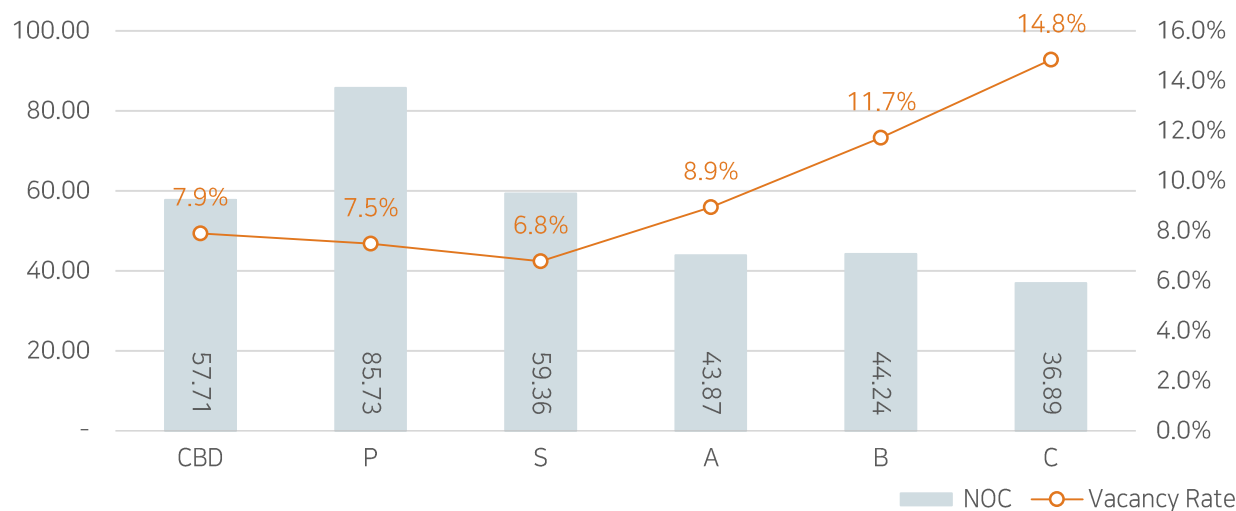
\$ 57.71 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
23.94	253.49	9.11

The average vacancy rate of the office buildings in CBD is 7.89 % as at May 2021, and the average NOC is \$ 57.71.



■ Vacancy Rate & NOC in Central Business District (CBD)



■ Vacancy Rate & NOC for Different Sizes of Building in CBD

GBD Gangnam

Vacancy rate

5.52% ↓

Avg, NOC

\$ 46.79 ↑

Avg.
Rent

23.31

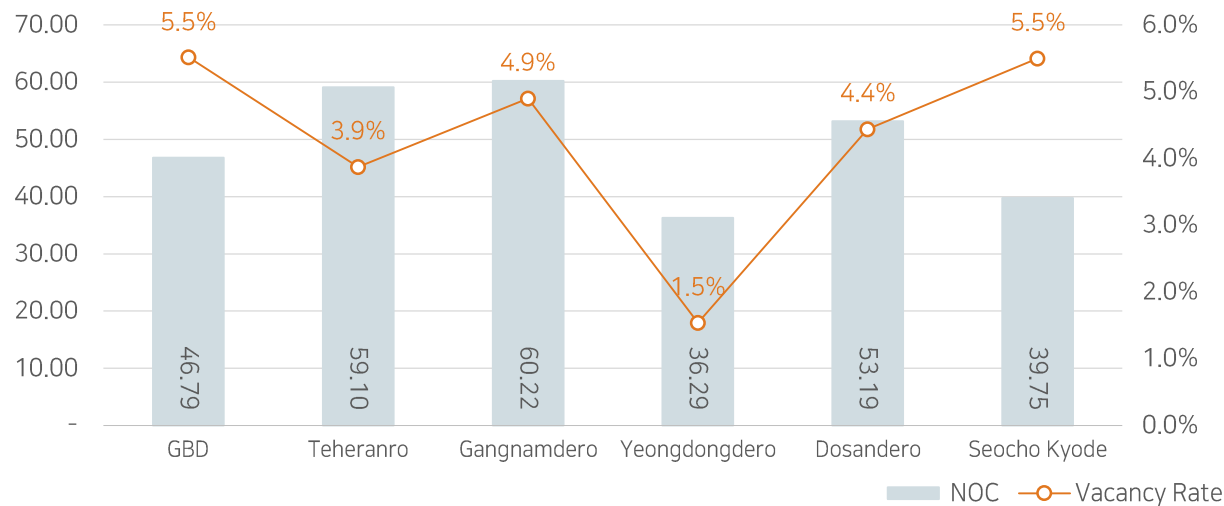
Avg.
Deposit

308.57

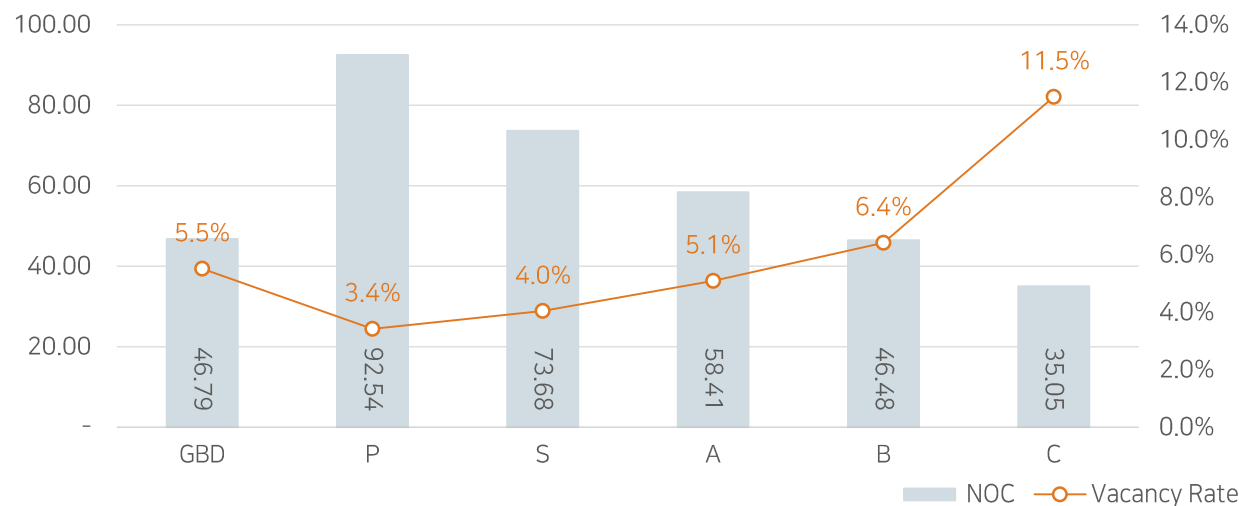
Avg.
Management.
Fee

5.68

The average vacancy rate of the office buildings in GBD is 5.52 % as at May 2021, and the average NOC is \$ 46.79.



■ Vacancy Rate & NOC in Gangnam Business District (GBD)



■ Vacancy Rate & NOC for Different Sizes of Building in GBD

04 YBD Yueido & Yeongdeungpo

Vacancy rate

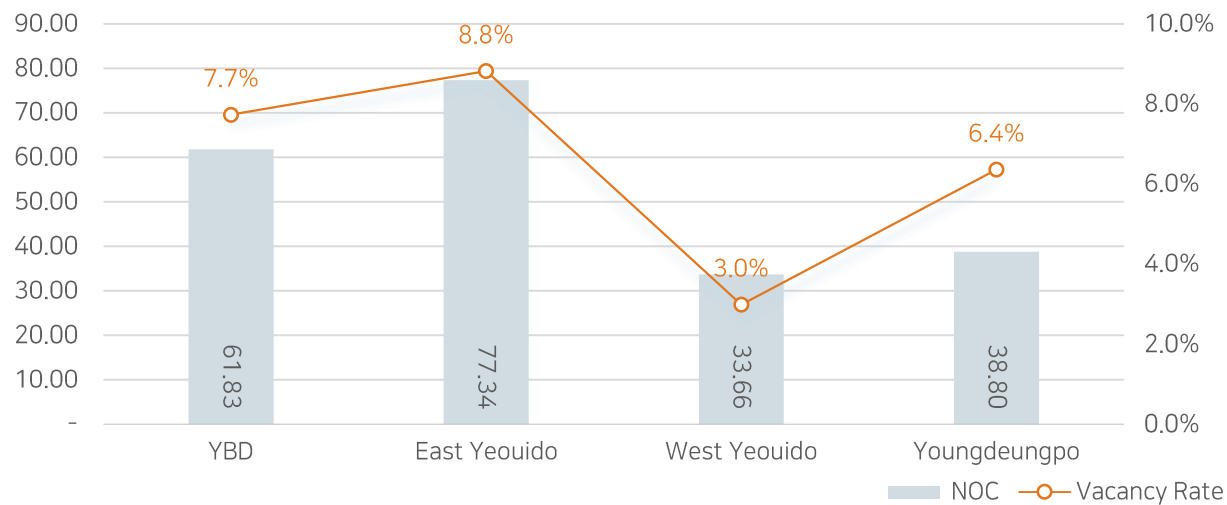
7.73% ↓

Avg, NOC

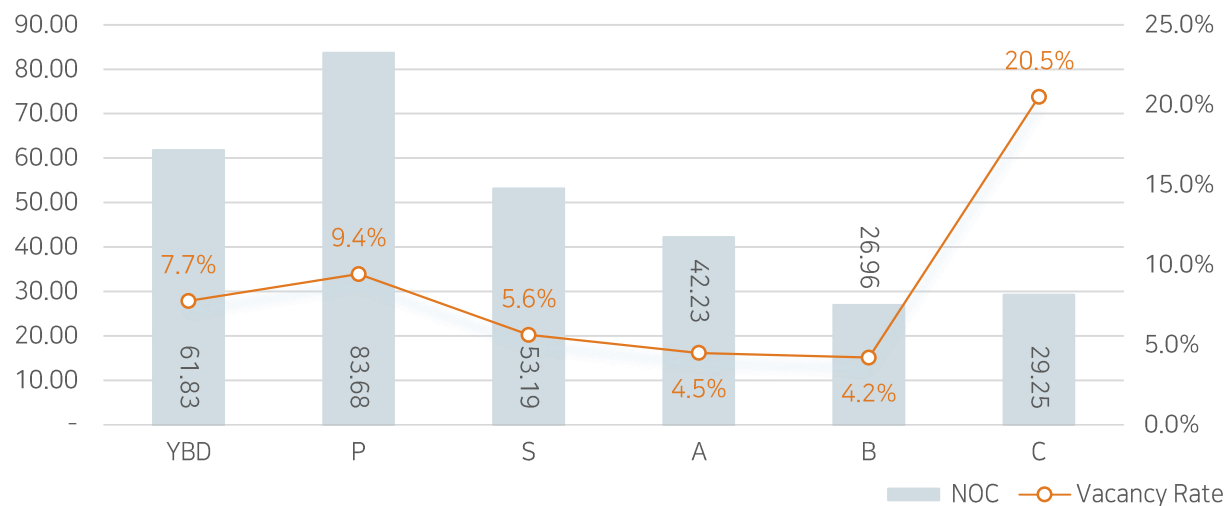
\$ 61.83 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.35	238.88	9.04

The average vacancy rate of the office buildings in YBD is 7.73 % as at May 2021, and the average NOC is \$ 61.83.



■ Vacancy Rate & NOC in Yeongdeungpo Business District (YBD)



■ Vacancy Rate & NOC for Different Sizes of Building in YBD

75 ETC Other District in Seoul

Vacancy rate

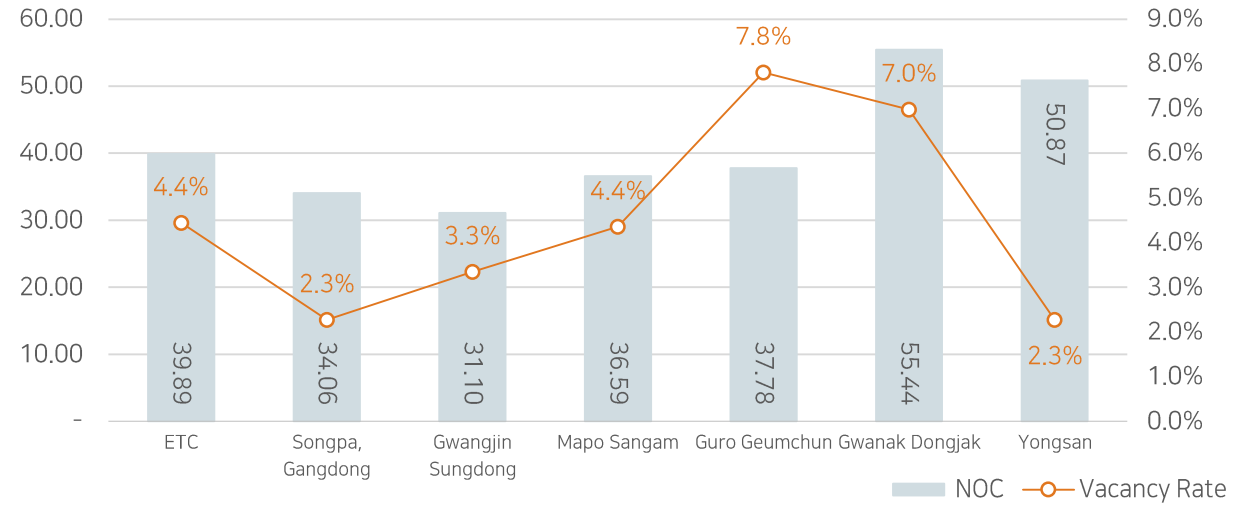
4.44 % ↓

Avg, NOC

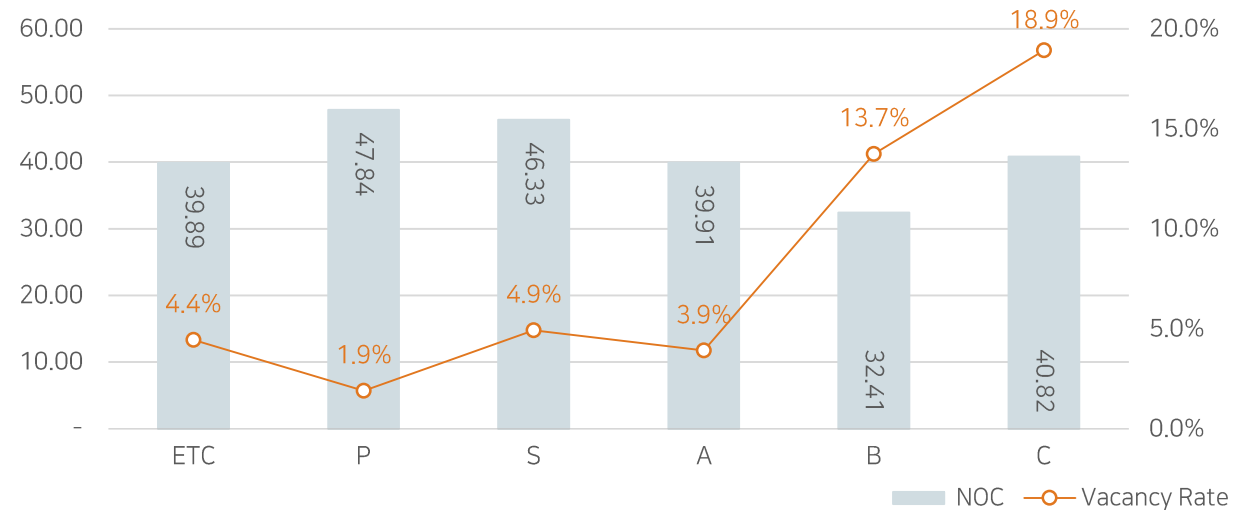
\$ 39.89 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
17.09	237.68	5.33

The average vacancy rate of the office buildings in ETC is 4.44 % as at May 2021, and the average NOC is \$ 39.89.



■ Vacancy Rate & NOC in Other District in Seoul (ETC)



■ Vacancy Rate & NOC for Different Sizes of Building in ETC

76 PBBD PANGYO & BUNDANG

Vacancy rate

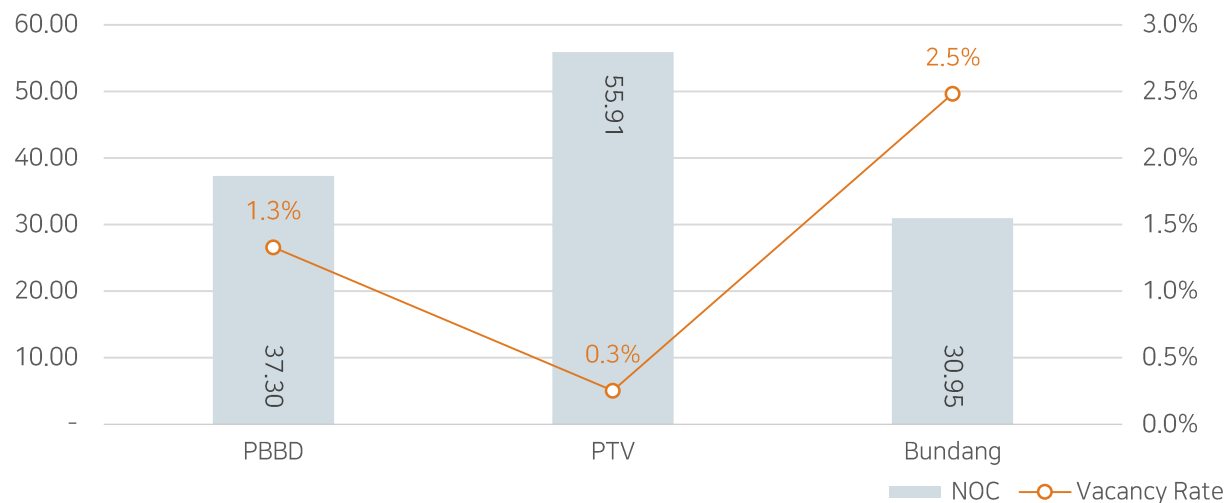
1.33% ↑

Avg, NOC

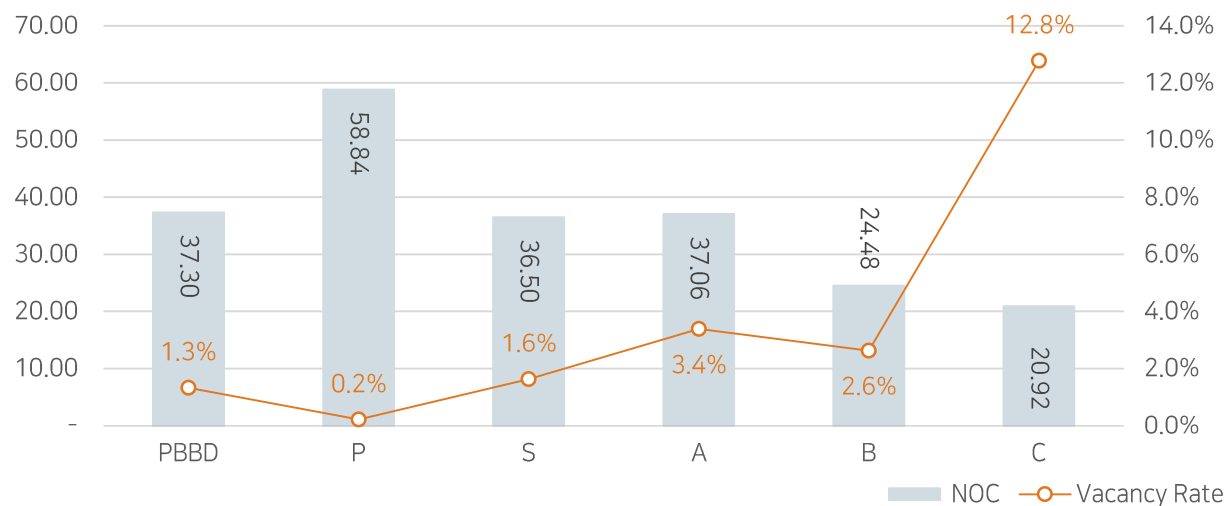
\$ 37.30 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
14.64	179.37	5.55

The average vacancy rate of the office buildings in PBBD is 1.33 % as at May 2021, and the average NOC is \$ 37.30.



■ Vacancy Rate & NOC in Pangyo & Bundang Business District (PBBD)



■ Vacancy Rate & NOC for Different Sizes of Building in PBBD



Overall Lease status

Market	Submarket	Gross Leasing Area	Avg. Deposit	Avg. Rent	Avg. Mgmt. Fee	Avg. NOC	Vacancy rate
CBD	Gwanghwamoon Station	910,357	264.19	26.60	9.13	65.25	6.61%
	City Hall Station	894,595	172.49	17.67	7.86	43.65	3.91%
	Jonggak Station	1,001,435	252.78	24.98	9.61	59.41	6.19%
	Euiljiro Ipgu Station	837,949	215.35	22.34	9.64	57.26	6.54%
GBD	Teheranro	3,400,988	310.81	25.90	7.90	59.10	3.87%
	Gangnamdero	1,797,503	360.33	28.89	6.80	60.22	4.90%
	Yeongdongdero	671,221	262.96	19.04	4.81	36.29	1.54%
	Dosandero	312,855	555.95	32.57	4.92	53.19	4.44%
	Seocho Kyode	406,269	281.85	21.15	4.37	39.75	5.50%
YBD	East Yeouido	2,932,680	279.99	26.68	10.86	77.34	8.82%
	West Yeouido	480,763	126.67	12.15	7.17	33.66	2.99%
	Youngdeungpo	666,347	194.43	16.96	5.69	38.80	6.36%
ETC	Songpa, Gangdong	2,083,075	222.36	15.00	4.86	34.06	2.27%
	Gwangjin Sungdong	682,576	192.07	15.30	4.04	31.10	3.34%
	Mapo Sangam	2,167,077	178.32	15.18	5.74	36.59	4.35%
	Guro Geumchun	1,002,551	157.15	14.55	3.50	37.78	7.81%
	Gwanak Dongjak	591,737	682.96	28.83	7.11	55.44	6.98%
	Yongsan	1,368,361	264.04	21.01	7.46	50.87	2.27%
PBBD	PTV	1,012,146	223.51	20.85	7.83	55.91	0.25%
	Bundang	943,675	164.30	12.52	4.77	30.95	2.48%

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