



# Seoul Office Leasing

## Monthly Market Review

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July 2021

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## 조사개요

지역	서울 전 지역 및 판교, 분당 지역
대상	연면적 1,000㎡(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 6월 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

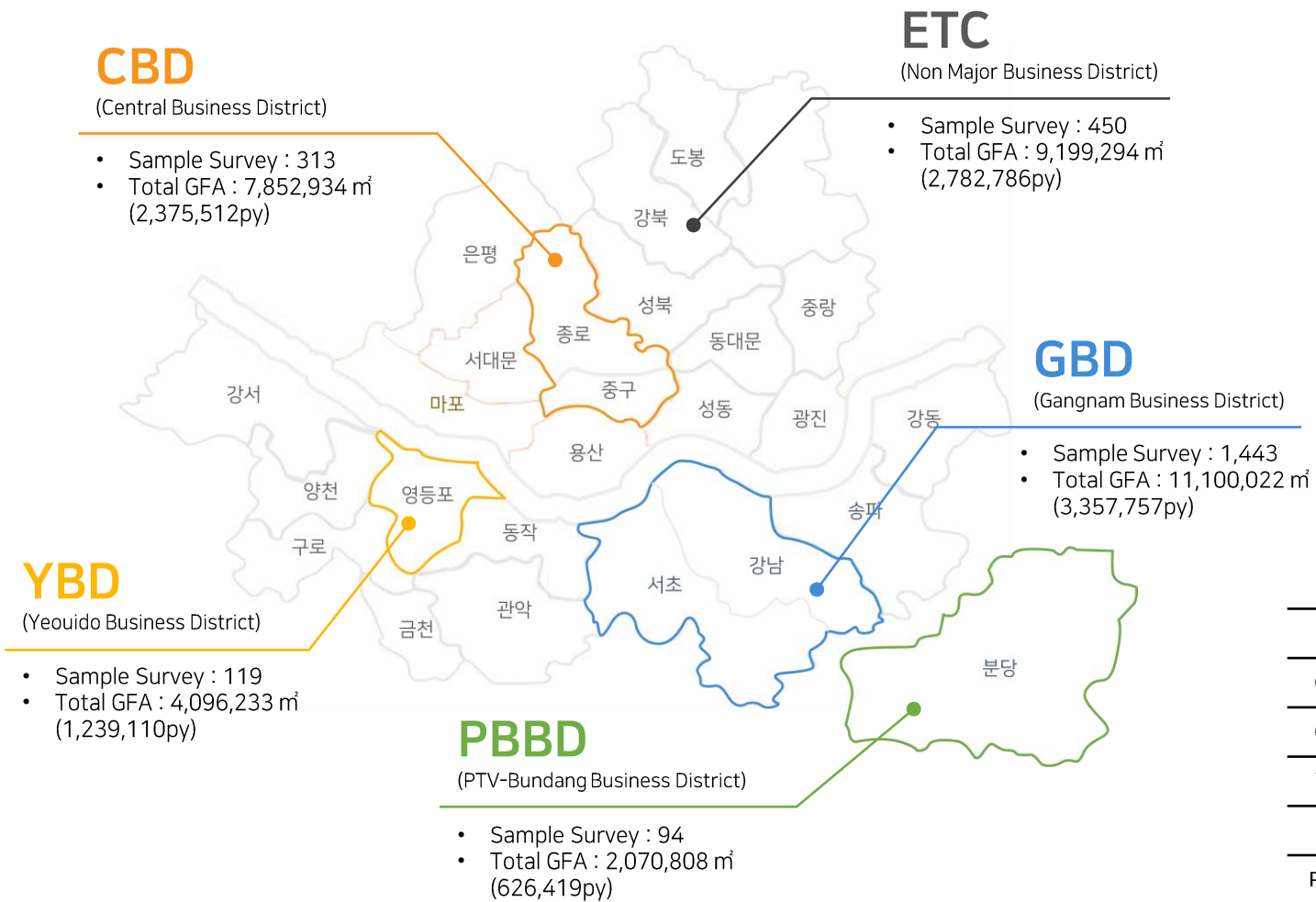
**여의도권**  
여의도, 영등포구 일대

**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 2,419

	P	S	A	B	C
CBD	45	68	37	94	69
GBD	27	85	90	427	814
YBD	21	24	26	38	10
ETC	48	59	62	139	142
PBBD	11	18	15	40	10

● 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

5.85 % ↓

평균 NOC

₩ 180,855 ↓

평균 임대료

80,073

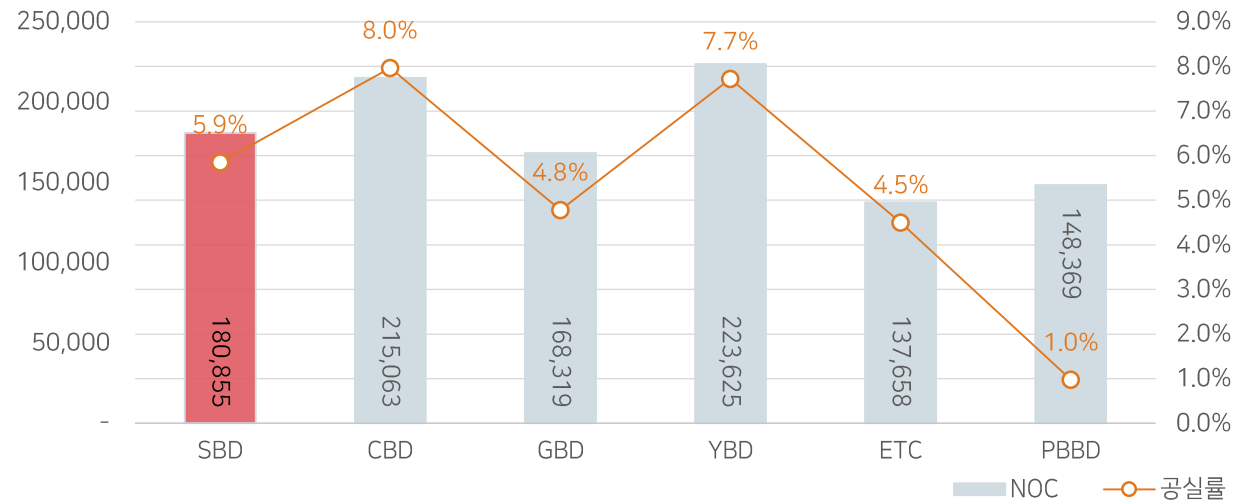
평균 보증금

951,778

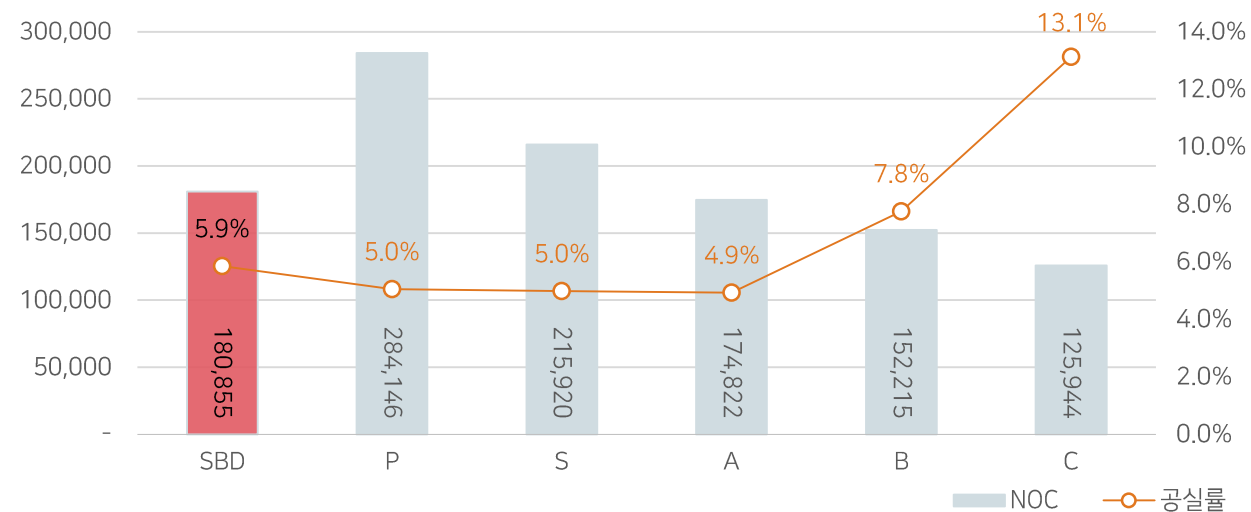
평균 관리비

25,270

2021년도 6월 조사한 서울지역 오피스의  
평균 공실률은 5.85%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 180,855원으로 조사되었다.



■ 서울 전체 권역 별 공실률 / NOC



■ 서울 전체 규모 별 공실률 / NOC

# 01 SBD 서울 전체

2021년 6월 서울권역의 공실률 흐름은 다음과 같이 조사되었다.

CBD의 한화금융센터태평로 빌딩에서 한화계열사들이 사용하던 2,400평의 공실이 발생하였다.

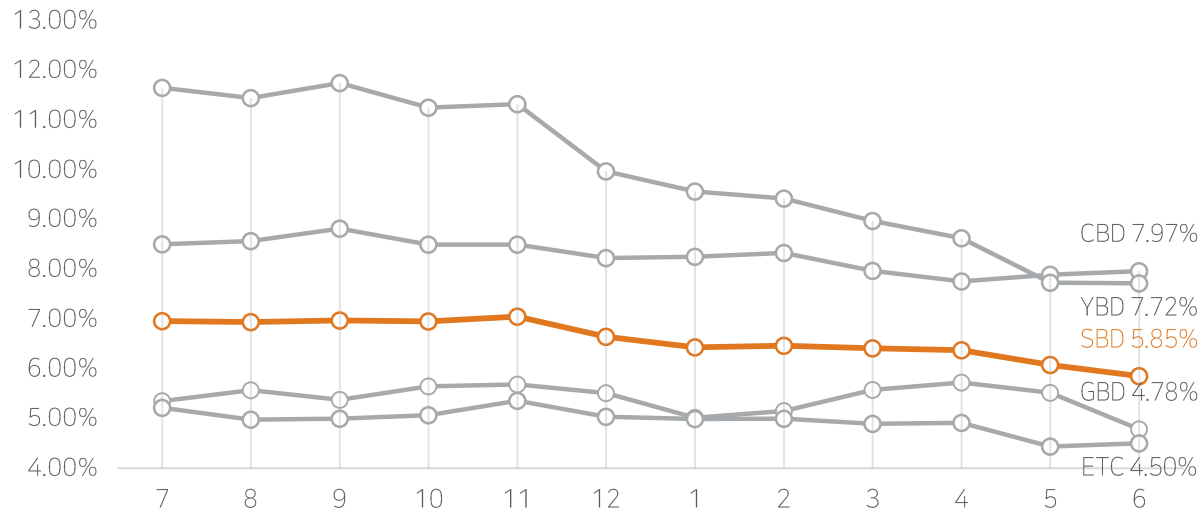
한화생명에서 사용하던 2,070평과

한화종합화학에서 사용하던 480평 등이다.

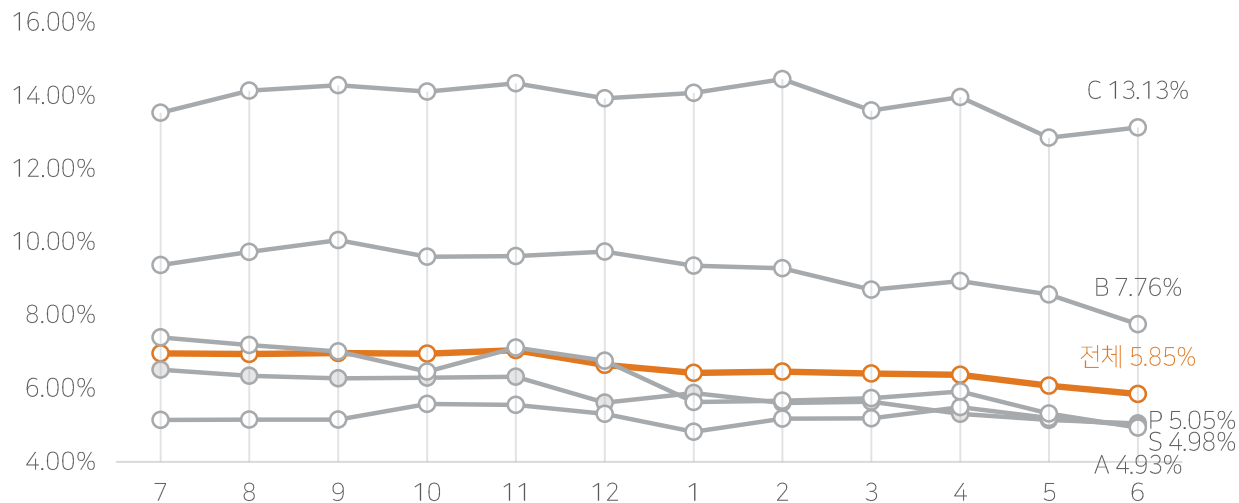
최근에 신축된 그랜드센트럴은 프리드라이프 본사가 1개층에 입주하는 등 총 3,700평의 공실이 해소되었다.

GBD의 삼성개발빌딩은 우리은행 계열사에서 기존 사용면적 포함 총 13개 층을 사용하며 4,700평의 공실이 모두 해소되었다.

우리금융캐피탈에서 5개층, 우리자산신탁 4개층, 우리금융저축은행 2개층, 우리은행 상담지점 2개층에 입주한 것으로 조사되었다.



■ 서울 권역별 공실률 변화



■ 서울 규모별 공실률 변화

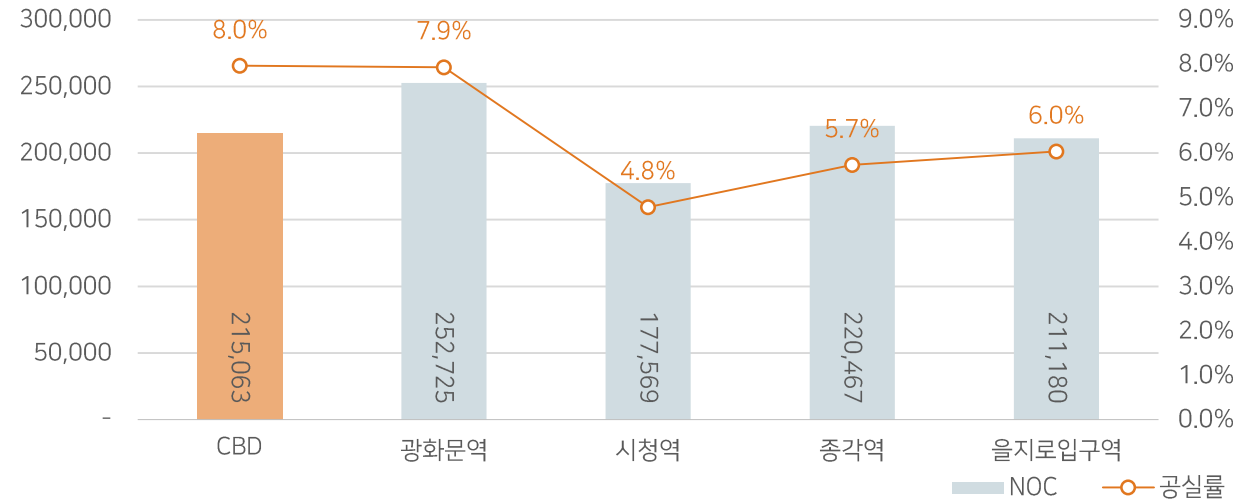


# 02 CBD 도심권역

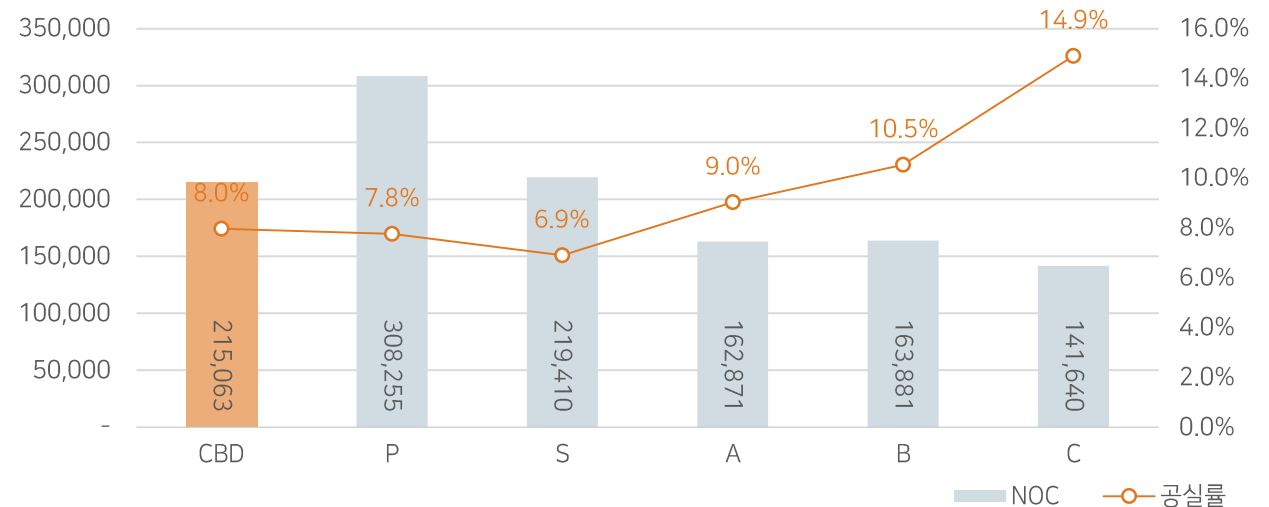
공실률 7.97% ↑ 평균 NOC ₩ 215,063 ↑

평균 임대료	평균 보증금	평균 관리비
89,068	934,578	34,425

2021년도 6월 조사한 도심지역 오피스의 평균 공실률은 7.97%로 조사되었으며, 전용면적 1평당 사용할 때 드는 비용을 계산한 평균 NOC는 215,063원으로 조사되었다.



■ CBD 지역 세부권역별 공실률/NOC



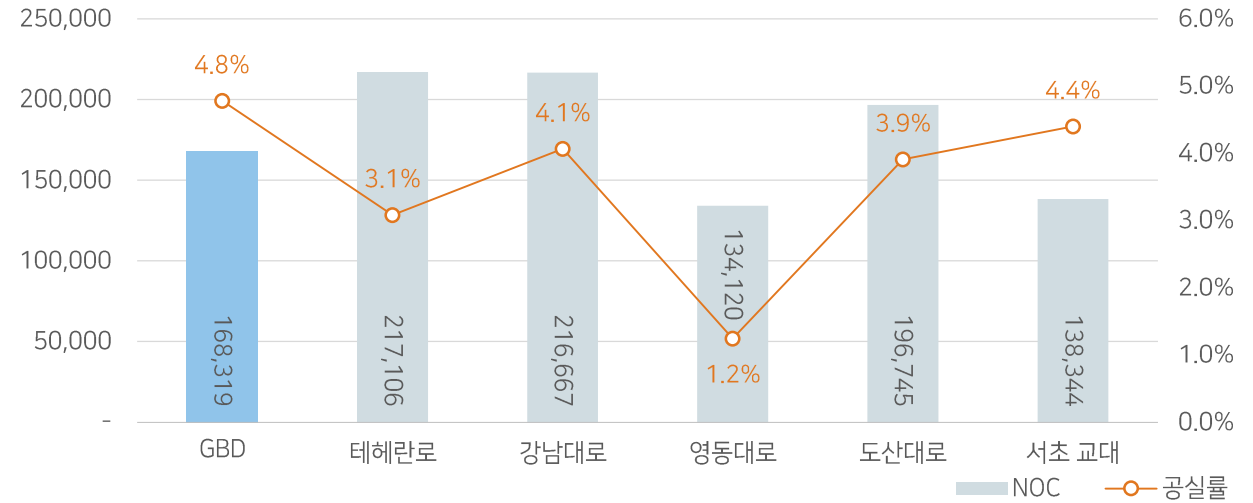
■ CBD 지역 규모별 공실률/NOC

# 73 GBD 강남권역

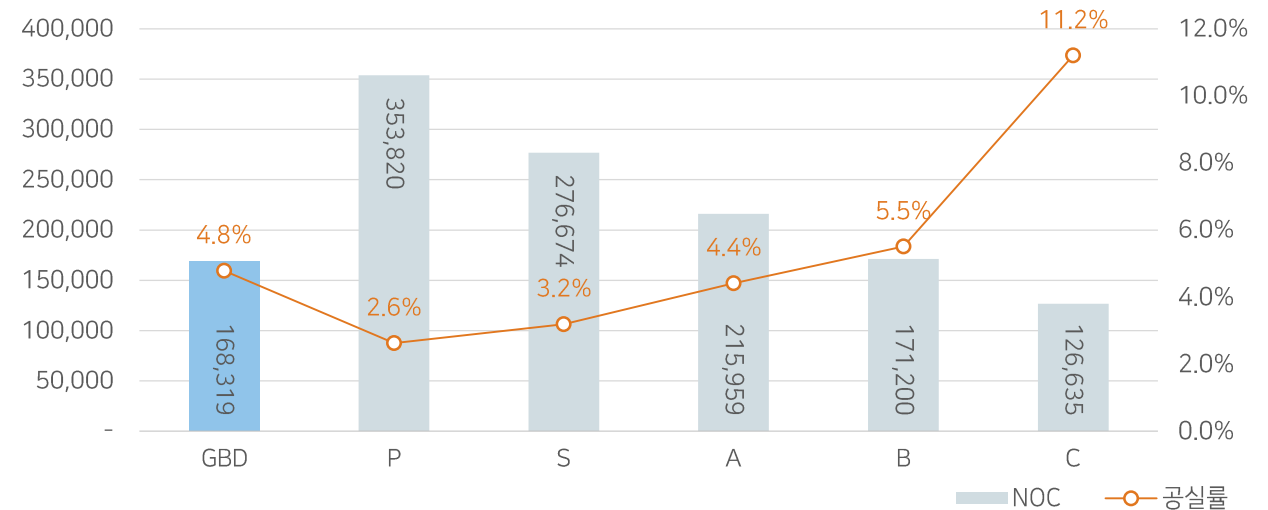
공실률 4.78% ↓ 평균 NOC ₩ 168,319 ↓

평균 임대료	평균 보증금	평균 관리비
85,840	1,126,609	20,088

2021년도 6월 조사한 강남지역 오피스의 평균 공실률은 4.78%로 조사되었으며, 전용면적 1평당 사용할 때 드는 비용을 계산한 평균 NOC는 168,319원으로 조사되었다.



■ GBD 지역 세부권역별 공실률/NOC



■ GBD 지역 규모 별 공실률/NOC

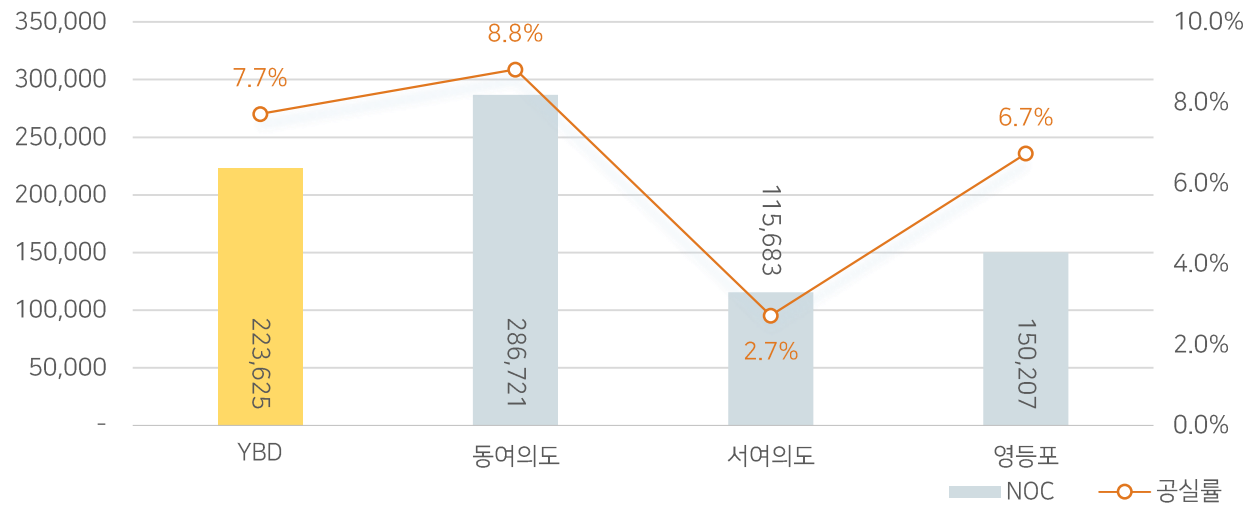
# 24 YBD 여의도, 영등포 권역

공실률  
7.72% ↓

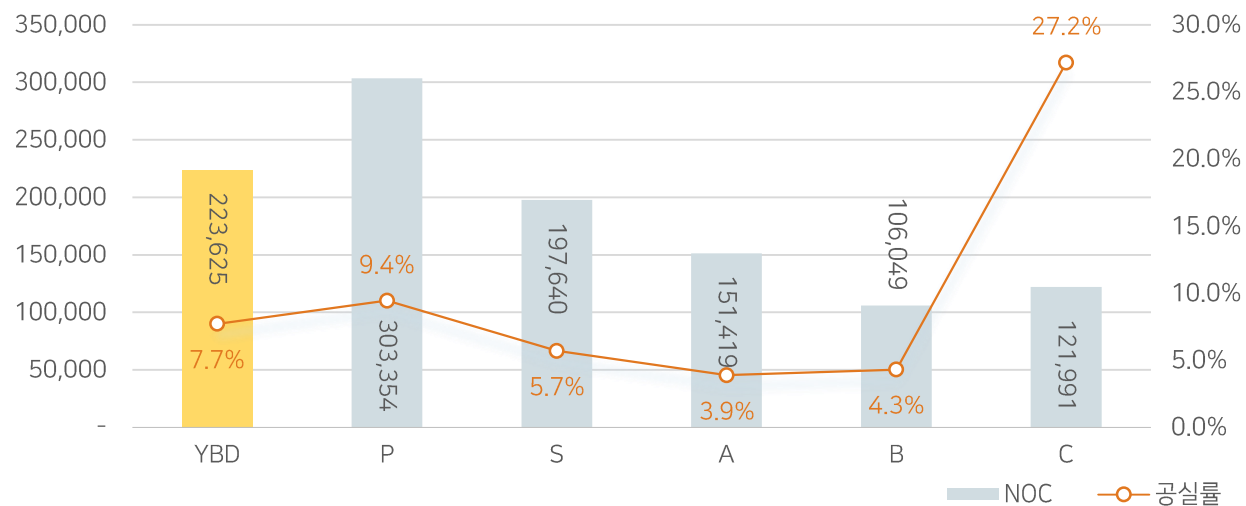
평균 NOC  
₩ 223,625 ↓

평균 임대료	평균 보증금	평균 관리비
80,771	862,012	32,752

2021년도 6월 조사한 여의도, 영등포 지역  
오피스의 평균 공실률은 7.72%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 223,625원으로 조사되었다.



■ YBD 지역세부권역별 공실률/NOC



■ YBD 지역규모 별 공실률/NOC



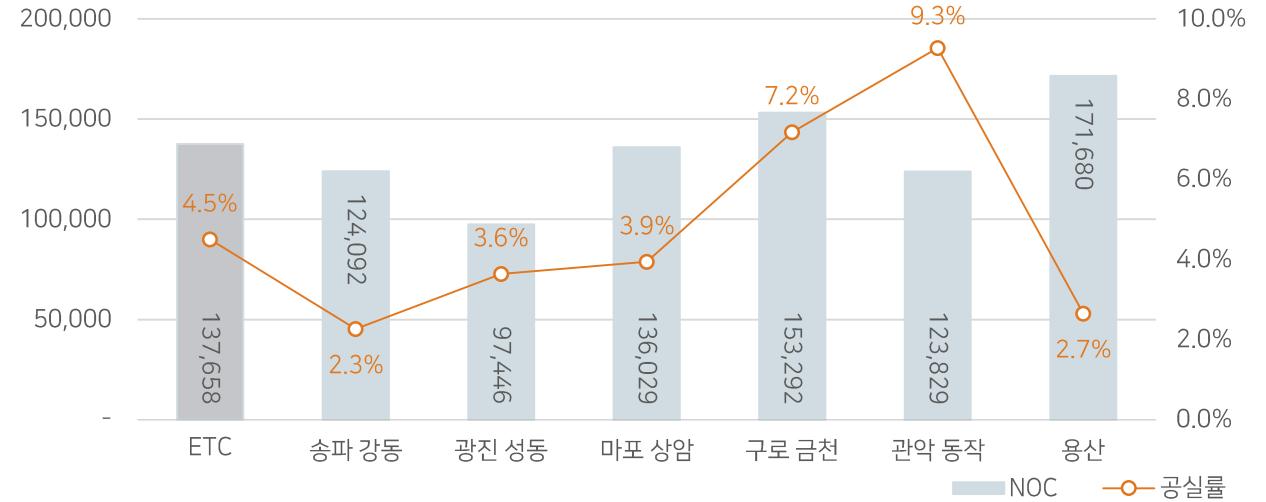
# 75 ETC 서울 기타권역

공실률  
4.50% ↑

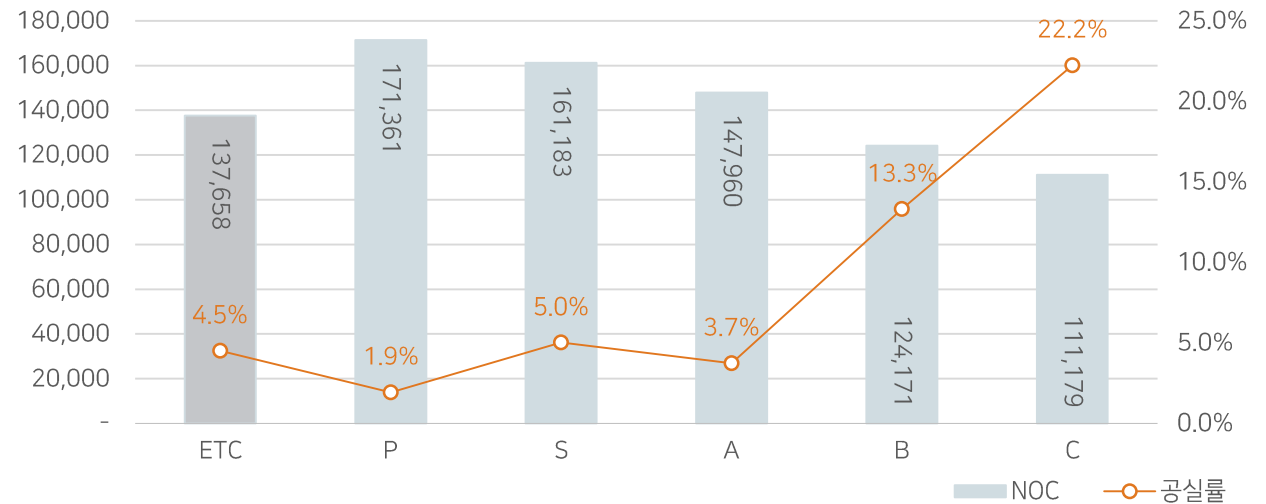
평균 NOC  
₩ 137,658 ↓

평균 임대료	평균 보증금	평균 관리비
57,058	716,970	17,955

2021년도 6월 조사한 서울 기타지역 오피스의  
평균 공실률은 4.50%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 137,658원으로 조사되었다.



ETC 지역 세부권역별 공실률 / NOC



ETC 지역 규모별 공실률 / NOC

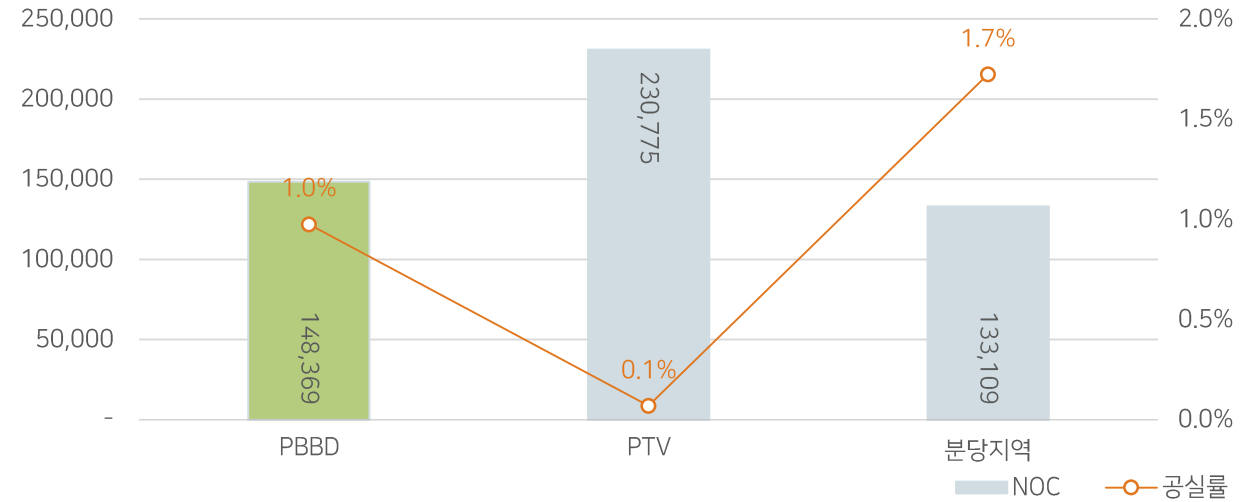
# 76 PBBD 판교, 분당 권역

공실률  
0.98% ↓

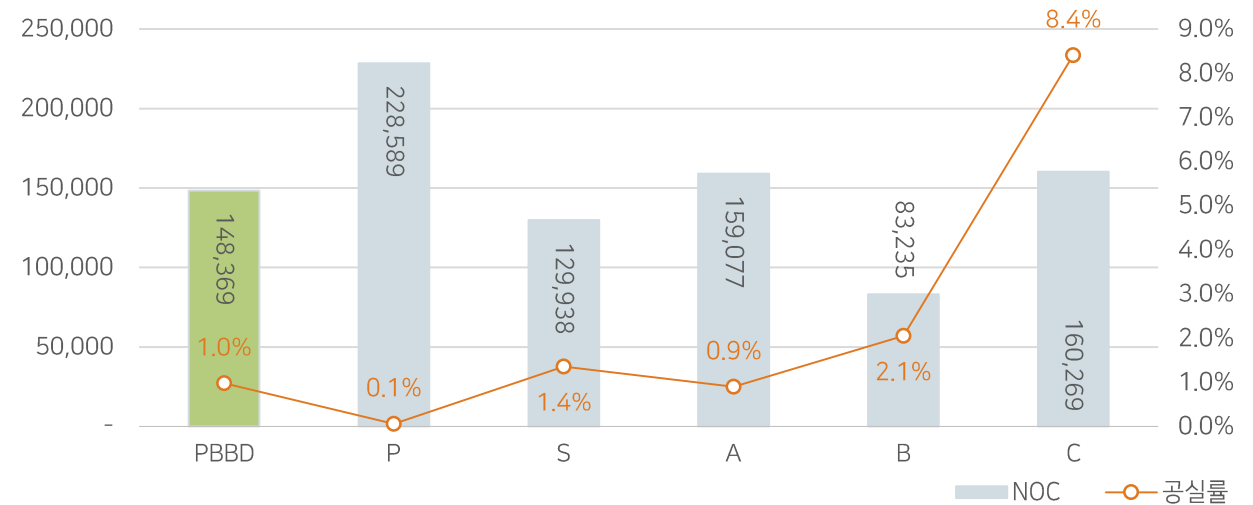
평균 NOC  
₩ 148,369 ↑

평균 임대료	평균 보증금	평균 관리비
54,973	645,533	22,664

2021년도 6월 조사한 판교, 분당지역 오피스의  
평균 공실률은 0.98%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 148,369원으로 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	1,048,517	105,302	36,603	252,725	7.93%
	시청역	270,615	679,882	67,980	31,168	177,569	4.79%
	종각역	302,934	947,208	93,716	35,610	220,467	5.73%
	을지로입구역	254,577	804,314	82,482	35,853	211,180	6.04%
GBD	테헤란로	1,037,791	1,108,564	95,942	28,612	217,106	3.08%
	강남대로	542,589	1,286,438	103,596	25,242	216,667	4.07%
	영동대로	203,044	971,857	70,385	17,763	134,120	1.24%
	도산대로	101,723	2,064,873	120,386	18,331	196,745	3.91%
	서초 교대	125,074	1,038,381	73,278	16,513	138,344	4.40%
YBD	동여의도	883,370	1,032,617	98,225	40,481	286,721	8.82%
	서여의도	156,097	454,385	42,037	24,274	115,683	2.72%
	영등포	199,643	708,624	63,923	21,908	150,207	6.74%
ETC	송파 강동	641,059	823,046	55,134	17,803	124,092	2.26%
	광진 성동	212,373	600,779	47,376	12,242	97,446	3.64%
	마포 상암	693,556	690,354	58,999	21,332	136,029	3.94%
	구로 금천	303,272	600,725	56,009	12,118	153,292	7.18%
	관악 동작	177,827	856,208	52,121	17,047	123,829	9.28%
	용산	404,294	976,138	73,595	26,230	171,680	2.65%
PBBD	PTV	283,185	881,000	88,100	34,500	230,775	0.07%
	분당지역	343,235	601,928	48,839	20,472	133,109	1.72%

## 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 <sup>2</sup> (=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, June 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 = 1,123.30 KRW (0.89 USD = 1,000 KRW) as at 3 July 2021

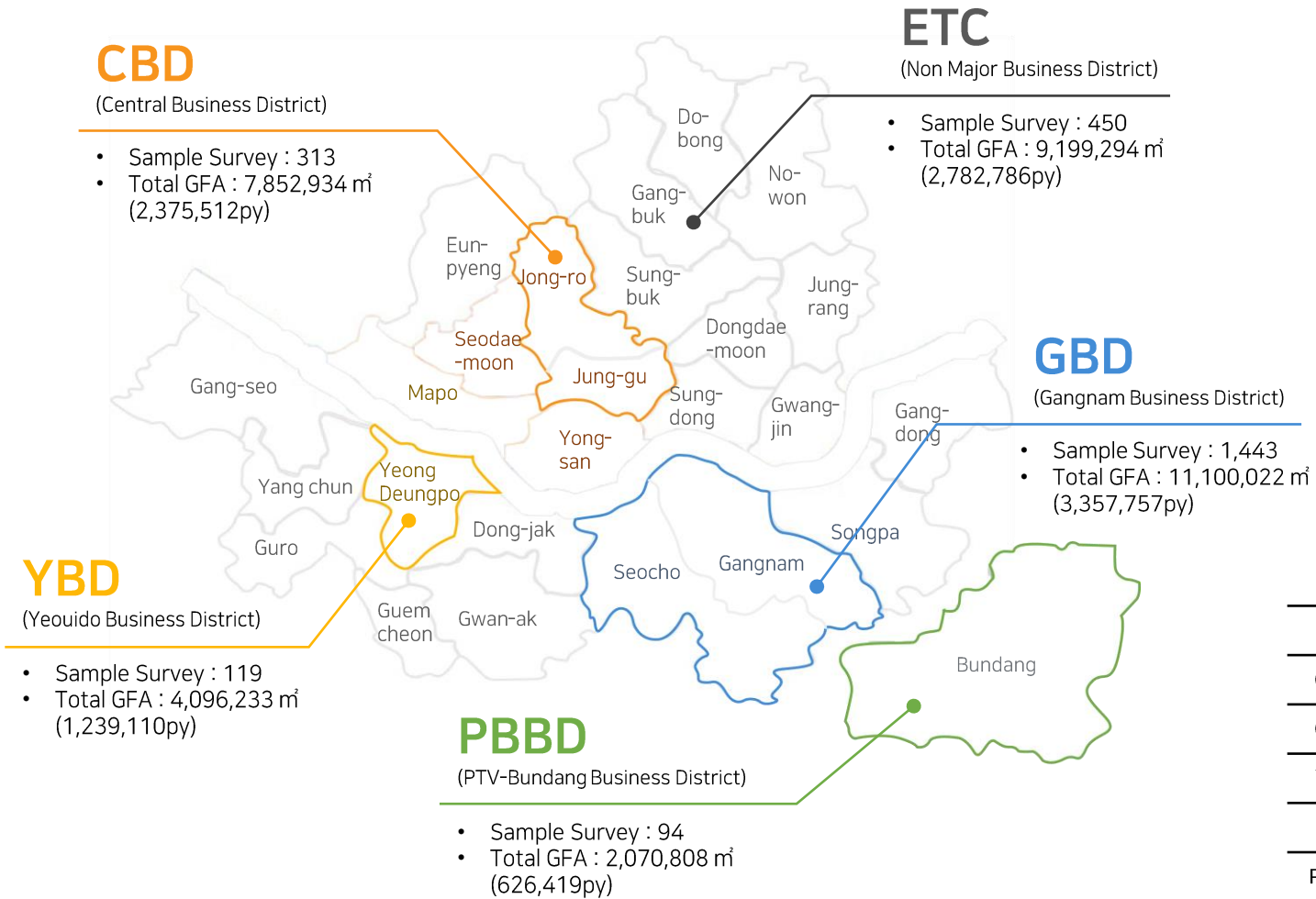
## 5 Regional Divisions in Seoul

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 <sup>2</sup> (15,000py)	23,140m <sup>2</sup> (7,000py)	13,223m <sup>2</sup> (4,000py)	Above 3,306m <sup>2</sup> (Above 1,000py)	Under 3,306m <sup>2</sup> (Under 1,000py)
Lease Area of Sample Floor	1,653m <sup>2</sup> (500py)	992m <sup>2</sup> (300py)	661m <sup>2</sup> (200py)	Above 496m <sup>2</sup> (Above 150py)	Under 496m <sup>2</sup> (Under 150py)

## Sample Size of Each District



Building Survey : Total 2,419

	P	S	A	B	C
CBD	45	68	37	94	69
GBD	27	85	90	427	814
YBD	21	24	26	38	10
ETC	48	59	62	139	142
PBSD	11	18	15	40	10

### • NOC (Net Occupancy Cost)

The cost that 1m<sup>2</sup> of GFA incurs to a tenant who rents the property.  
NOC can be useful to compare between different types of office buildings.

# 01 SBD Seoul Capital Area

Vacancy rate

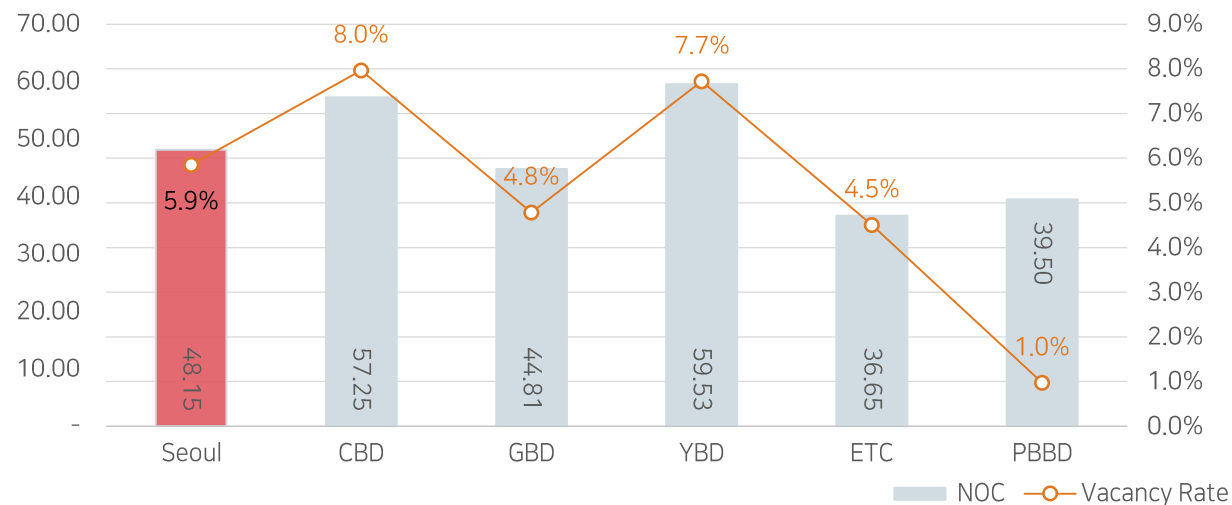
5.85% ↓

Avg, NOC

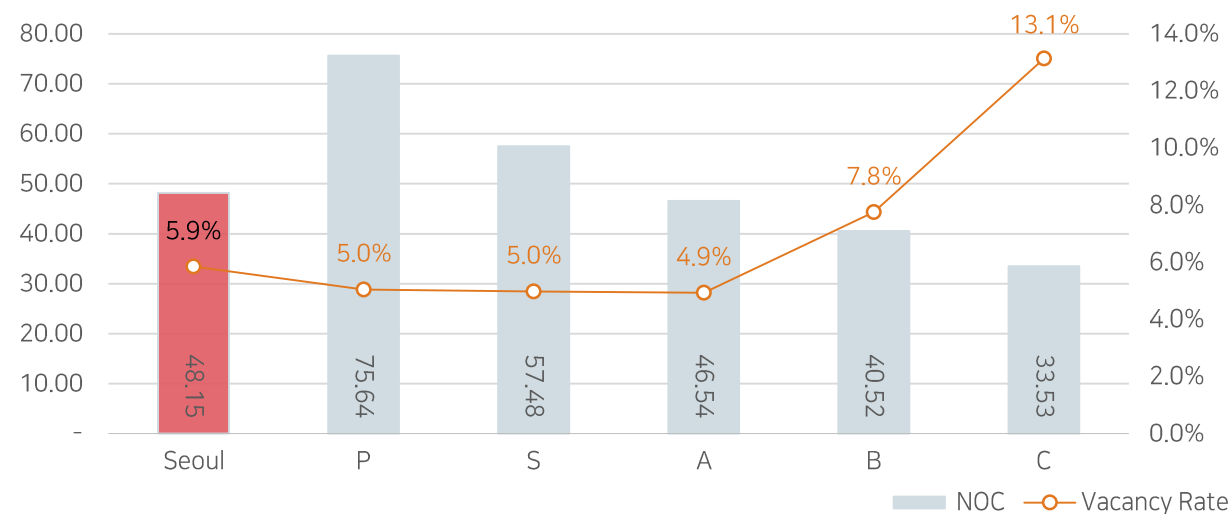
\$ 48.15 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
21.32	253.38	6.73

The average vacancy rate of the office buildings in Seoul is 5.85 % as at June 2021, and the average NOC is \$ 48.15.



■ Vacancy Rate & NOC in Seoul and Each District

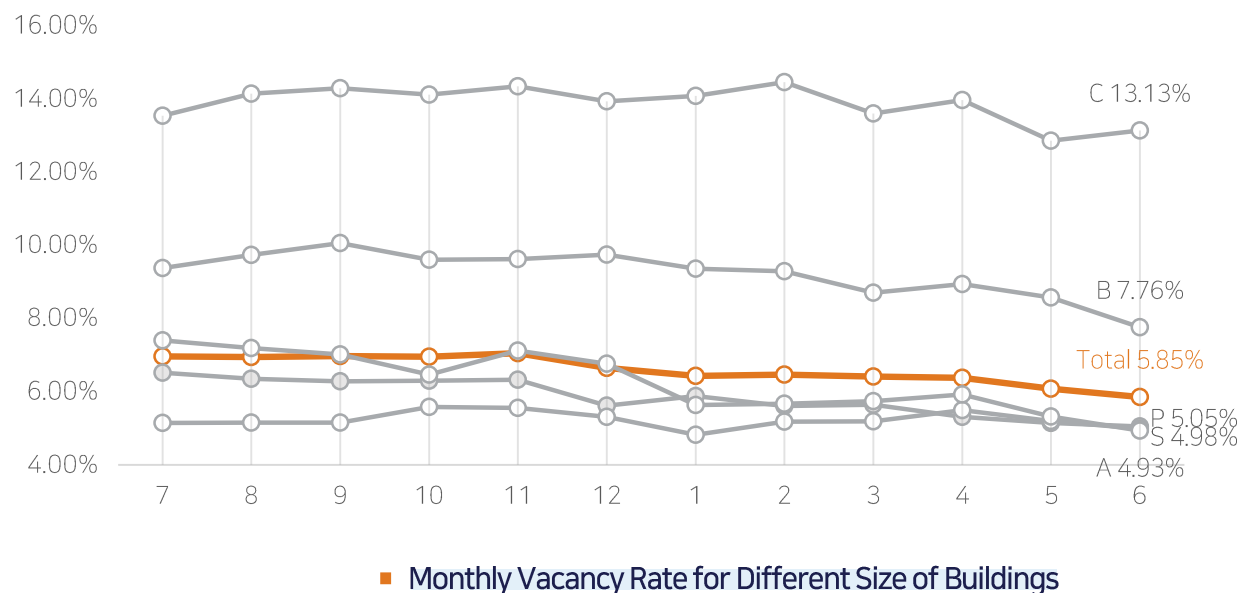
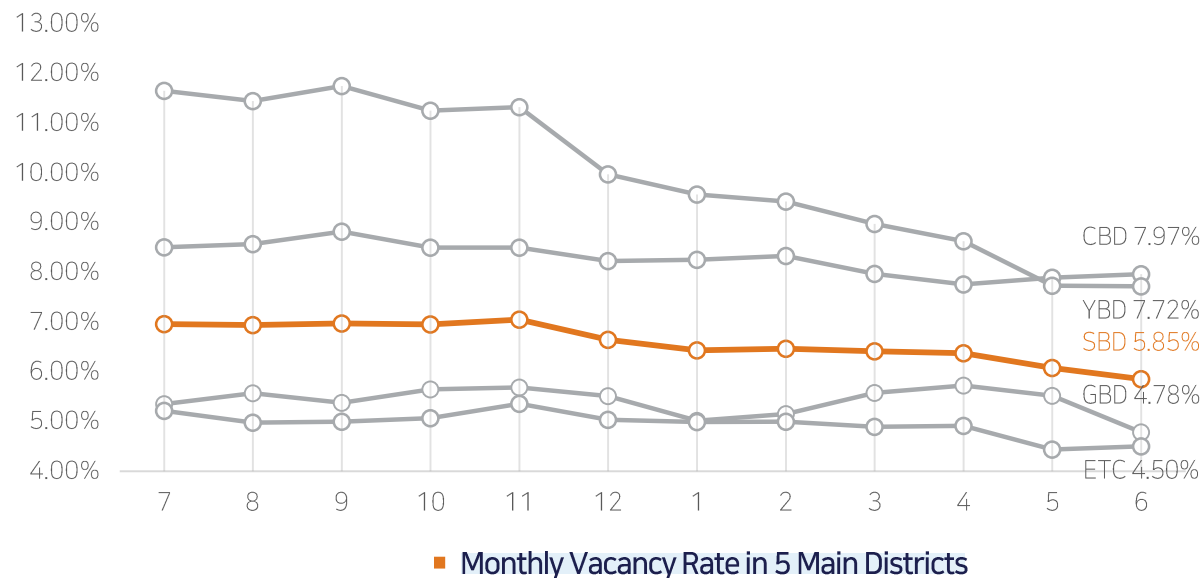


■ Vacancy Rate & NOC in Seoul & Each Building Category



# 01 SBD Seoul Capital Area

The following charts indicate the vacancy level of Seoul for June 2021. In CBD, the two affiliates of Hanhwa Group moved out from Hanhwa Financial Center, resulting in the total vacant space of 8,000 m<sup>2</sup> in the building. The affiliates are 1)Hanhwa Life Insurance that moved out from the office space of 6,800 m<sup>2</sup> and 2)Hanhwa General Chemical from 1,600 m<sup>2</sup>. On contrary in Grand Central, the brand-new office building in CBD, the quality tenants occupied the vacant units of 12,200 m<sup>2</sup>. For example, the head office of Preed Life Co. Ltd., moved into one entire floor in Grand Central. Similarly, Samjung Development Building in GBD sorted out the vacancies of 15,500 m<sup>2</sup> in the building, by leasing them out to Woori Bank. More precisely, the whole 13 floors of the building were rented out by the 4 affiliates of Woori Bank; 1)Woori Financial Capital for 5 floors, 2)Woori Asset Trust for 4 floors, 3)Woori Financial Savings Bank for 2 floors and 4)Woori Bank's Customer Center for 2 floors.



# 02 CBD Central Seoul

Vacancy rate

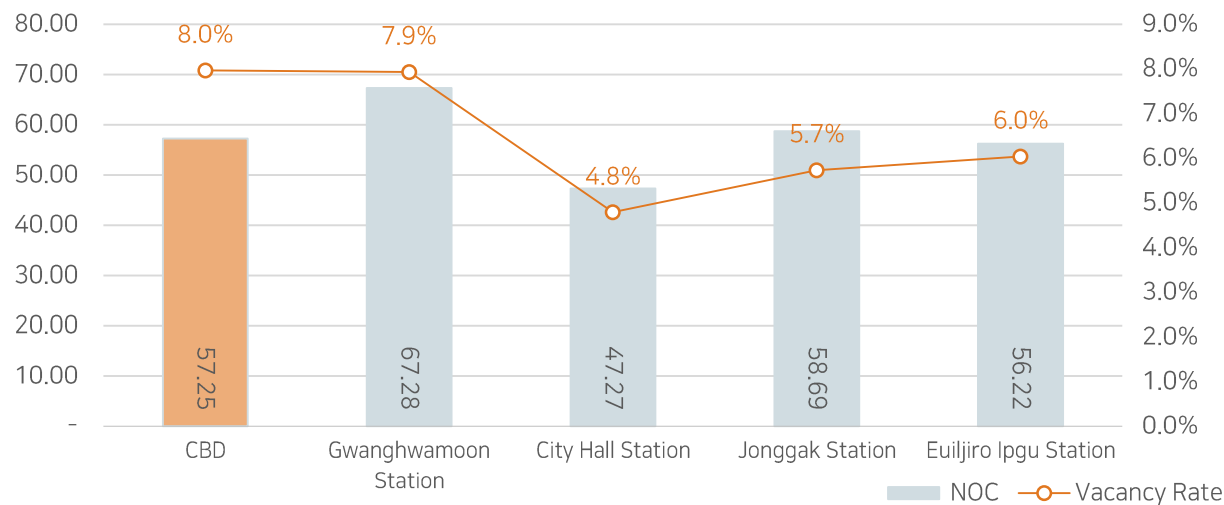
7.97% ↑

Avg, NOC

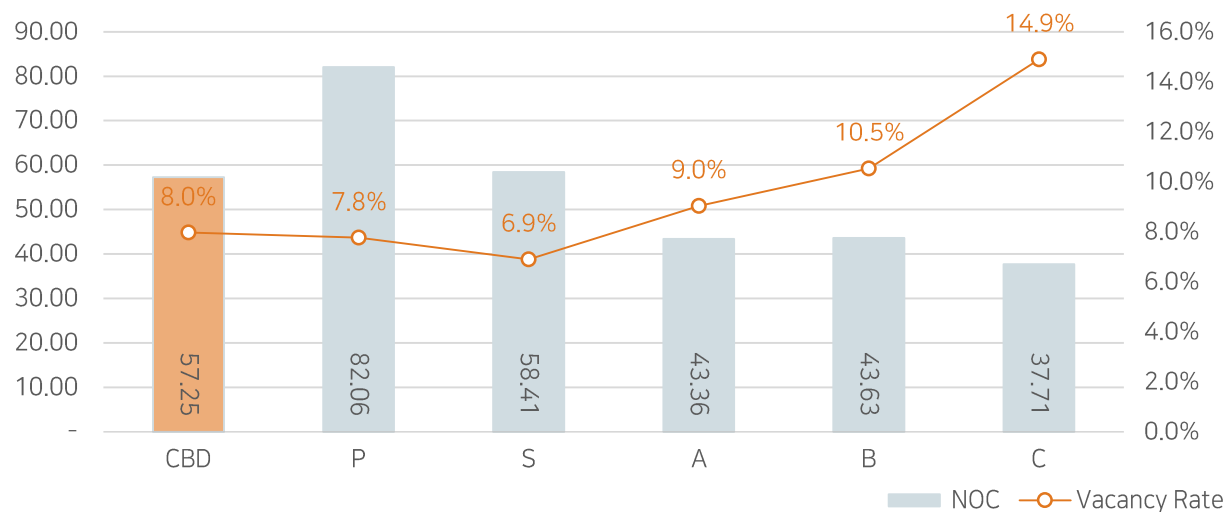
\$ 57.25 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
23.71	248.80	9.16

The average vacancy rate of the office buildings in CBD is 7.97 % as at June 2021, and the average NOC is \$ 57.25.



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



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

# GBD Gangnam

Vacancy rate

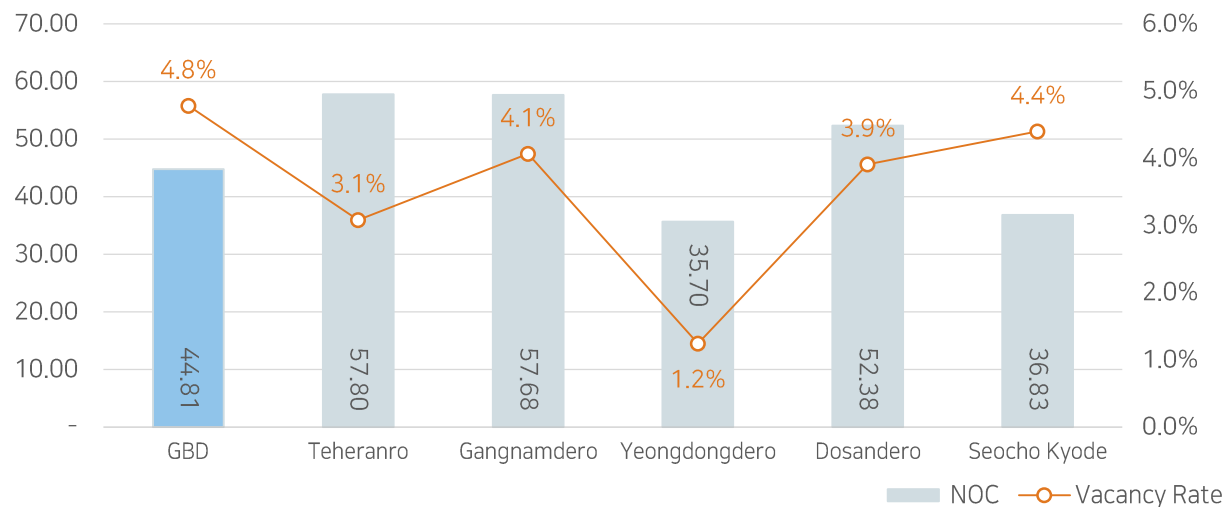
4.78% ↓

Avg, NOC

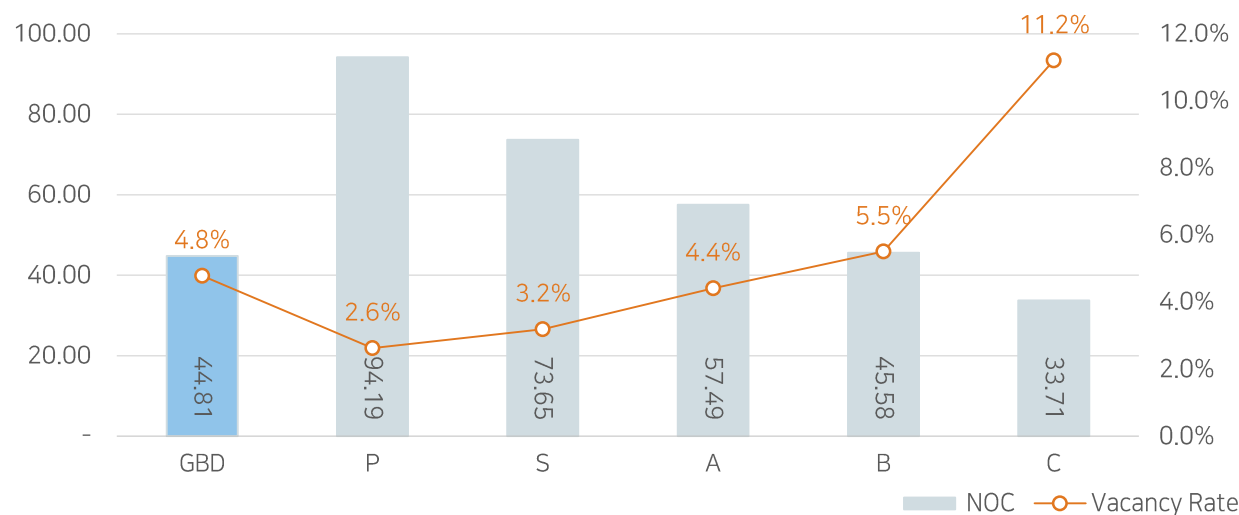
\$ 44.81 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.85	299.92	5.35

The average vacancy rate of the office buildings in GBD is 4.78 % as at June 2021, and the average NOC is \$ 44.81.



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



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

# 04 YBD Yeouido & Yeongdeungpo

Vacancy rate

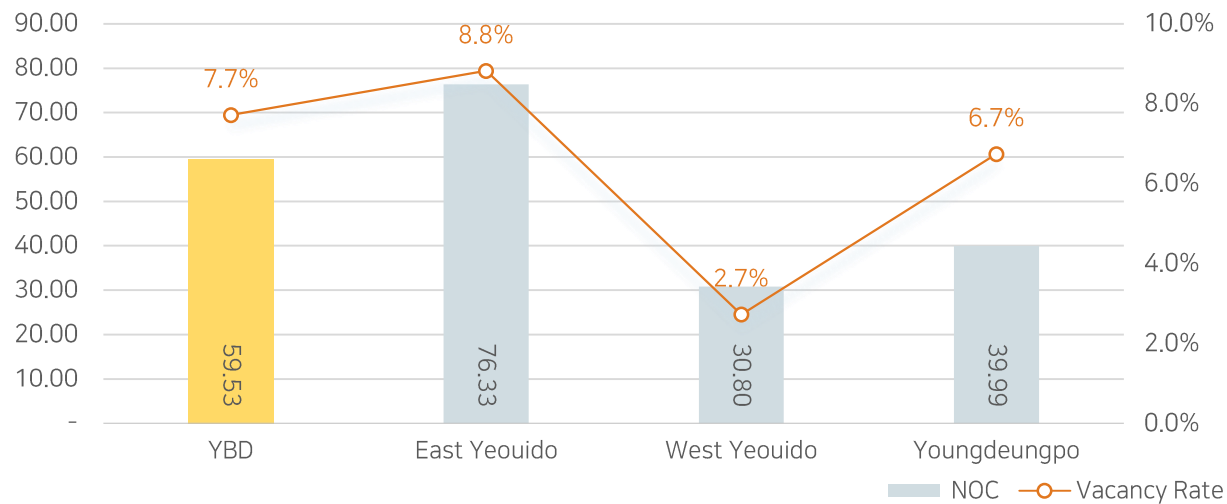
7.72% ↓

Avg, NOC

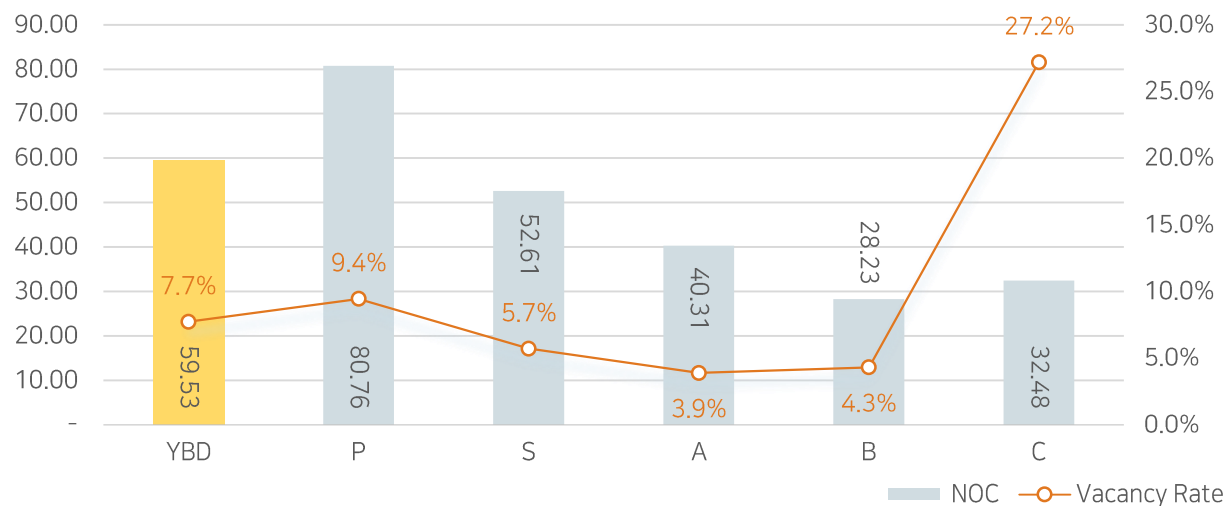
\$ 59.53 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
21.50	229.48	8.72

The average vacancy rate of the office buildings in YBD is 7.72 % as at June 2021, and the average NOC is \$ 59.53.



■ 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

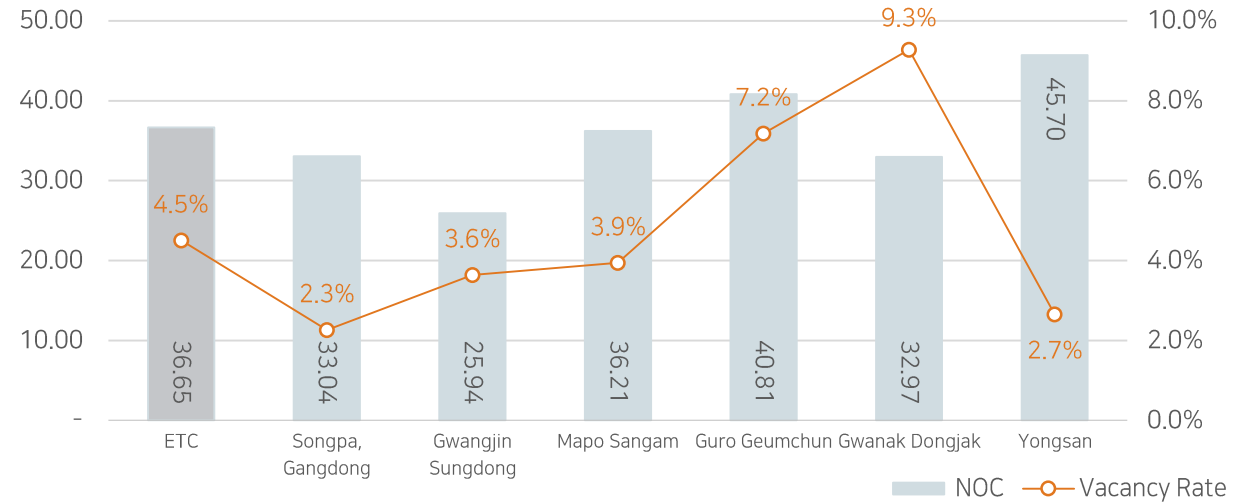
4.50 % ↑

Avg, NOC

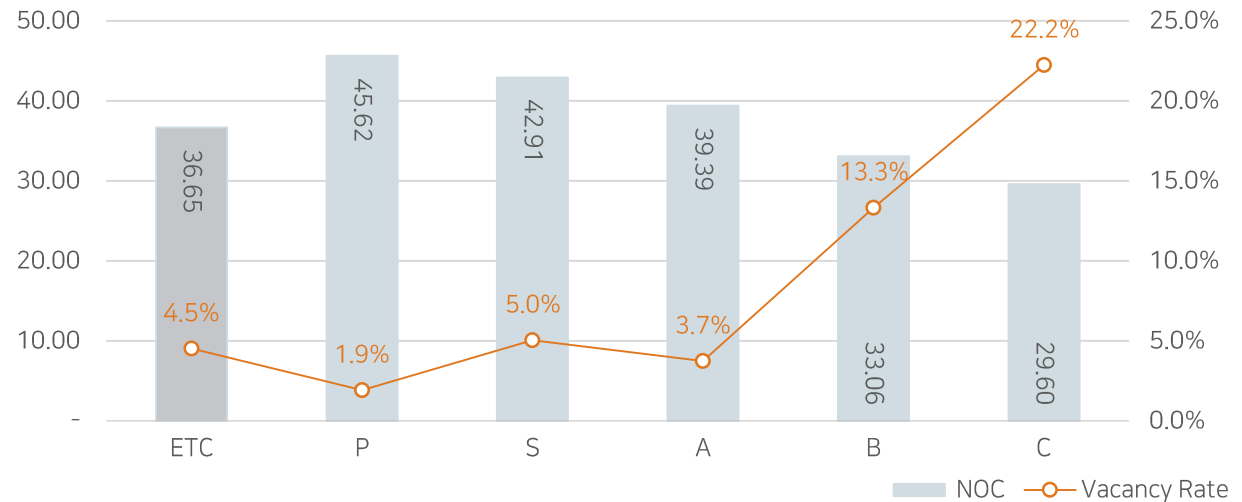
\$ 36.65 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
15.19	190.87	4.78

The average vacancy rate of the office buildings in ETC is 4.50 % as at June 2021, and the average NOC is \$ 36.65.



■ 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

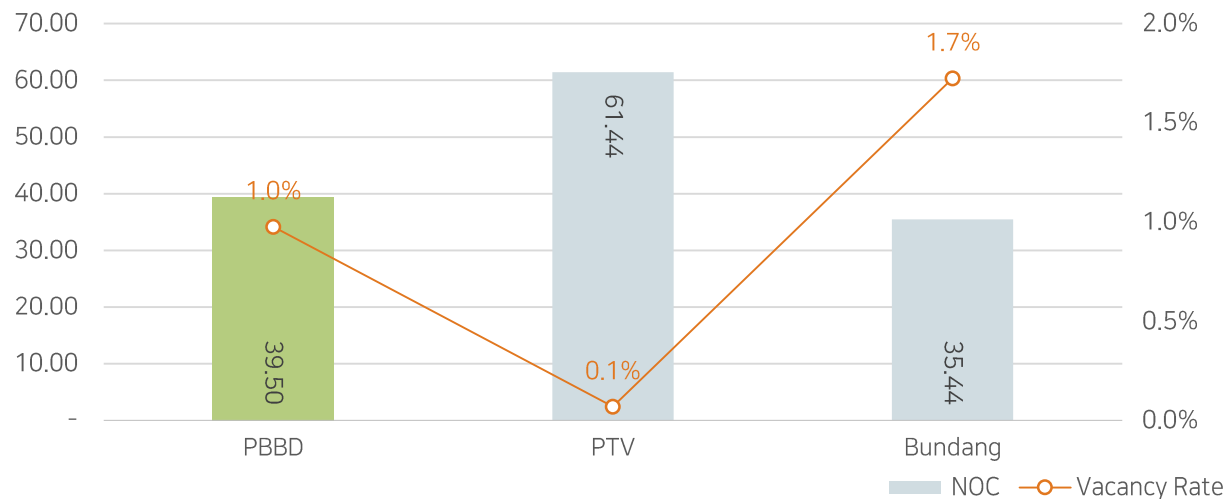
0.98 % ↓

Avg, NOC

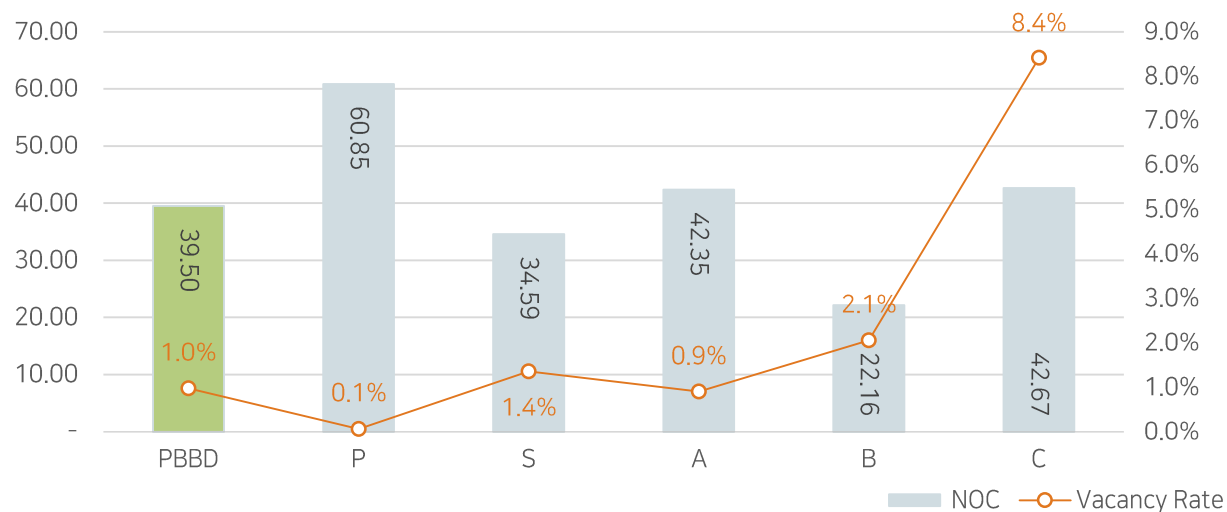
\$ 39.50 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
14.63	171.85	6.03

The average vacancy rate of the office buildings in PBBD is 0.98 % as at June 2021, and the average NOC is \$ 39.50.



■ 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	279.13	28.03	9.74	67.28	7.93%
	City Hall Station	894,595	180.99	18.10	8.30	47.27	4.79%
	Jonggak Station	1,001,435	252.16	24.95	9.48	58.69	5.73%
	Euiljiro Ipgu Station	841,577	214.12	21.96	9.54	56.22	6.04%
GBD	Teheranro	3,430,716	295.12	25.54	7.62	57.80	3.08%
	Gangnamdero	1,793,684	342.47	27.58	6.72	57.68	4.07%
	Yeongdongdero	671,221	258.72	18.74	4.73	35.70	1.24%
	Dosandero	336,275	549.70	32.05	4.88	52.38	3.91%
	Seocho Kyode	413,467	276.43	19.51	4.40	36.83	4.40%
YBD	East Yeouido	2,920,232	274.90	26.15	10.78	76.33	8.82%
	West Yeouido	516,023	120.96	11.19	6.46	30.80	2.72%
	Youngdeungpo	659,977	188.65	17.02	5.83	39.99	6.74%
ETC	Songpa, Gangdong	2,119,202	219.11	14.68	4.74	33.04	2.26%
	Gwangjin Sungdong	702,058	159.94	12.61	3.26	25.94	3.64%
	Mapo Sangam	2,292,748	183.78	15.71	5.68	36.21	3.94%
	Guro Geumchun	1,002,551	159.92	14.91	3.23	40.81	7.18%
	Gwanak Dongjak	587,859	227.94	13.88	4.54	32.97	9.28%
	Yongsan	1,336,510	259.86	19.59	6.98	45.70	2.65%
PBBD	PTV	936,148	234.54	23.45	9.18	61.44	0.07%
	Bundang	1,134,660	160.24	13.00	5.45	35.44	1.72%

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