



Seoul Office Leasing

Monthly Market Review

September 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 8월 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

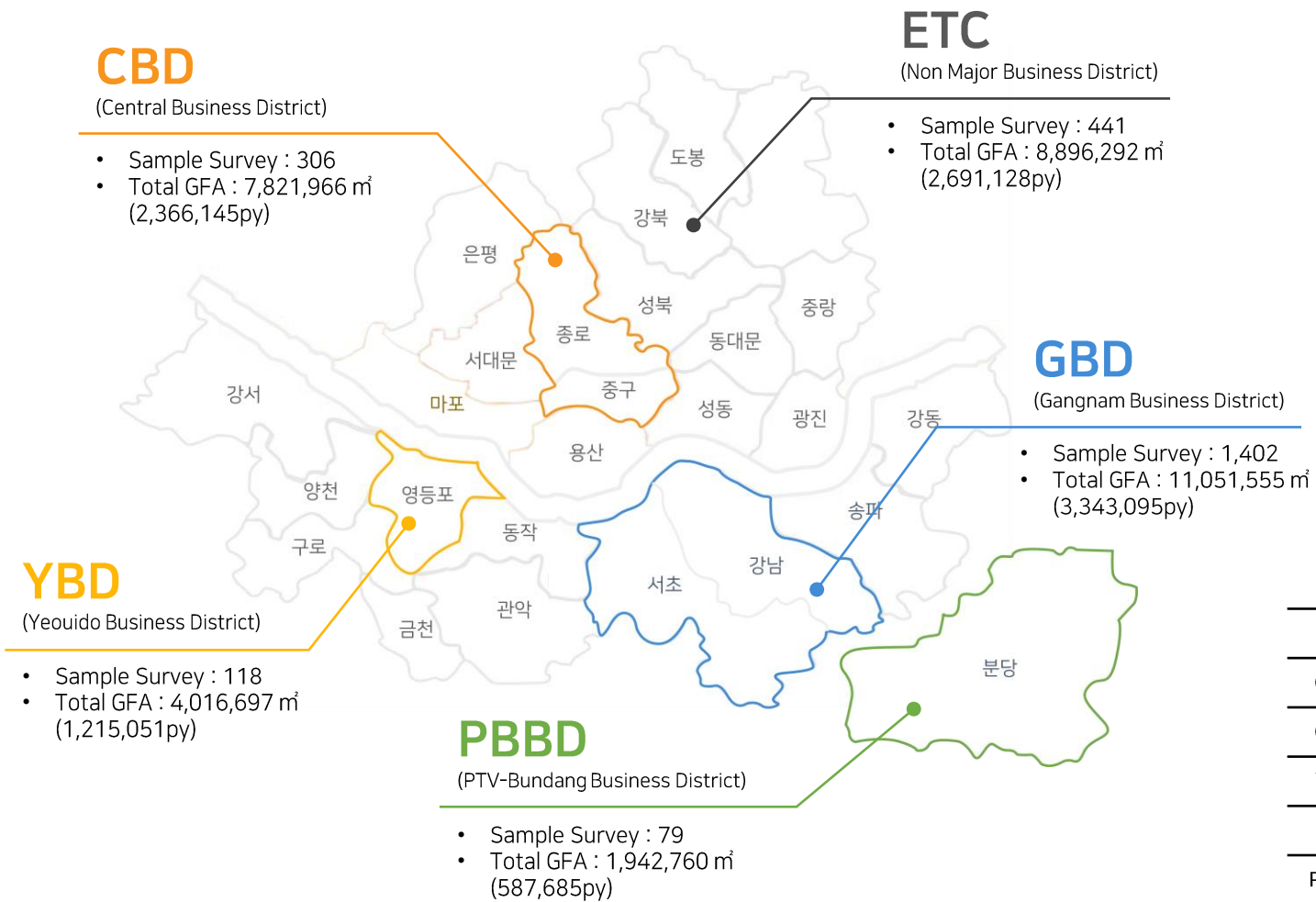
여의도권
여의도, 영등포구 일대

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 2,346

	P	S	A	B	C
CBD	45	67	38	93	63
GBD	28	83	87	430	774
YBD	20	25	27	38	8
ETC	45	58	61	141	136
PBBD	11	18	12	30	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

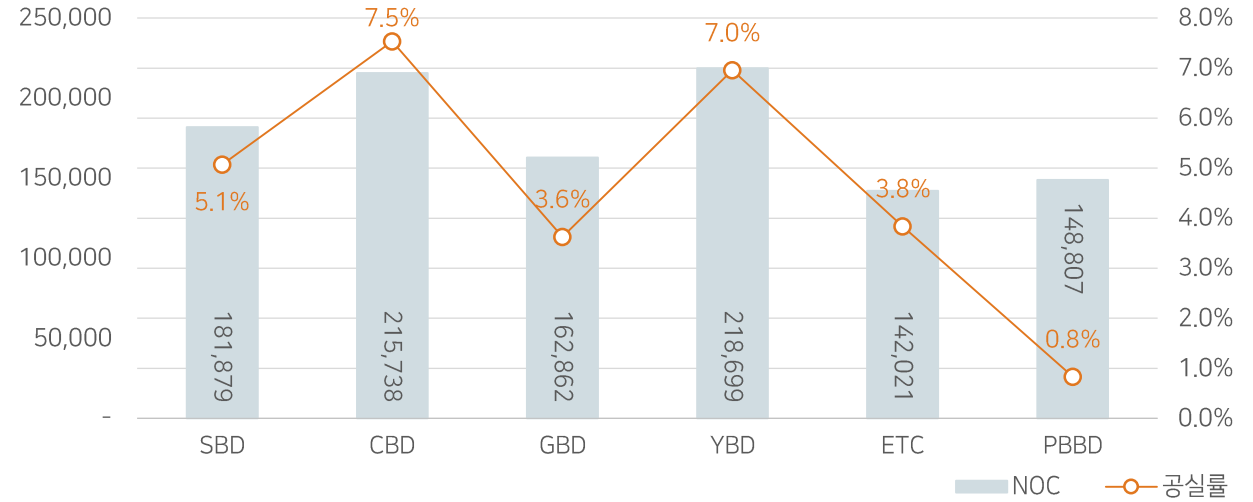
01 SBD 서울 전체

공실률
5.07% ↓

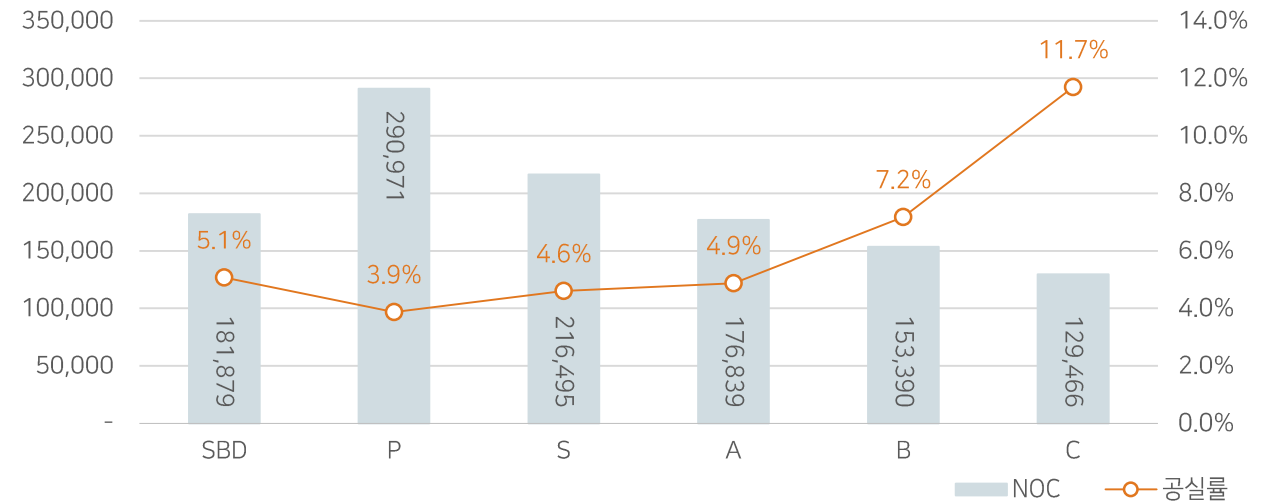
평균 NOC
₩ 181,879 ↑

평균 임대료	평균 보증금	평균 관리비
80,365	1,039,687	25,248

2021년도 8월 조사한 서울지역 오피스의
평균 공실률은 5.07%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 181,879원으로 조사되었다.



■ 서울 전체 권역 별 공실률 / NOC



■ 서울 전체 규모 별 공실률 / NOC

01 SBD 서울 전체

2021년 8월 서울권역의 공실률 흐름은 다음과 같이 조사되었다.

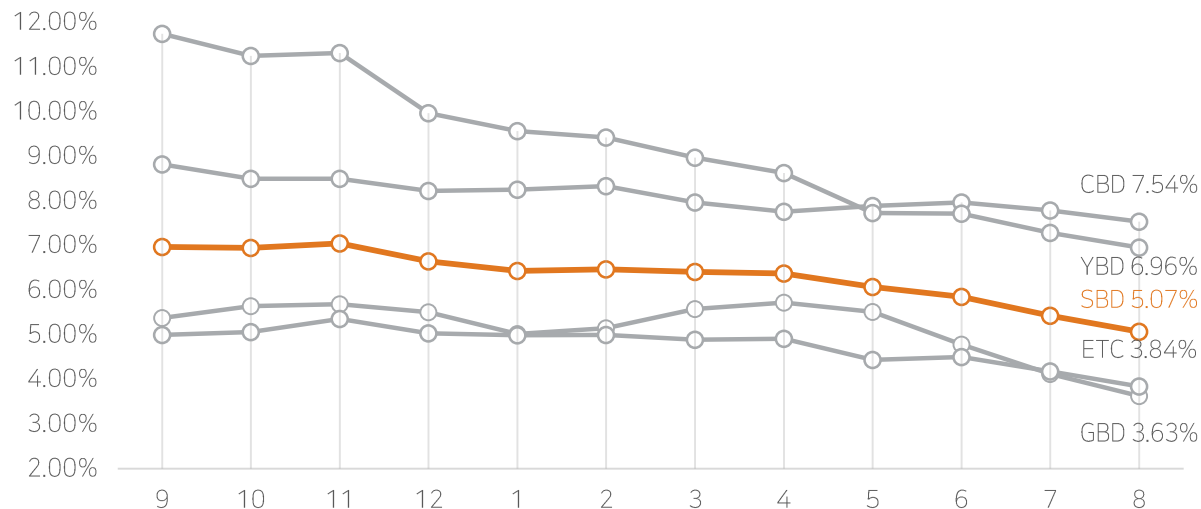
CBD의 연세 세브란스빌딩에서 현대 오일뱅크 외 현대 계열사들이 사용 중인 3,300여 평, 3개층 반의 공실이 예정되며 시장에 나왔다.

서울스퀘어에서 SM 컬처엔콘텐츠가 사용 중인 1,600여 평의 면적이 시장에 추가되었고, 교보생명빌딩에서는 세플러코리아가 사용 중인 1180평의 면적이 시장에 추가되었다.

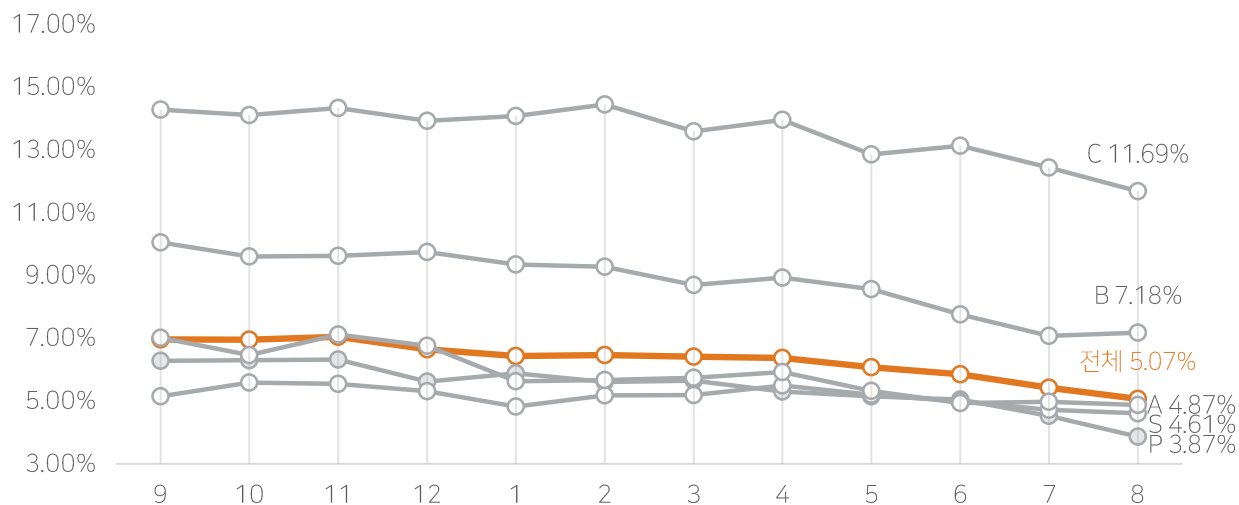
GBD 센터필드에서 도담에스테이트와 계열사인 호연개발 및 호연에셋 등의 업체가 입주하였고, 입주 협의 중인 면적을 합하면 총 10,000여 평의 공실이 해소된 것으로 조사되었다.

포스코타워 역삼에서는 엔픽셀이 사용하는 면적 중 일부인 1,000여 평의 공실이 예정되었다.

마곡동에서는 쿠쿠마곡빌딩에 이스타항공이 입주하며 1,330여 평의 공실이 해소되었다.



■ 서울 권역별 공실률 변화



■ 서울 규모별 공실률 변화

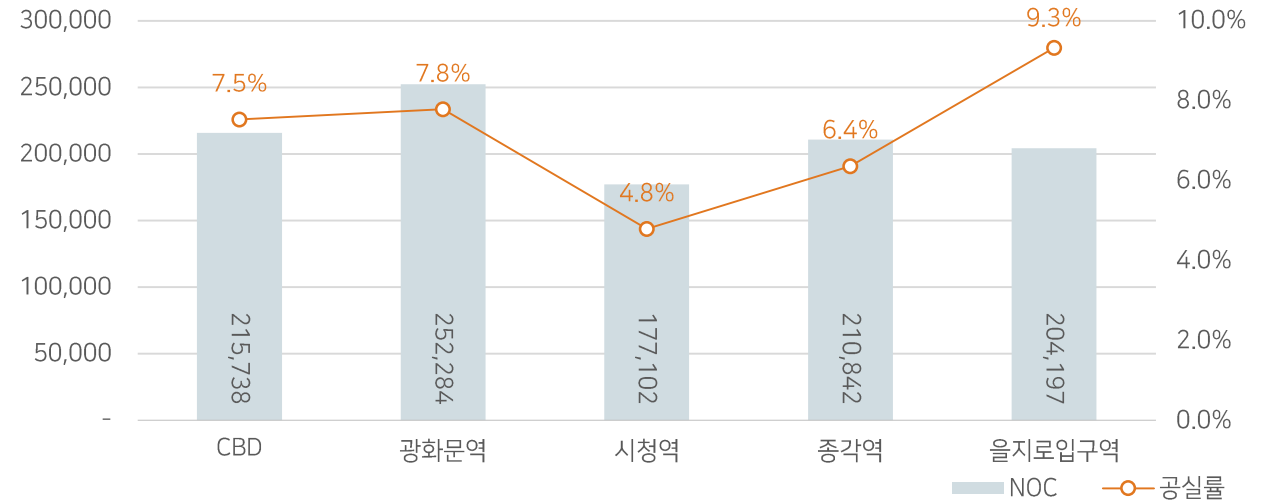
02 CBD 도심권역

공실률
7.54% ↓

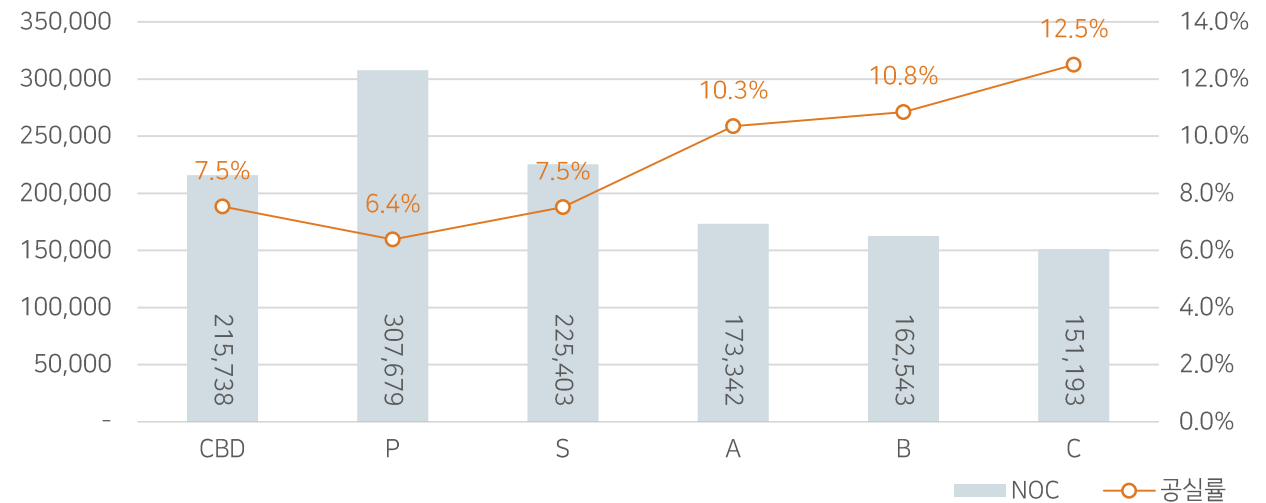
평균 NOC
₩ 215,738 ↑

평균 임대료	평균 보증금	평균 관리비
88,702	917,216	34,472

2021년도 8월 조사한 도심지역 오피스의
평균 공실률은 7.54%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 215,738원으로 조사되었다.



■ CBD 지역 세부권역별 공실률/NOC



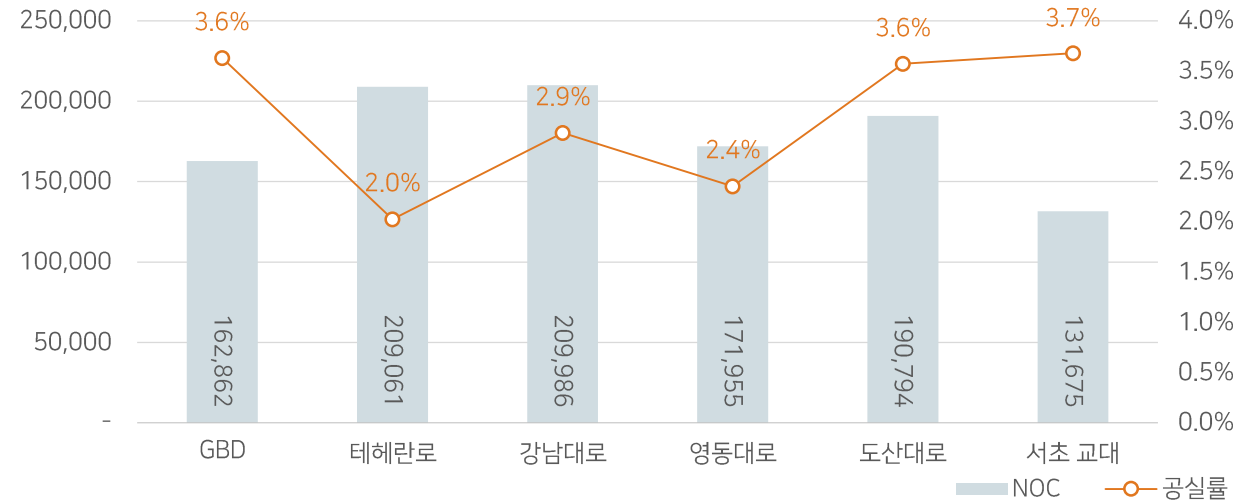
■ CBD 지역 규모별 공실률/NOC

73 GBD 강남권역

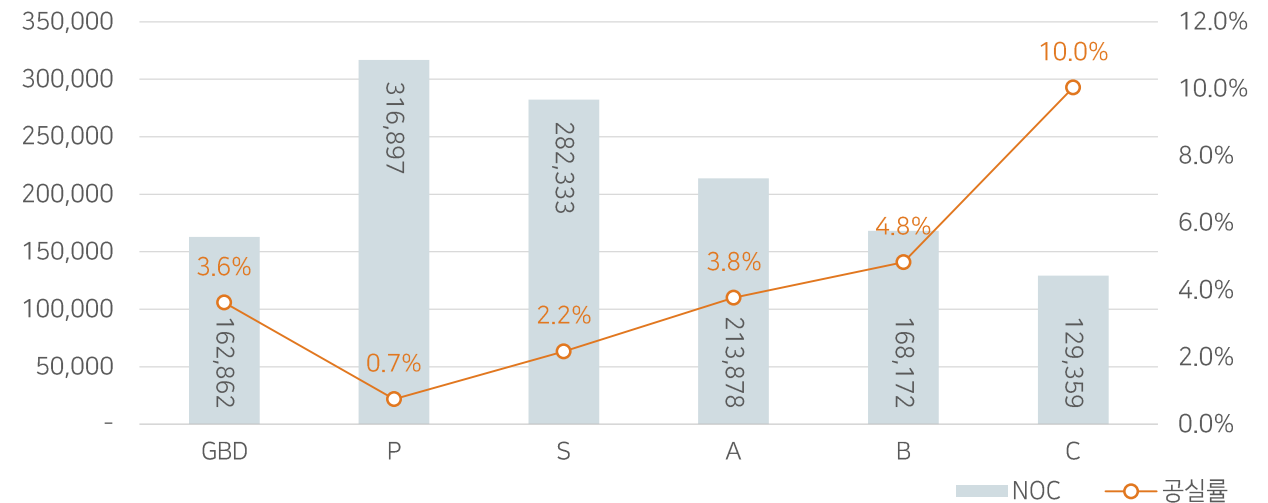
공실률 3.63% ↓ 평균 NOC ₩ 162,862 ↓

평균 임대료	평균 보증금	평균 관리비
84,899	1,390,787	18,625

2021년도 8월 조사한 강남지역 오피스의 평균 공실률은 3.63%로 조사되었으며, 전용면적 1평당 사용할 때 드는 비용을 계산한 평균 NOC는 162,862원으로 조사되었다.



■ GBD 지역 세부권역별 공실률 / NOC



■ GBD 지역 규모 별 공실률 / NOC

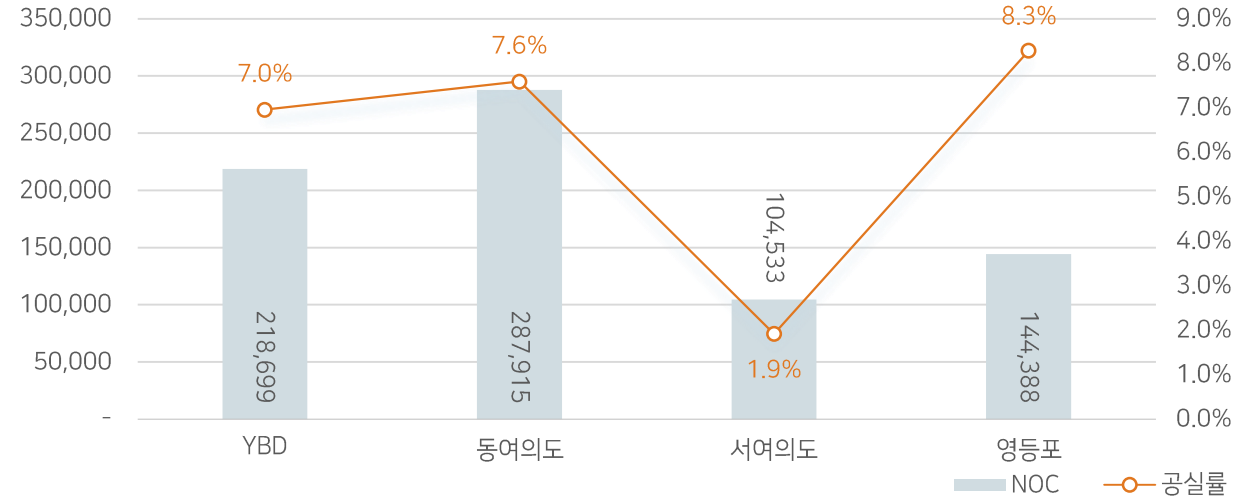
24 YBD 여의도, 영등포 권역

공실률
6.96% ↓

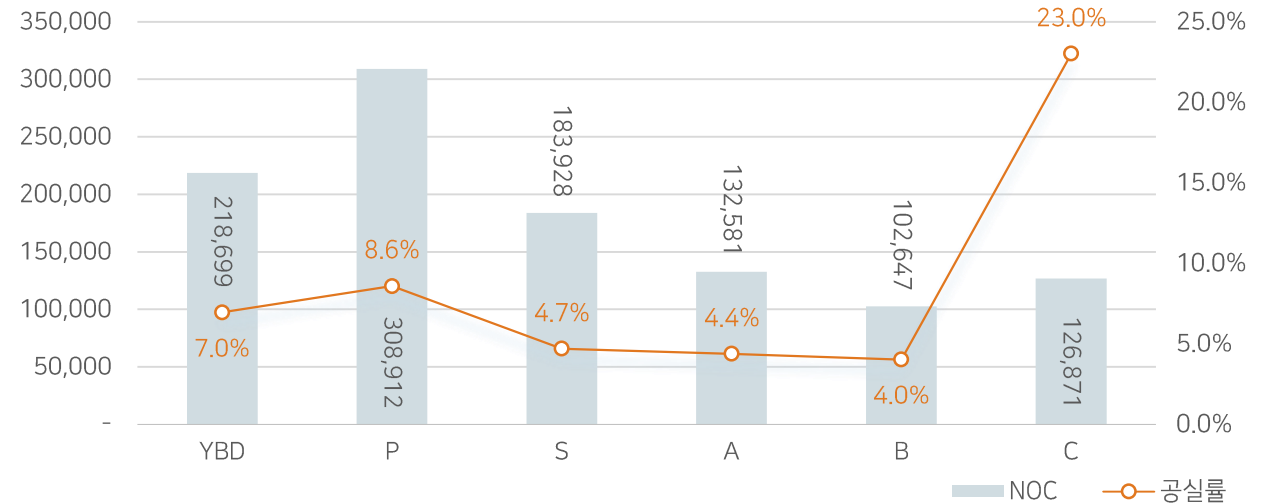
평균 NOC
₩ 218,699 ↓

평균 임대료	평균 보증금	평균 관리비
77,770	837,009	32,675

2021년도 8월 조사한 여의도, 영등포 지역
오피스의 평균 공실률은 6.96%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 218,699원으로 조사되었다.



■ YBD 지역세부권역별 공실률/NOC



■ YBD 지역규모 별 공실률/NOC

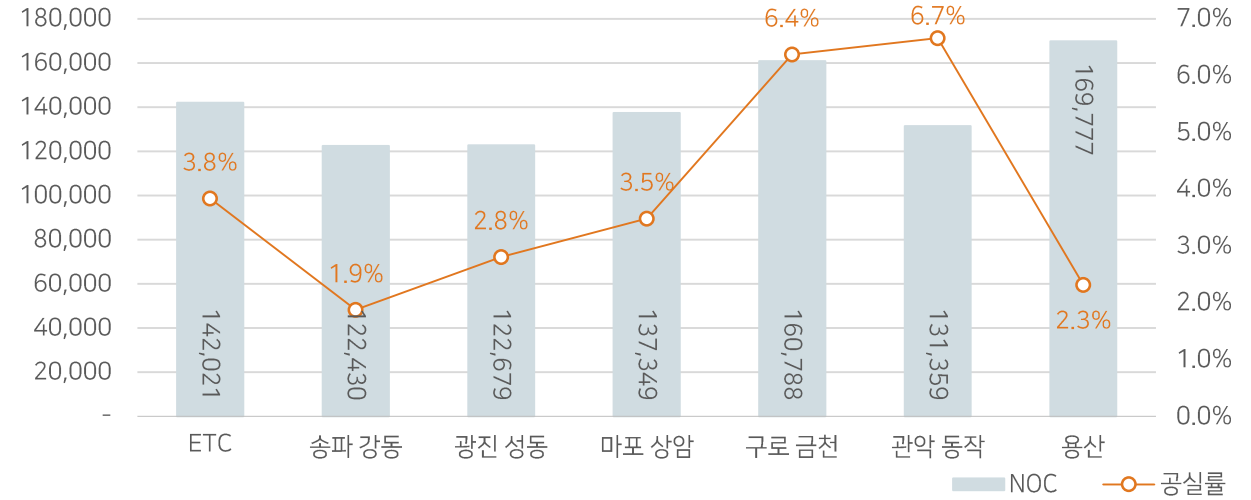
75 ETC 서울 기타권역

공실률
3.84% ↓

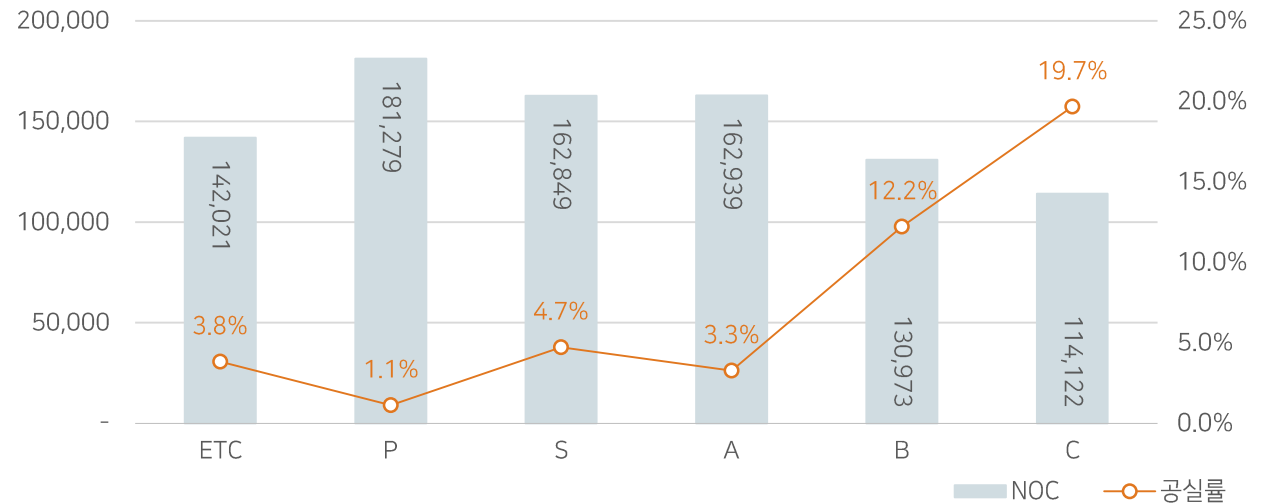
평균 NOC
₩ 142,021 ↓

평균 임대료	평균 보증금	평균 관리비
59,582	740,552	17,756

2021년도 8월 조사한 서울 기타지역 오피스의
평균 공실률은 3.84%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 142,021원으로 조사되었다.



ETC 지역 세부권역별 공실률 / NOC



ETC 지역 규모별 공실률 / NOC

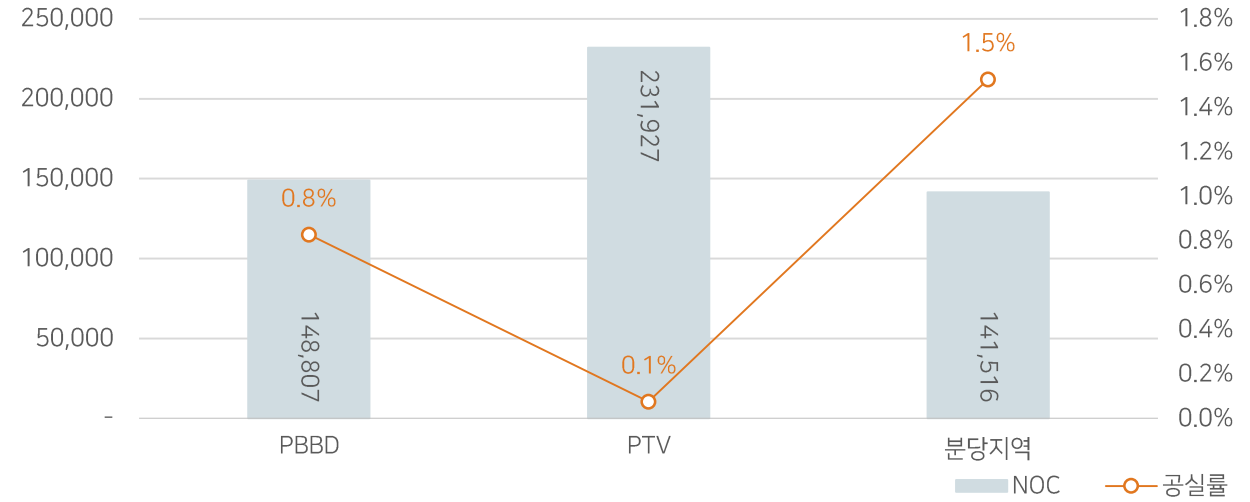
76 PBBD 판교, 분당 권역

공실률
0.83 % ↓

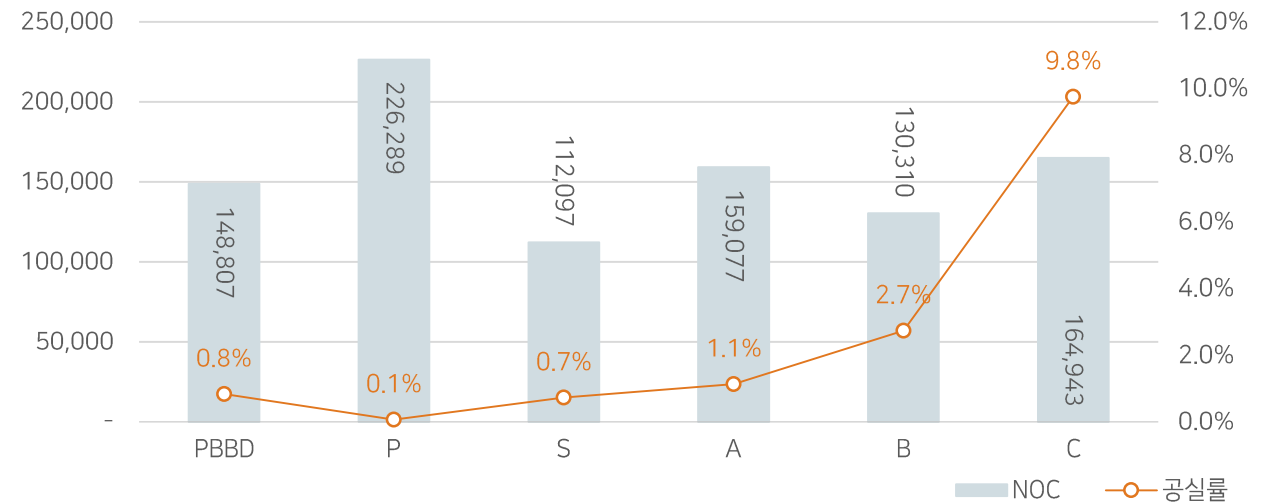
평균 NOC
₩ **148,807** ↑

평균 임대료	평균 보증금	평균 관리비
54,488	630,148	22,674

2021년도 8월 조사한 판교, 분당지역 오피스의
평균 공실률은 0.83%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 148,807원으로 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	1,044,133	105,352	36,417	252,284	7.78%
	시청역	270,615	673,846	67,676	31,103	177,102	4.79%
	종각역	301,833	898,155	88,411	34,509	210,842	6.36%
	을지로입구역	258,265	788,549	80,506	35,063	204,197	9.33%
GBD	테헤란로	1,028,540	1,235,650	98,274	25,864	209,061	2.03%
	강남대로	537,527	1,440,778	108,862	23,836	209,986	2.88%
	영동대로	201,373	950,915	80,898	21,331	171,955	2.35%
	도산대로	94,585	2,155,102	115,880	17,144	190,794	3.57%
	서초 교대	120,992	1,188,267	60,163	17,613	131,675	3.68%
YBD	동여의도	889,815	1,047,184	99,253	40,696	287,915	7.59%
	서여의도	156,097	435,887	38,375	23,005	104,533	1.92%
	영등포	169,138	630,076	56,067	22,840	144,388	8.28%
ETC	송파 강동	630,025	790,722	52,139	17,649	122,430	1.87%
	광진 성동	217,862	809,195	61,594	15,306	122,679	2.81%
	마포 상암	684,941	702,997	59,986	21,450	137,349	3.48%
	구로 금천	252,527	623,672	58,304	11,198	160,788	6.37%
	관악 동작	179,000	832,241	57,220	16,588	131,359	6.66%
	용산	399,985	1,018,473	78,884	24,536	169,777	2.32%
PBBD	PTV	283,185	900,000	90,000	35,000	231,927	0.08%
	분당지역	304,500	606,476	51,373	21,593	141,516	1.53%

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, August 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 = 1,170.40 KRW (0.85 USD = 1,000 KRW) as at 15 September 2021

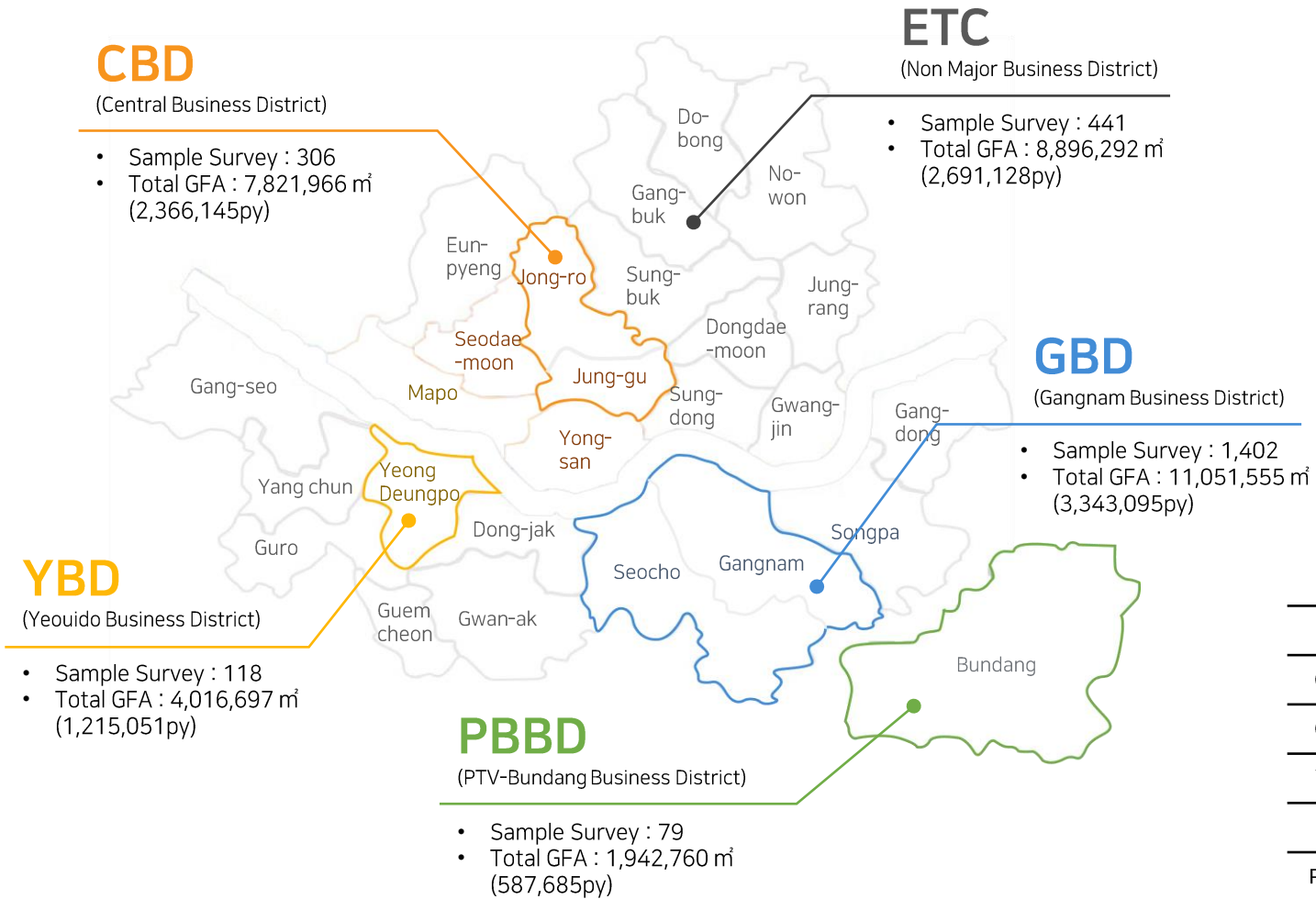
5 Regional Divisions in Seoul

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 2,346

	P	S	A	B	C
CBD	45	67	38	93	63
GBD	28	83	87	430	774
YBD	20	25	27	38	8
ETC	45	58	61	141	136
PBSD	11	18	12	30	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.

01 SBD Seoul Capital Area

Vacancy rate

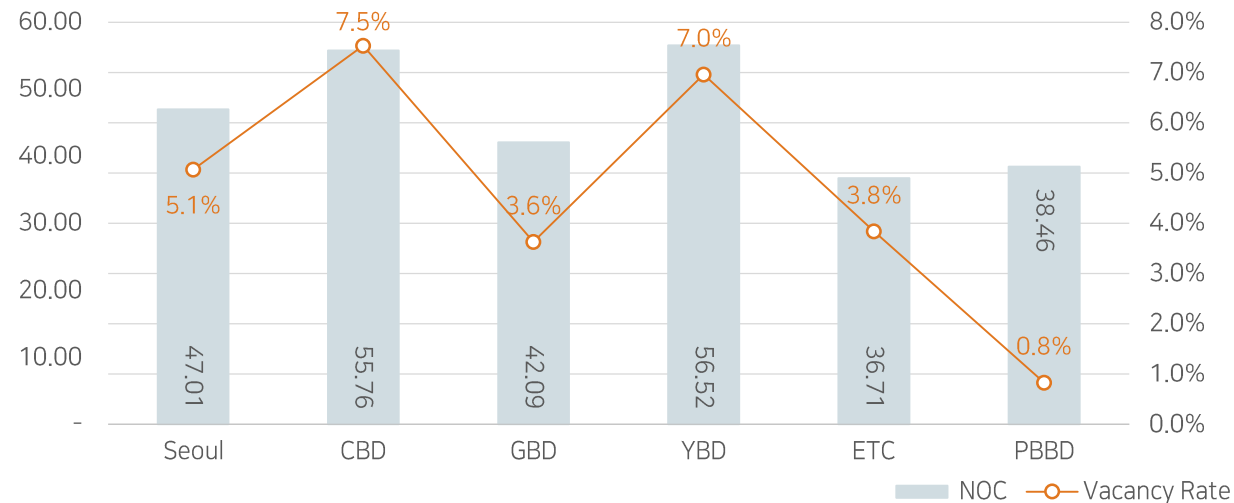
5.07% ↓

Avg, NOC

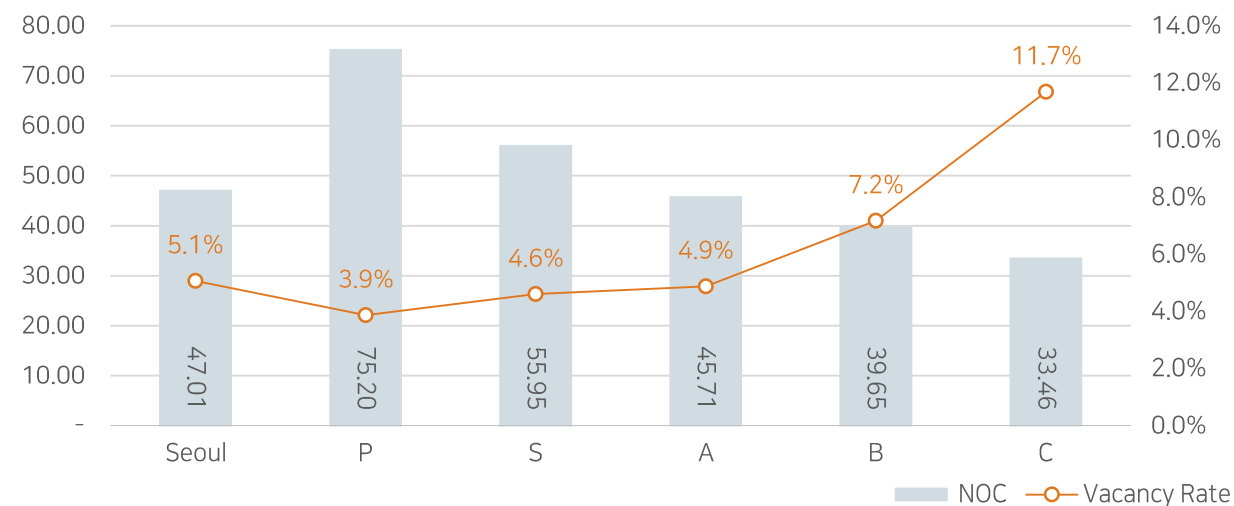
\$47.01 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
20.77	268.72	6.53

The average vacancy rate of the office buildings in Seoul is 5.07 % as at August 2021, and the average NOC is \$ 47.01.



■ Vacancy Rate & NOC in Seoul and Each District

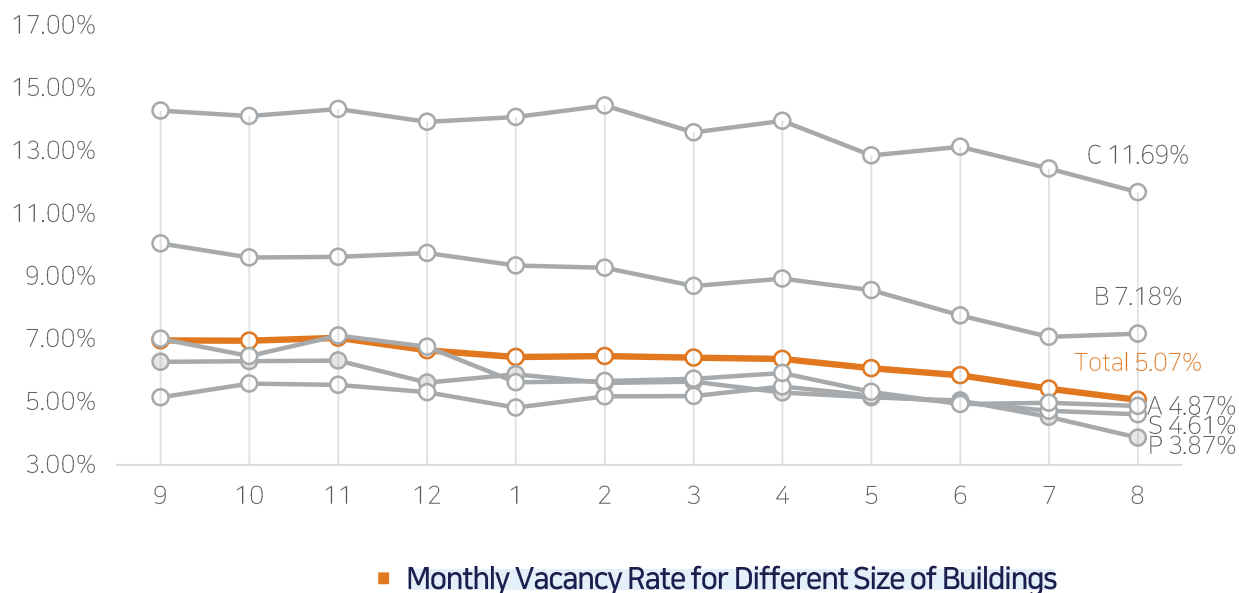
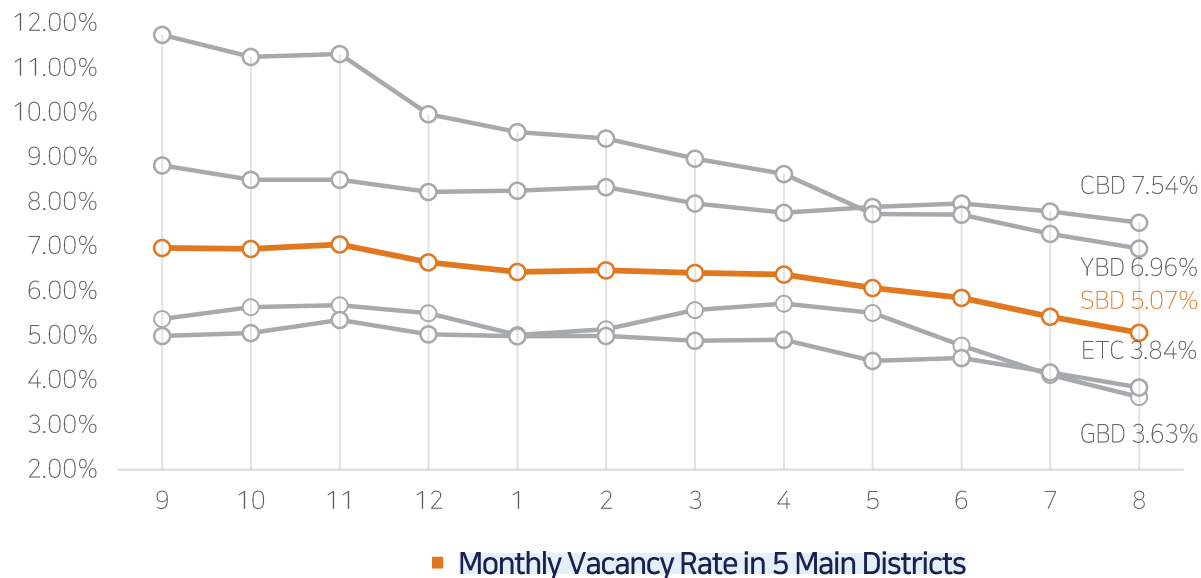


■ Vacancy Rate & NOC in Seoul & Each Building Category

01 SBD Seoul Capital Area

The following charts indicates the vacancy level in Seoul for August 2021. The three and half floors, of 10,950m² in total, in Yonsei Severance Building in CBD came into the local lease market in Seoul, which are currently rented by Hyundai Oil Bank and other Hyundai affiliates. Likewise, the office space of 5,370m² in Seoul Square Building came into the market, currently rented by SM Culture & Contents, and the additional space of 3,900m² in Kyobo Life Insurance Building also came into the market, currently rented by Schaeffler Korea.

Center Field in GBD found the new tenants such as Dodam Estate and its two affiliates, Hohyun Development and Hohyun Asset, and thus managed to lease out the office space of 33,200m² which was used to be vacant. In Posco Tower, the office space of 3,330m² was announced to be vacant soon, which is currently occupied by NPIXEL Corp. In Magok-dong, on the other hand, CUCKOO MAGOK Building had the vacant units of 4,400m² occupied with the new tenant, Eastar Jet Ltd.



02 CBD Central Seoul

Vacancy rate

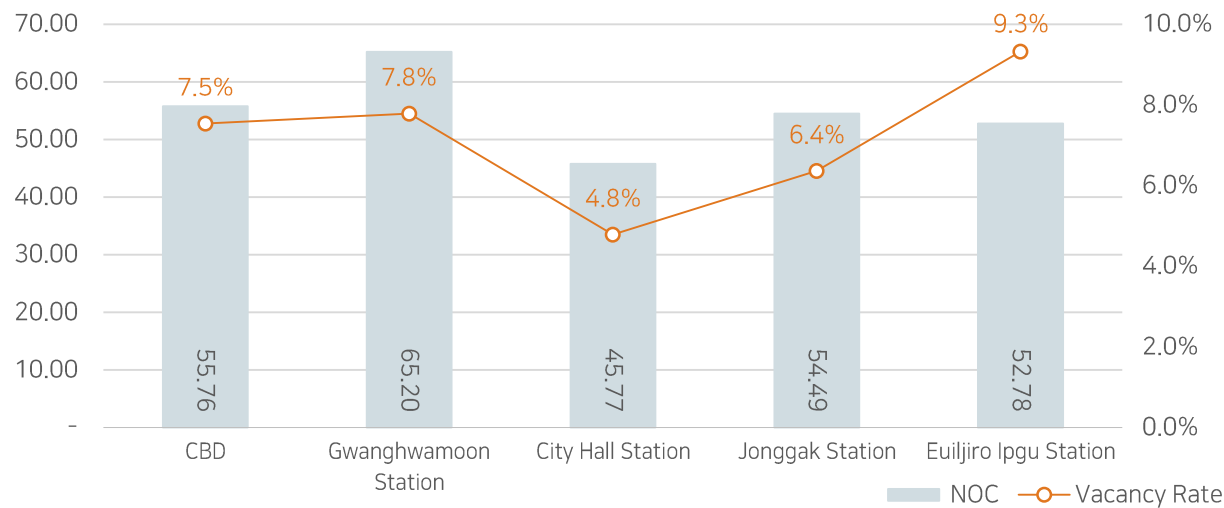
7.54% ↓

Avg, NOC

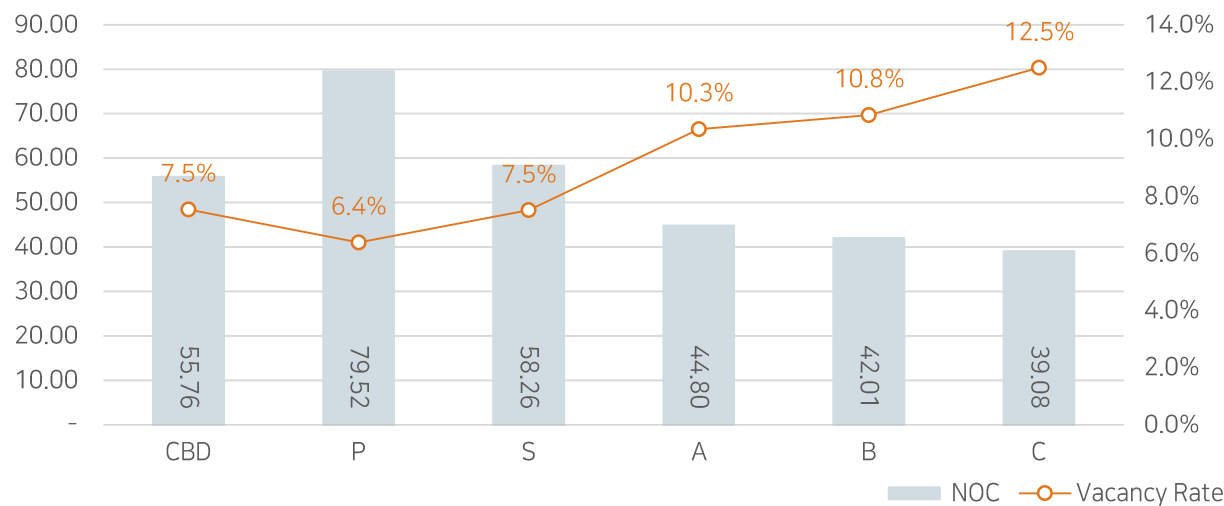
\$ 55.76 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.93	237.06	8.91

The average vacancy rate of the office buildings in CBD is 7.54 % as at August 2021, and the average NOC is \$ 55.76.



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



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

GBD Gangnam

Vacancy rate

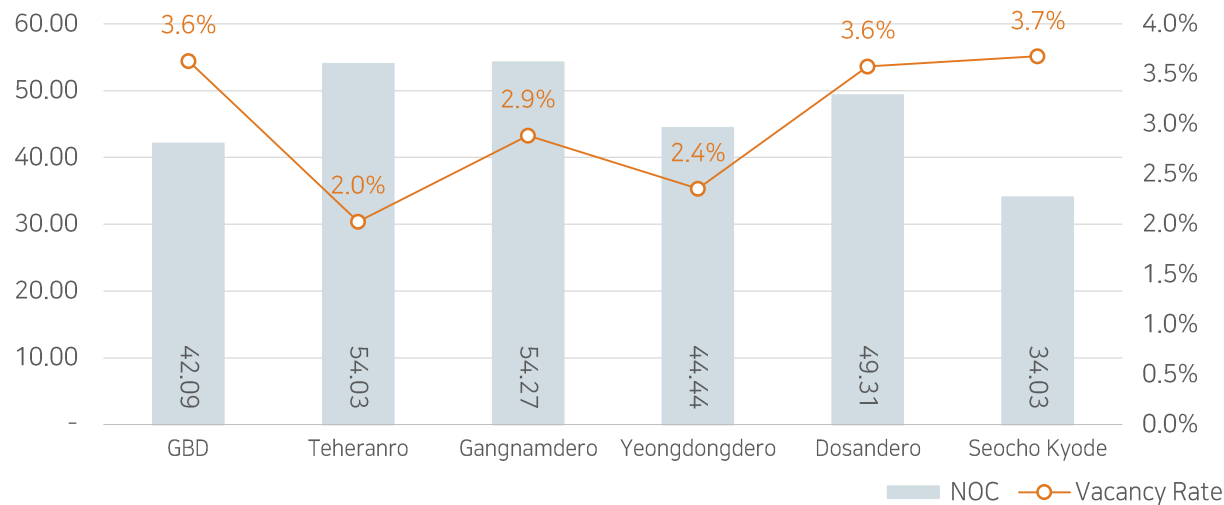
3.63% ↓

Avg, NOC

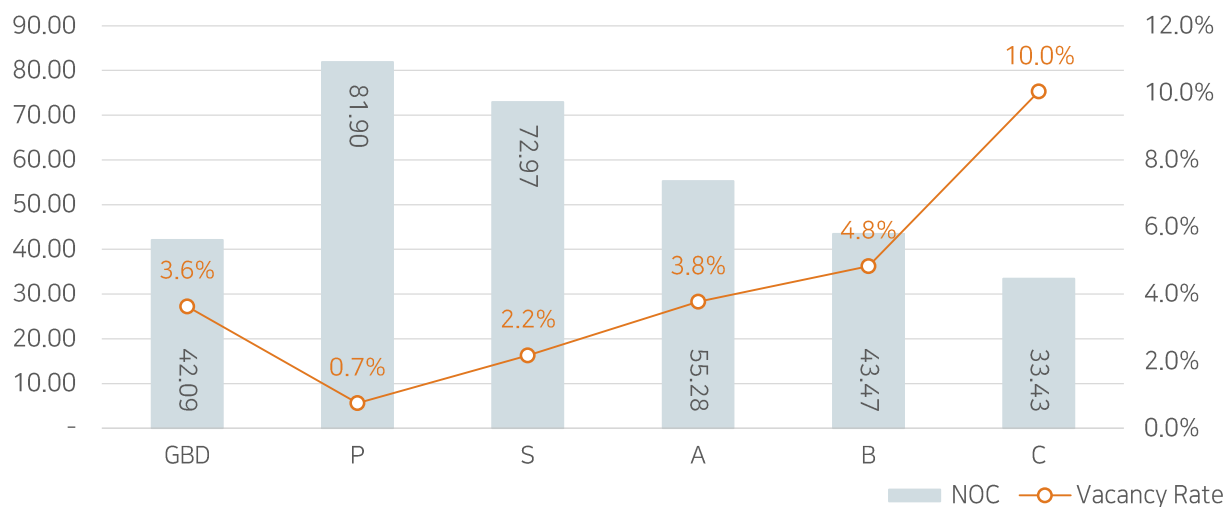
\$ 42.09 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
21.94	359.46	4.81

The average vacancy rate of the office buildings in GBD is 3.63 % as at August 2021, and the average NOC is \$ 42.09.



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



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

24 YBD Yeouido & Yeongdeungpo

Vacancy rate

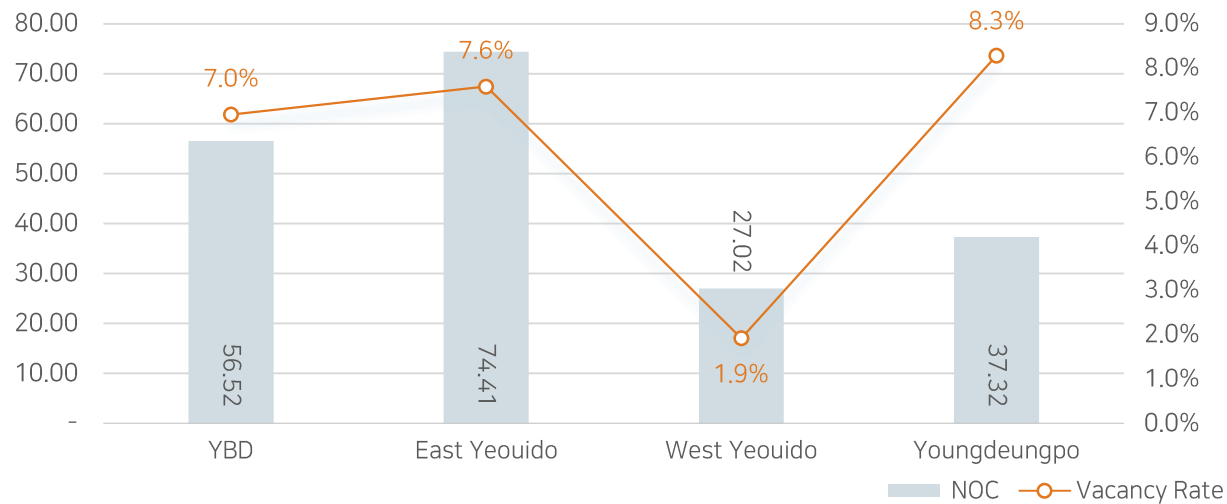
6.96 % ↓

Avg, NOC

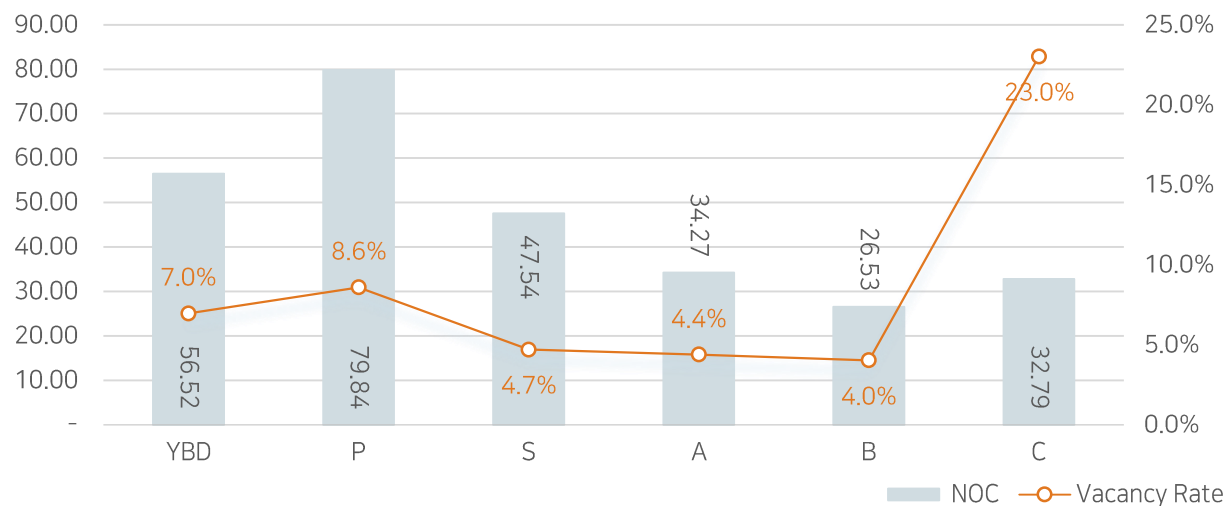
\$ 56.52 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
20.10	216.33	8.45

The average vacancy rate of the office buildings in YBD is 6.96 % as at August 2021, and the average NOC is \$ 56.52.



■ 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

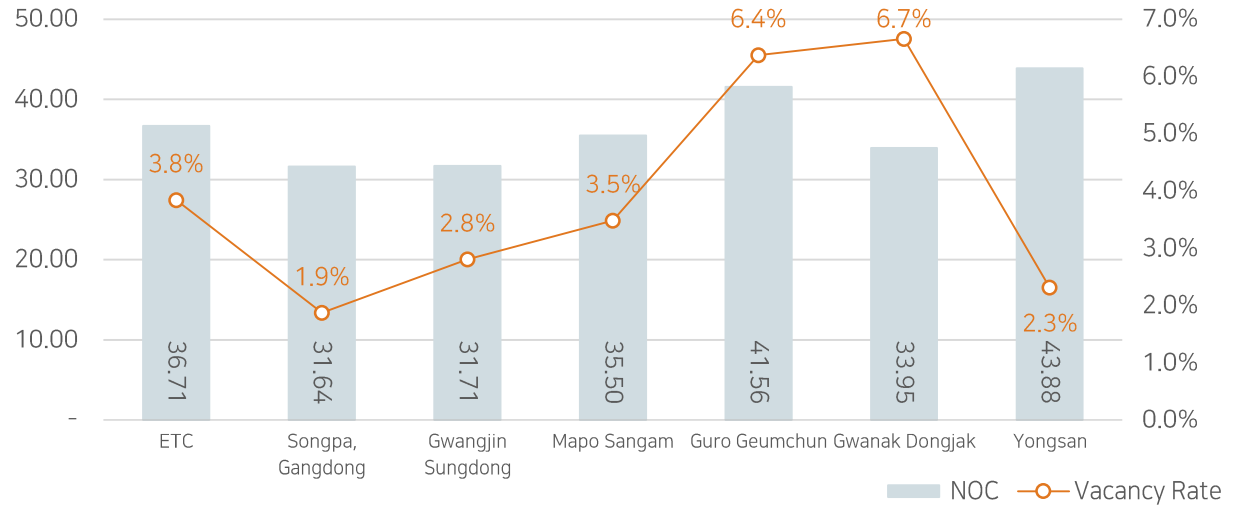
3.84 % ↓

Avg, NOC

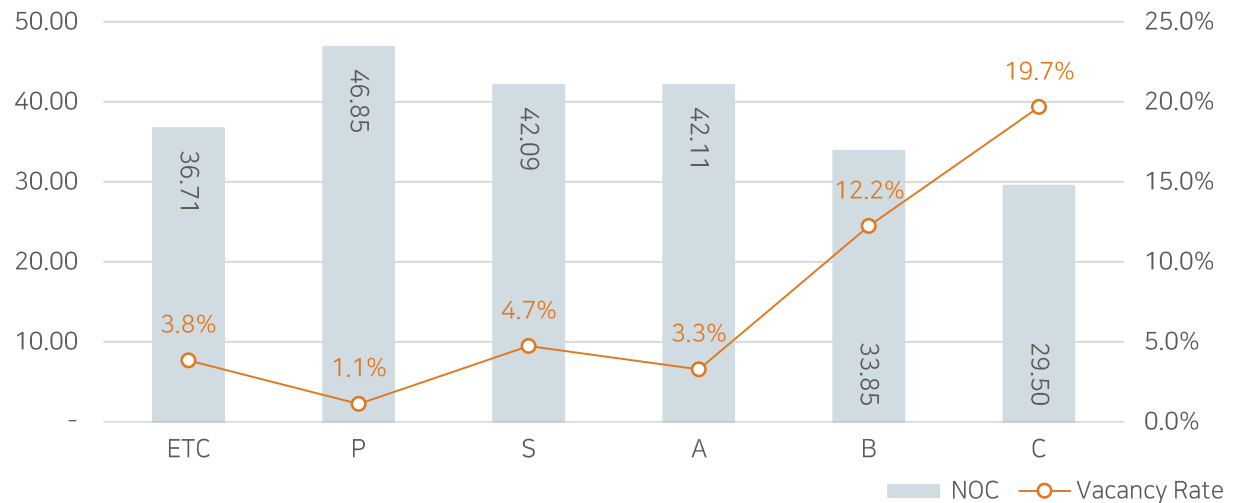
\$ 36.71 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
15.40	191.40	4.59

The average vacancy rate of the office buildings in ETC is 3.84 % as at August 2021, and the average NOC is \$ 36.71.



■ 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

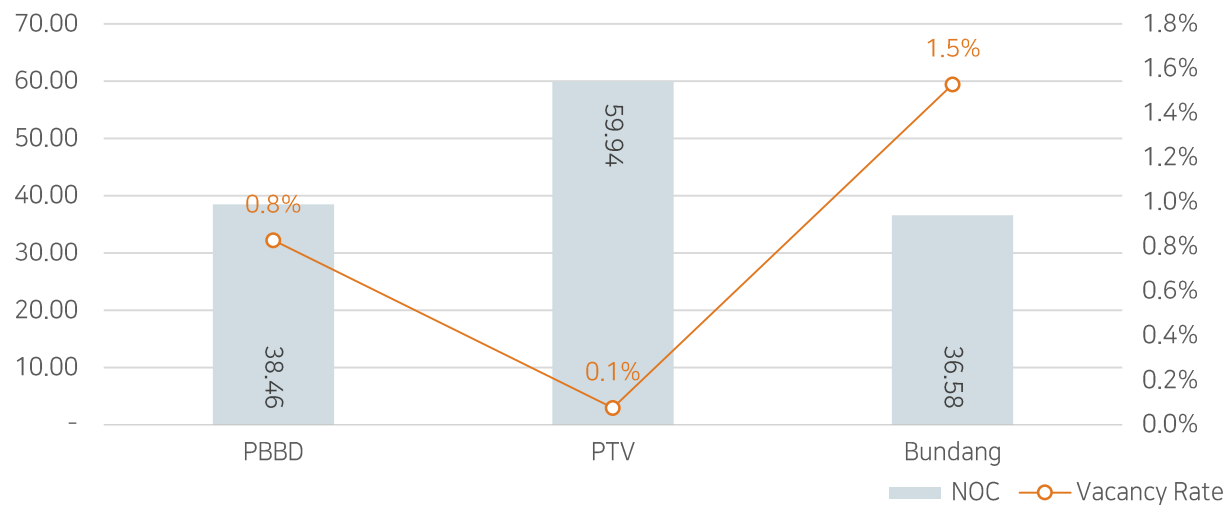
0.83 % ↓

Avg, NOC

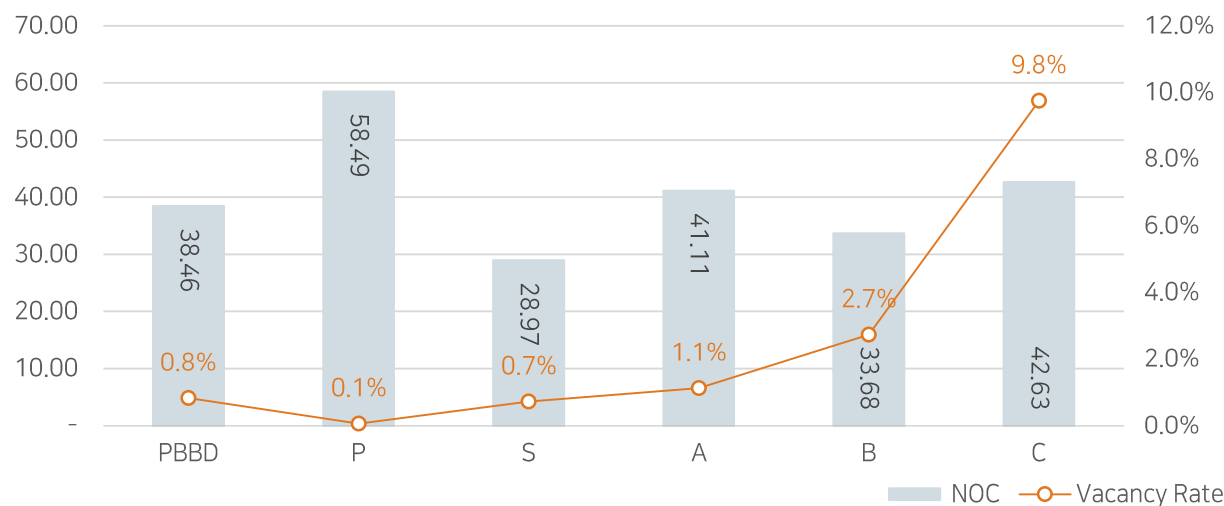
\$ 38.46 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
14.08	162.87	5.86

The average vacancy rate of the office buildings in PBBD is 0.83 % as at August 2021, and the average NOC is \$ 38.46.



■ 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	269.87	27.23	9.41	65.20	7.78%
	City Hall Station	894,595	174.16	17.49	8.04	45.77	4.79%
	Jonggak Station	997,796	232.14	22.85	8.92	54.49	6.36%
	Euljiro Ipgu Station	853,770	203.81	20.81	9.06	52.78	9.33%
GBD	Teheranro	3,400,132	319.36	25.40	6.68	54.03	2.03%
	Gangnamdero	1,776,949	372.38	28.14	6.16	54.27	2.88%
	Yeongdongdero	665,694	245.77	20.91	5.51	44.44	2.35%
	Dosandero	312,677	557.00	29.95	4.43	49.31	3.57%
	Seocho Kyode	399,973	307.12	15.55	4.55	34.03	3.68%
YBD	East Yeouido	2,941,538	270.65	25.65	10.52	74.41	7.59%
	West Yeouido	516,023	112.66	9.92	5.95	27.02	1.92%
	Youngdeungpo	559,135	162.85	14.49	5.90	37.32	8.28%
ETC	Songpa, Gangdong	2,082,726	204.37	13.48	4.56	31.64	1.87%
	Gwangjin Sungdong	720,206	209.14	15.92	3.96	31.71	2.81%
	Mapo Sangam	2,264,268	181.70	15.50	5.54	35.50	3.48%
	Guro Geumchun	834,800	161.19	15.07	2.89	41.56	6.37%
	Gwanak Dongjak	591,737	215.10	14.79	4.29	33.95	6.66%
	Yongsan	1,322,265	263.23	20.39	6.34	43.88	2.32%
PBBD	PTV	936,148	232.61	23.26	9.05	59.94	0.08%
	Bundang	1,006,612	156.75	13.28	5.58	36.58	1.53%

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