



Seoul Office Leasing

Monthly Market Review

October 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 9월 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
Yeouido Business District

ETC
Non Major Business District

PBBD
PTV-Bundang Business District

도심권
종로구, 중구 일대

강남권
강남구, 서초구 일대

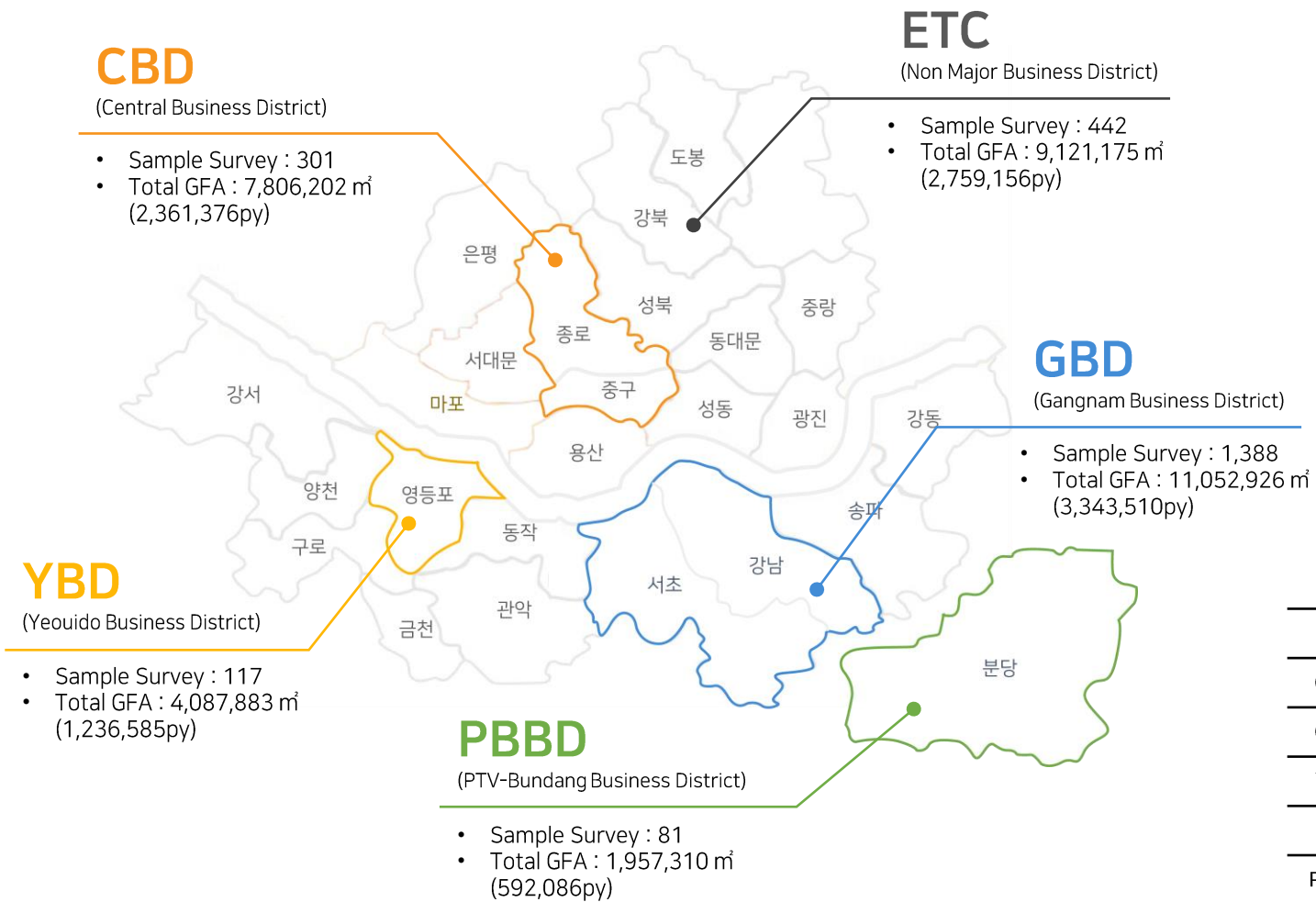
여의도권
여의도, 영등포구 일대

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 2,329

	P	S	A	B	C
CBD	45	68	35	93	60
GBD	28	84	87	429	760
YBD	20	25	29	36	7
ETC	48	57	61	140	136
PBBD	11	18	12	32	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

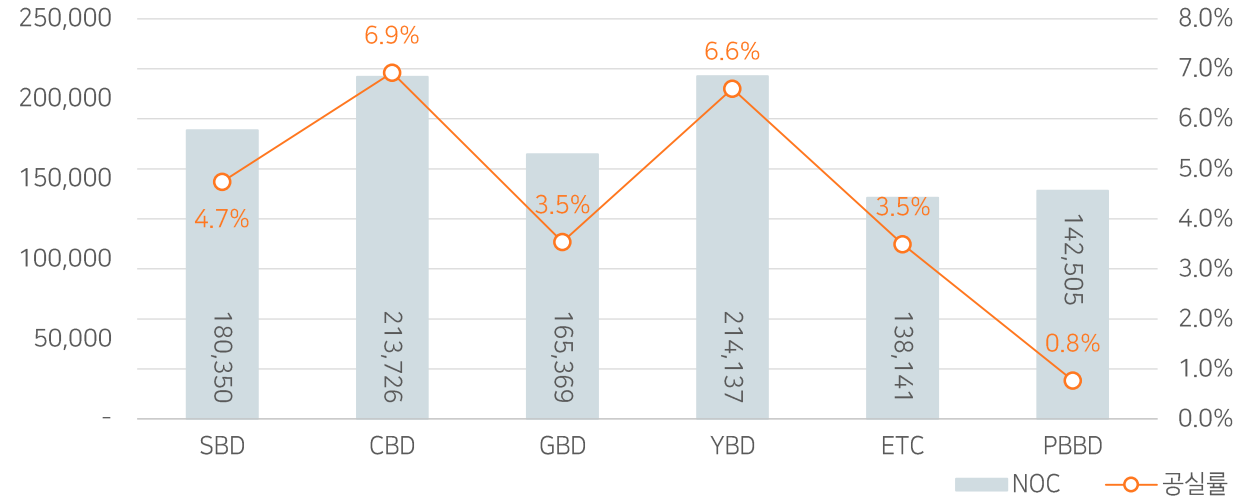
01 SBD 서울 전체

공실률
4.74% ↓

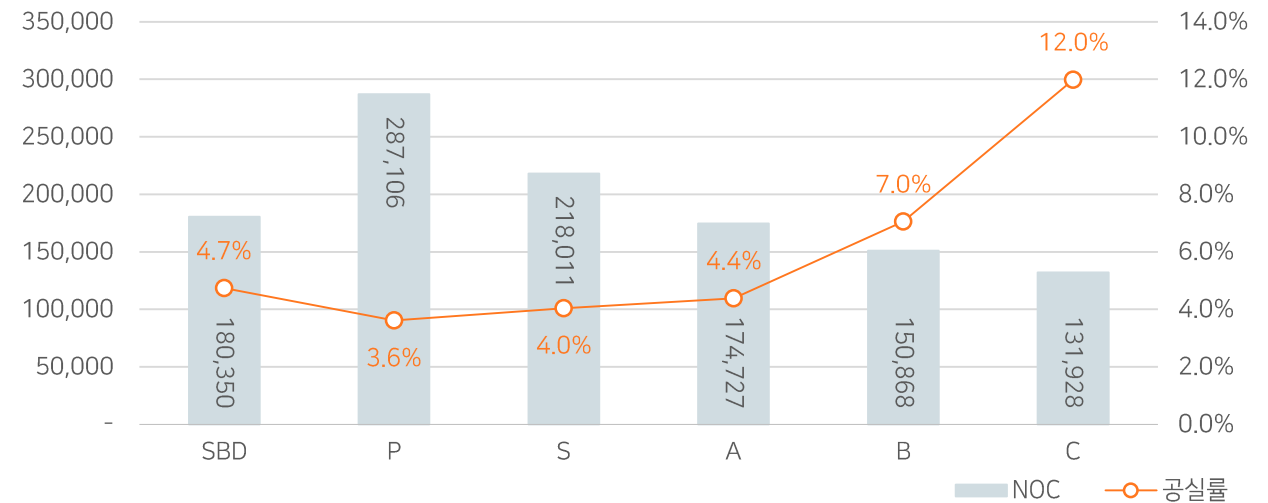
평균 NOC
₩ 180,350 ↓

평균 임대료	평균 보증금	평균 관리비
80,085	1,043,155	25,206

2021년도 9월 조사한 서울지역 오피스의
평균 공실률은 4.74%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 180,350원으로 조사되었다.



■ 서울 전체 권역 별 공실률 / NOC



■ 서울 전체 규모 별 공실률 / NOC

01 SBD 서울 전체

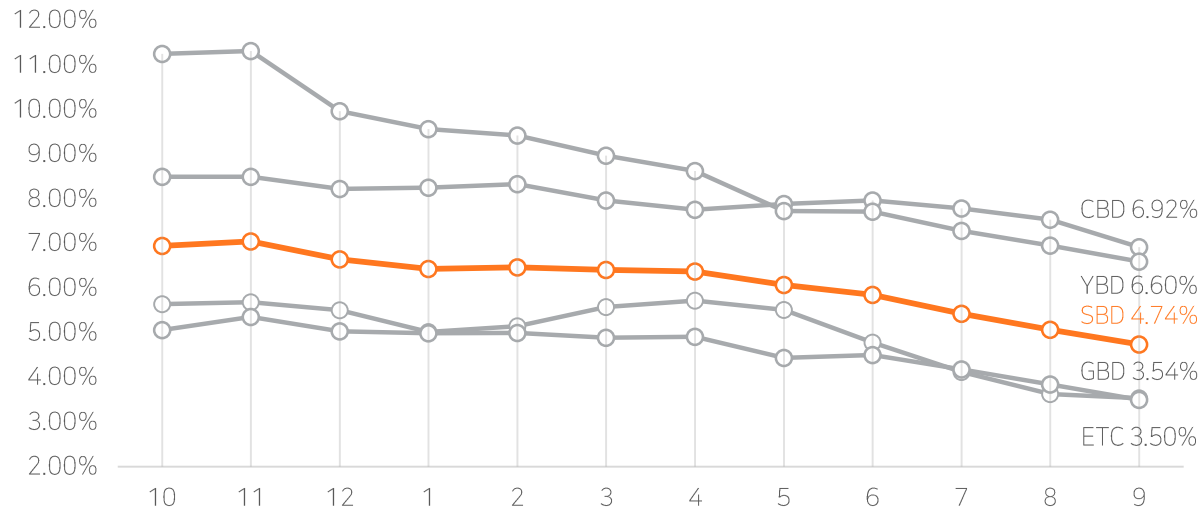
2021년 9월 서울권역의 공실률 흐름은 다음과 같이 조사되었다.

CBD의 AK타워 A동에 삼부토건 주식회사가 입주하며 6개 층을 사용하여 1,190평의 공실이 해소되었고, 부림빌딩에서는 희성폴리머, 희성축매, 희성 피엠택 등의 임차인이 영풍빌딩으로 이전하며 1,020평의 공실이 증가하였다.

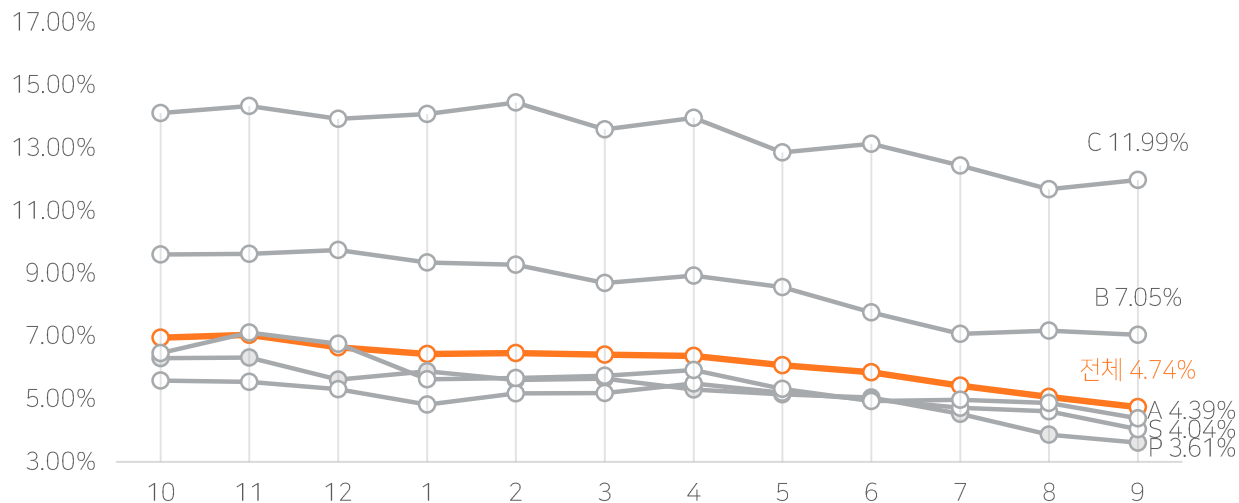
GBD의 삼탄빌딩에서는 ST인터내셔널이 사옥으로 이전하며 2개 층 900평의 신규 공실이 발생하였다.

YBD의 파크원에 쿼터백자산운용과 쿼터백그룹 등의 임차인이 입주하며 960평의 공실이 감소하였고, 유화증권빌딩에 한국투자증권이 1개 층을 사용하는 등 총 2개 층 1,120평의 공실이 해소되었다.

잠실의 롯데타워에서 임차중인 롯데물산이 사용중인 1개 층 1,520평이 시장에 추가되었다.



■ 서울 권역별 공실률 변화



■ 서울 규모별 공실률 변화

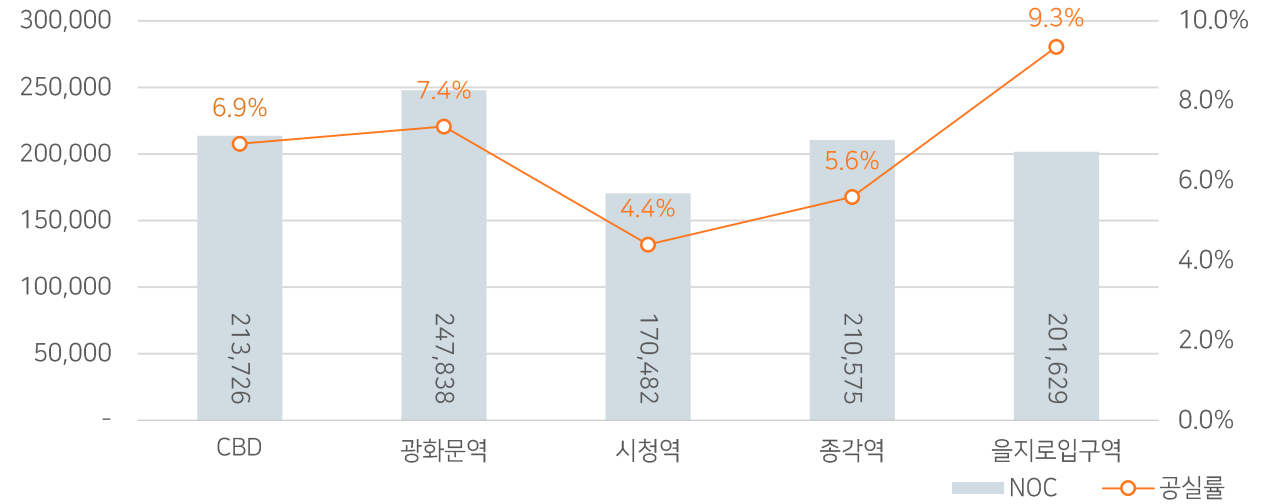
02 CBD 도심권역

공실률
6.92% ↓

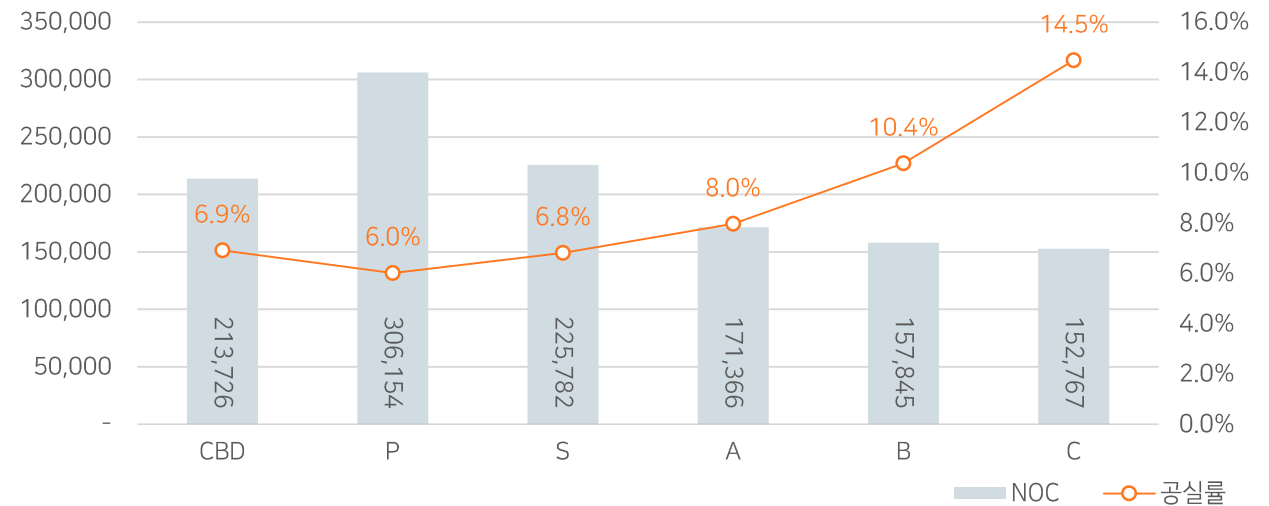
평균 NOC
₩ 213,726 ↓

평균 임대료	평균 보증금	평균 관리비
88,129	906,631	34,193

2021년도 9월 조사한 도심지역 오피스의
평균 공실률은 6.92%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 213,726원으로 조사되었다.



■ CBD 지역 세부권역별 공실률/NOC



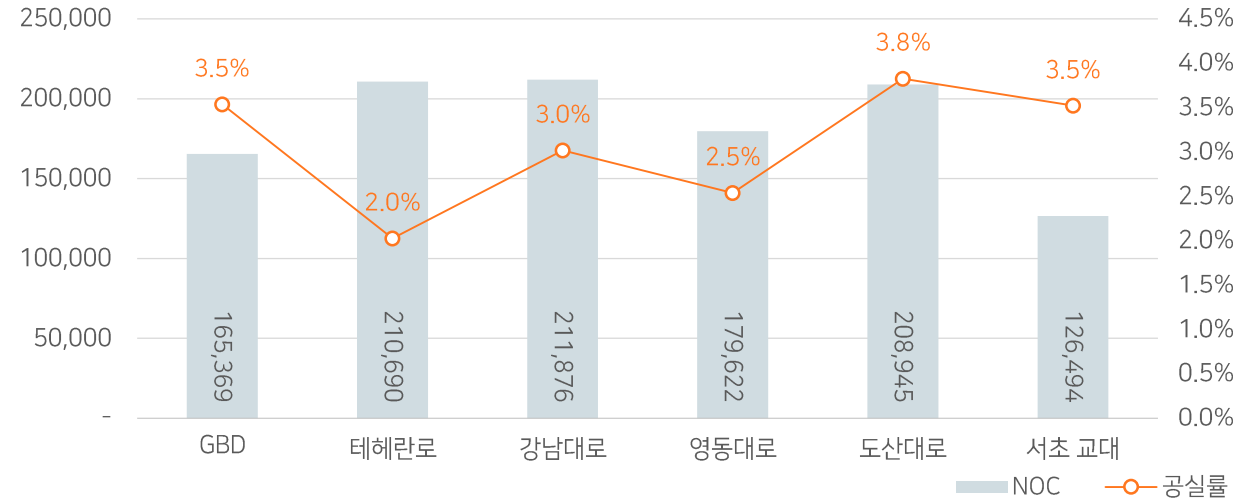
■ CBD 지역 규모별 공실률/NOC

73 GBD 강남권역

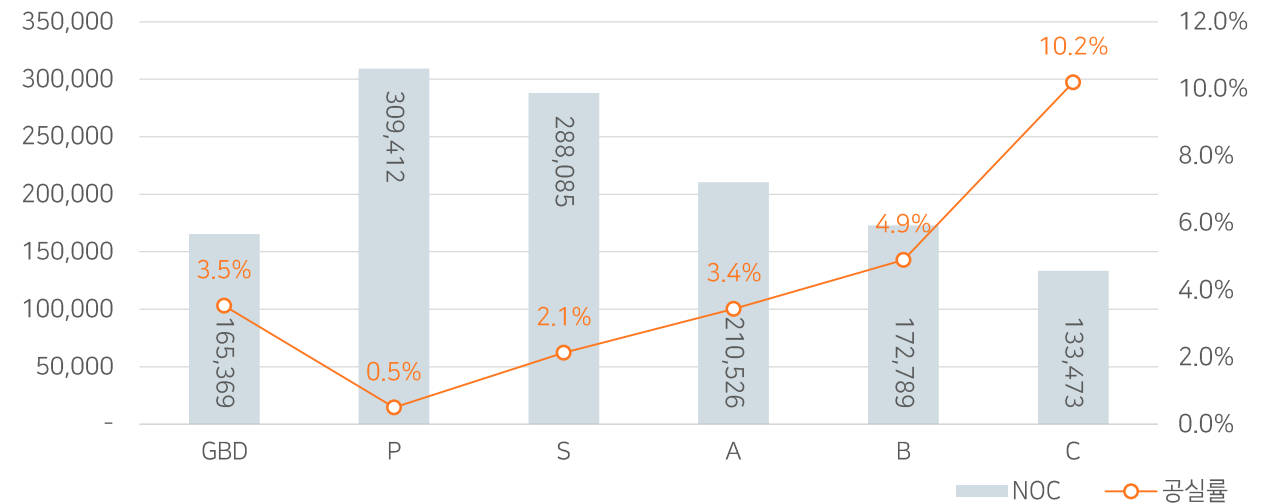
공실률 3.54% ↓ 평균 NOC ₩ 165,369 ↑

평균 임대료	평균 보증금	평균 관리비
86,830	1,426,932	18,798

2021년도 9월 조사한 강남지역 오피스의 평균 공실률은 3.54%로 조사되었으며, 전용면적 1평당 사용할 때 드는 비용을 계산한 평균 NOC는 165,369원으로 조사되었다.



■ GBD 지역 세부권역별 공실률/NOC



■ GBD 지역 규모 별 공실률/NOC

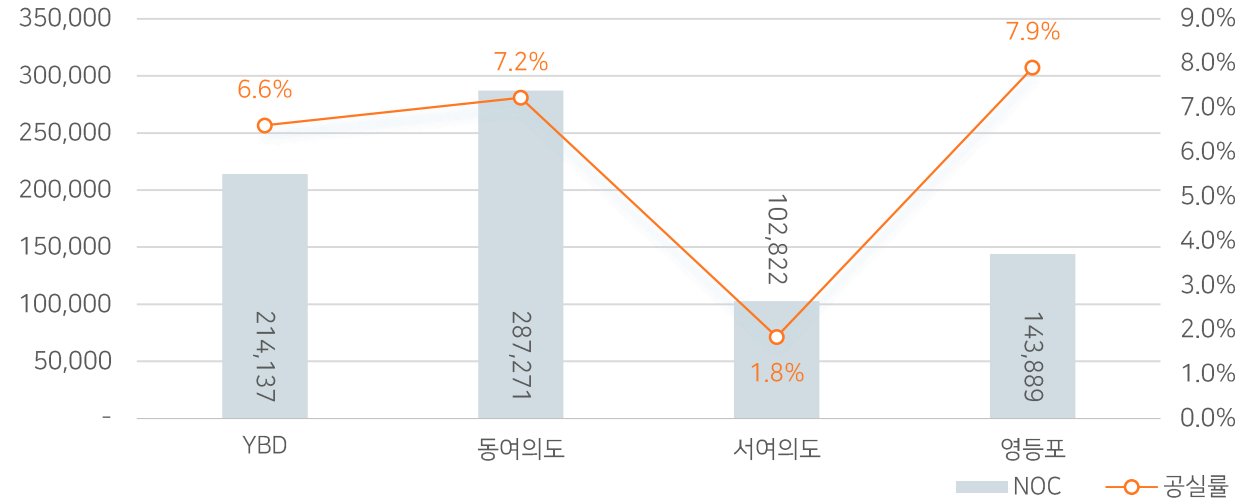
24 YBD 여의도, 영등포 권역

공실률
6.60% ↓

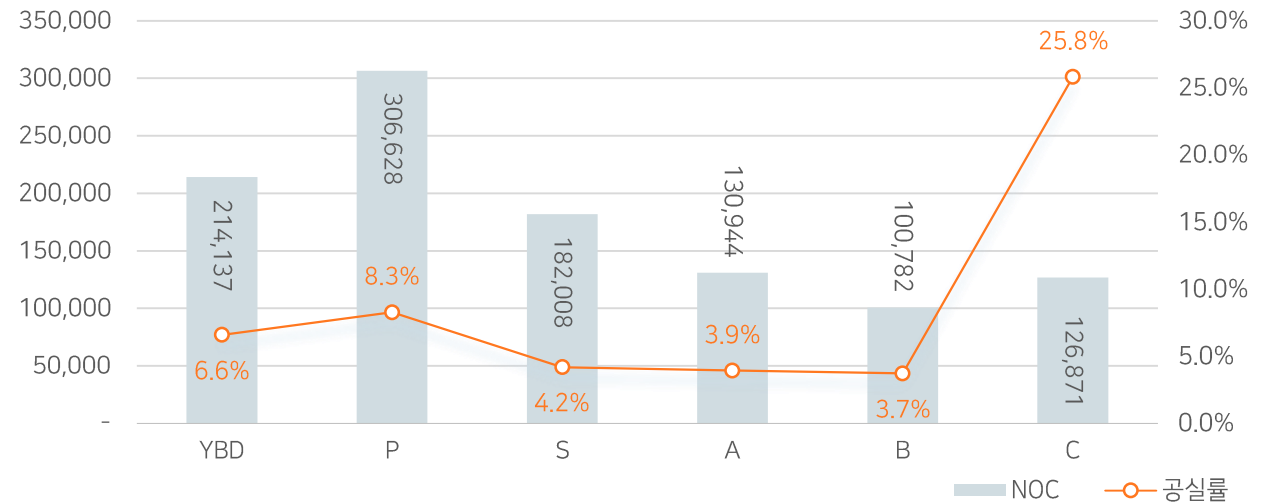
평균 NOC
₩ 214,137 ↓

평균 임대료	평균 보증금	평균 관리비
76,664	826,198	31,975

2021년도 9월 조사한 여의도, 영등포 지역
오피스의 평균 공실률은 6.60%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 214,137원으로 조사되었다.



■ YBD 지역세부권역별 공실률/NOC



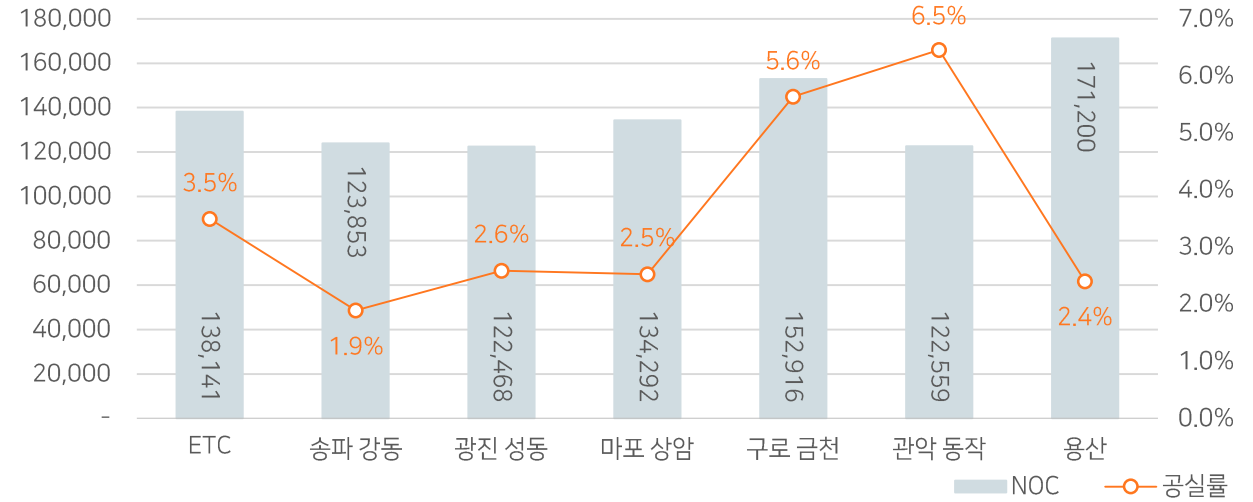
■ YBD 지역규모 별 공실률/NOC

75 ETC 서울 기타권역

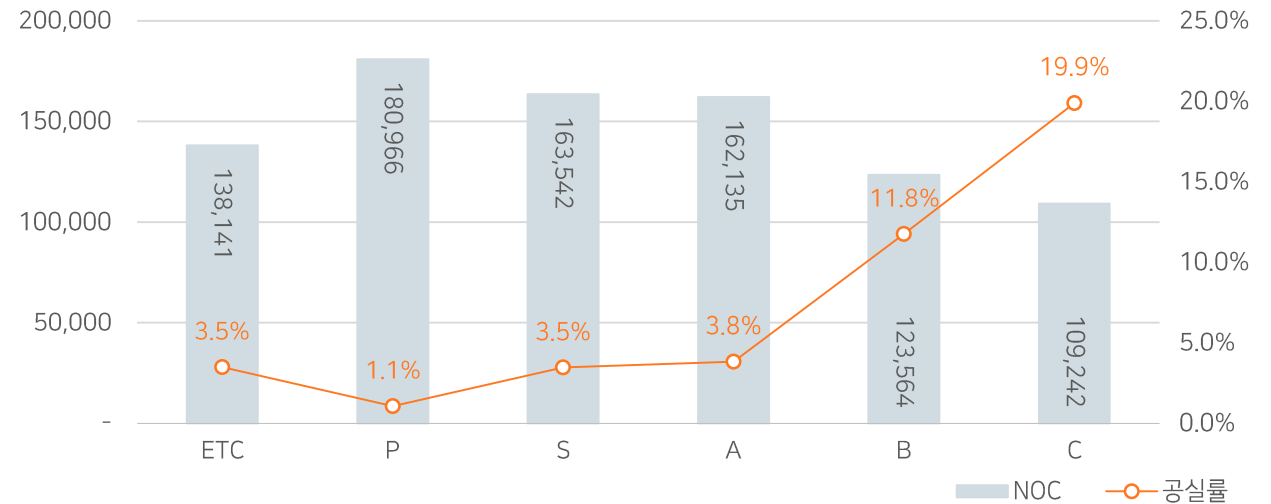
공실률 3.50 ↓ 평균 NOC ₩ 138,141 ↓

평균 임대료	평균 보증금	평균 관리비
57,275	722,284	18,505

2021년도 9월 조사한 서울 기타지역 오피스의
평균 공실률은 3.50%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 138,141원으로 조사되었다.



ETC 지역 세부권역별 공실률 / NOC



ETC 지역 규모별 공실률 / NOC

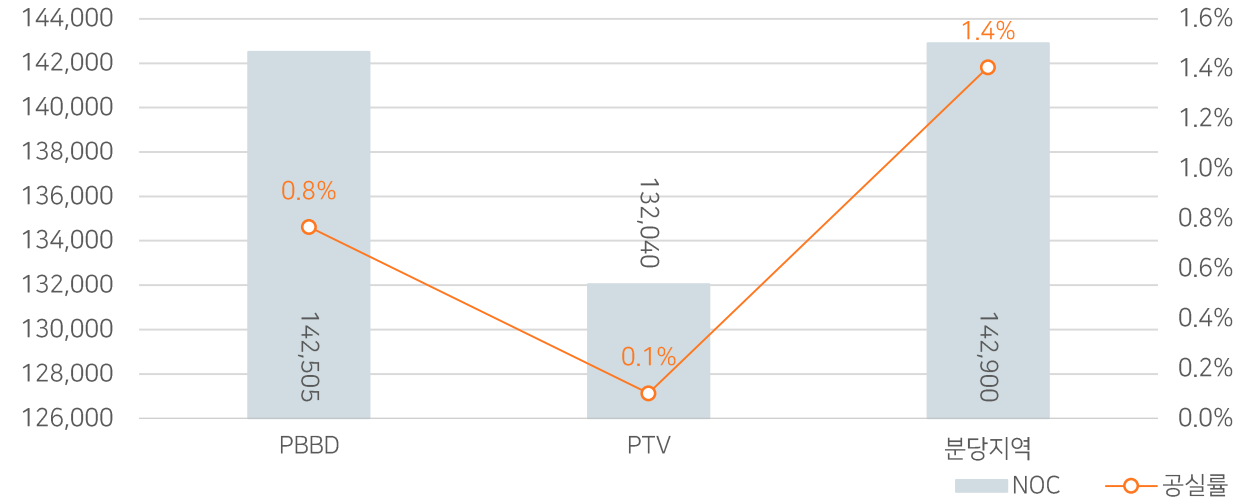
76 PBBD 판교, 분당 권역

공실률
0.77 % ↓

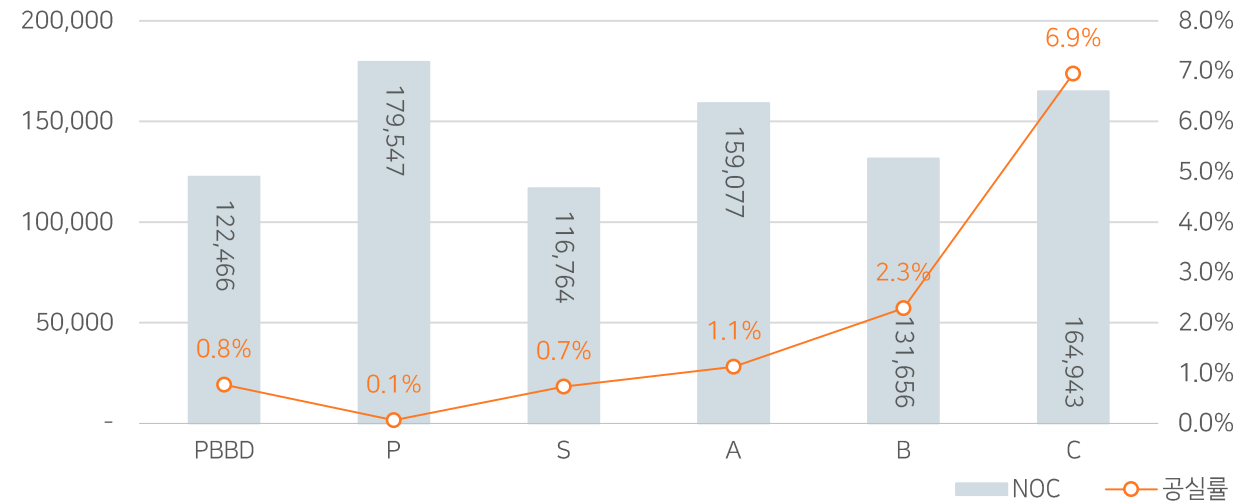
평균 NOC
₩ **142,505** ↓

평균 임대료	평균 보증금	평균 관리비
52,207	629,723	21,267

2021년도 9월 조사한 판교, 분당지역 오피스의
평균 공실률은 0.77%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 142,505원으로 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	275,241	1,031,582	104,125	35,886	247,838	7.35%
	시청역	270,615	661,182	66,422	30,671	170,482	4.40%
	종각역	307,186	897,853	88,252	34,161	210,575	5.59%
	을지로입구역	253,476	781,748	79,956	34,888	201,629	9.35%
GBD	테헤란로	1,033,807	1,282,188	99,176	25,966	210,690	2.03%
	강남대로	535,963	1,506,177	111,253	23,782	211,876	3.02%
	영동대로	207,288	939,914	79,026	23,140	179,622	2.54%
	도산대로	96,520	2,265,807	130,465	17,056	208,945	3.83%
	서초 교대	125,073	1,172,453	58,177	16,279	126,494	3.52%
YBD	동여의도	887,402	1,044,620	99,718	40,379	287,271	7.22%
	서여의도	166,407	434,082	37,575	22,778	102,822	1.84%
	영등포	182,775	637,228	55,914	22,648	143,889	7.90%
ETC	송파 강동	632,399	781,949	51,729	17,731	123,853	1.89%
	광진 성동	216,382	806,211	59,454	15,828	122,468	2.59%
	마포 상암	689,596	685,660	58,705	21,841	134,292	2.53%
	구로 금천	288,490	596,165	55,709	13,986	152,916	5.64%
	관악 동작	179,000	849,102	51,406	16,425	122,559	6.46%
	용산	402,354	962,027	75,904	25,443	171,200	2.40%
PBBD	PTV	290,344	759,162	56,025	10,500	132,040	0.10%
	분당지역	301,742	624,838	52,062	21,674	142,900	1.41%

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, September 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 = 1,191.10 KRW (0.84 USD = 1,000 KRW) as at 8 October 2021

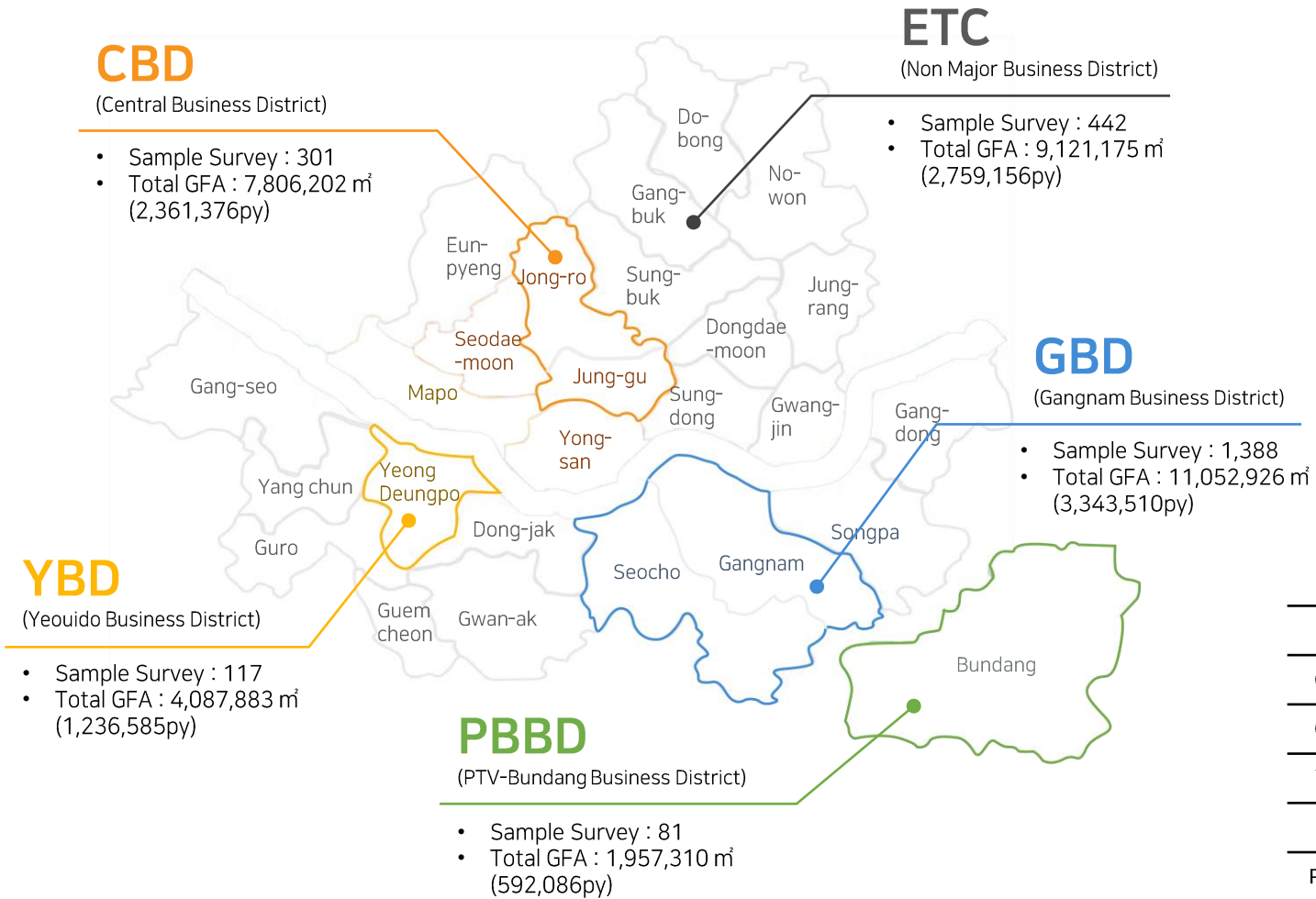
5 Regional Divisions in Seoul

CBD	GBD	YBD	ETC	PBBB
Central Business District	Gangnam Business District	Yeouido 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 2,329

	P	S	A	B	C
CBD	45	68	35	93	60
GBD	28	84	87	429	760
YBD	20	25	29	36	7
ETC	48	57	61	140	136
PBB	11	18	12	32	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

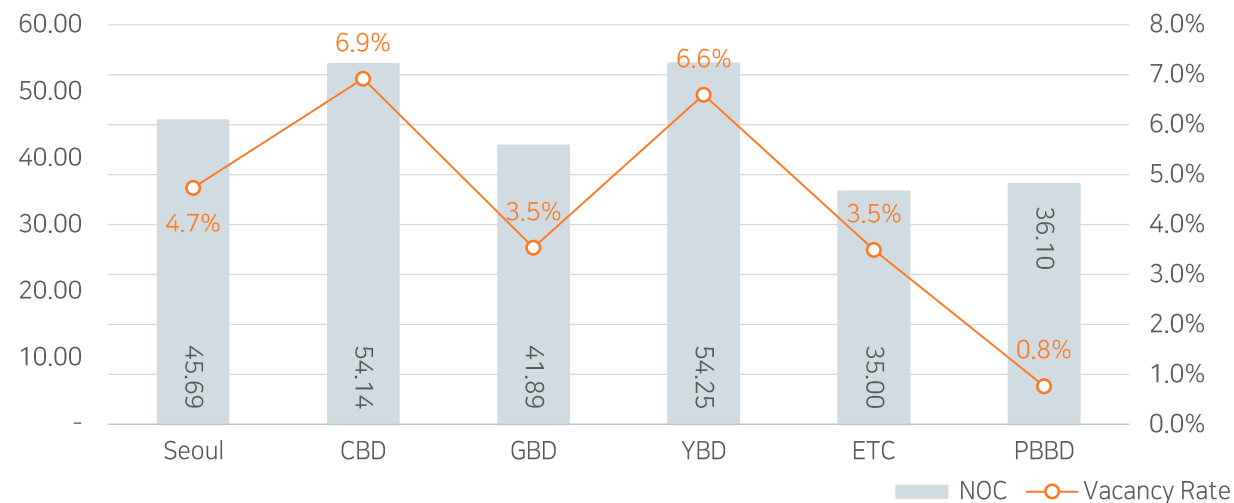
4.74% ↓

Avg, NOC

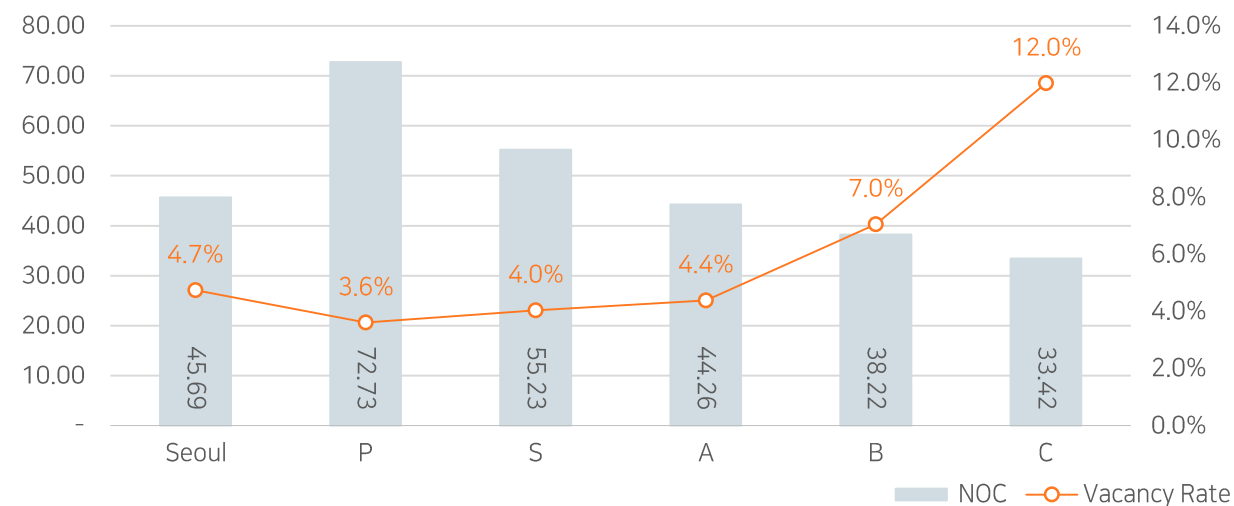
\$ 45.69 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
20.29	264.26	6.39

The average vacancy rate of the office buildings in Seoul is 4.74 % as at September 2021, and the average NOC is \$ 45.69.



■ Vacancy Rate & NOC in Seoul and Each District

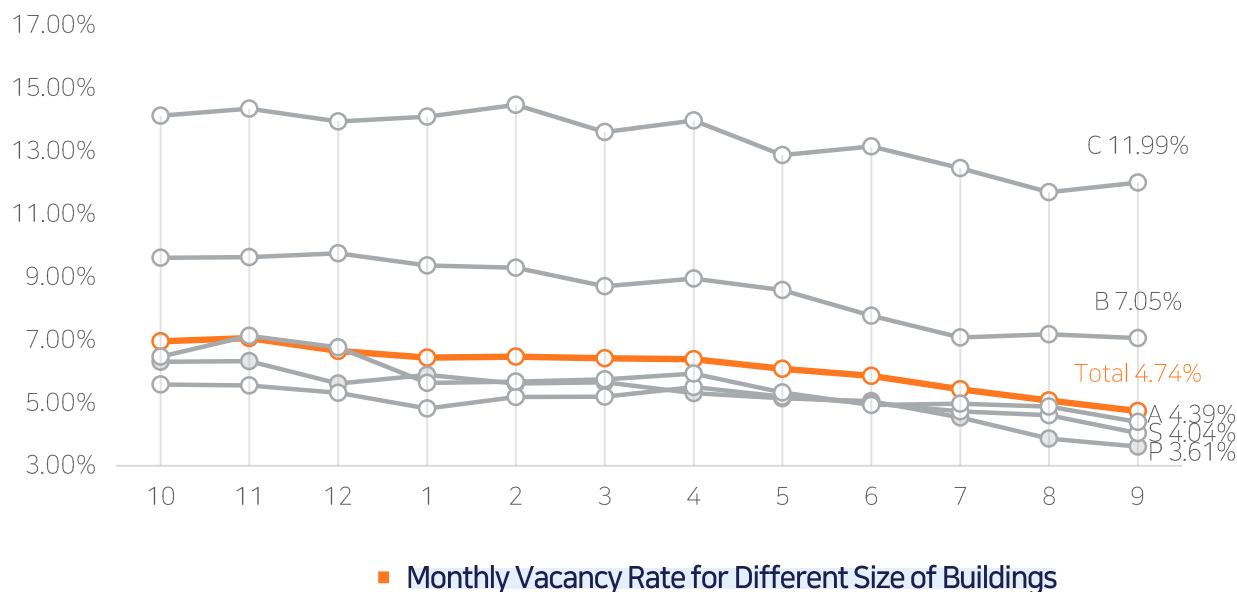
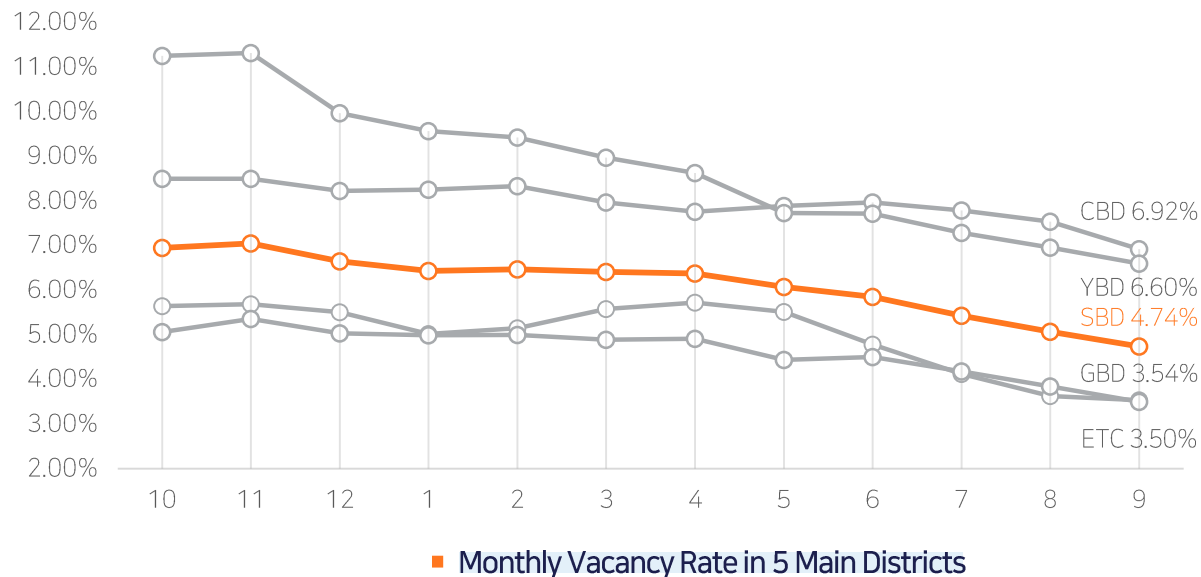


■ Vacancy Rate & NOC in Seoul & Each Building Category

01 SBD Seoul Capital Area

The following charts indicate the vacancy level of Seoul for September 2021.

Unit A of AK Tower in CBD filled out the vacancies of 3,930m² in the tower, thanks to the new tenant, SAMBU Construction Co., Ltd. renting the 6 floors in the tower. On the other hand, there was new vacancies of 3,370m² in Boolim building as the several tenants including Heesung Polymer, Heesung Catalysts Corp. and Heesung PM Tech moved out from the building into Youngpoong building. ST International Corp. moved out from Samtan building in GBD, which created the new vacancies of 2,980m² in the building. The vacancy level of Parc I tower in YBD decreased by 3,170m² as the new tenants moved into the tower, such as Quarterback group, Quarterback Investment etc. Similarly, Yuhwa Securities building managed to fill out the vacant units of 3,710m² in total, thanks mainly to Korea Investment & Securities Co., Ltd. renting one entire floor in the building. Lastly, one floor in Lotte Tower in Jamsil, currently occupied by Lotte Property & Development, came to the local lease market as the floor is soon to be vacant, that is of 5,020m²



02 CBD Central Seoul

Vacancy rate

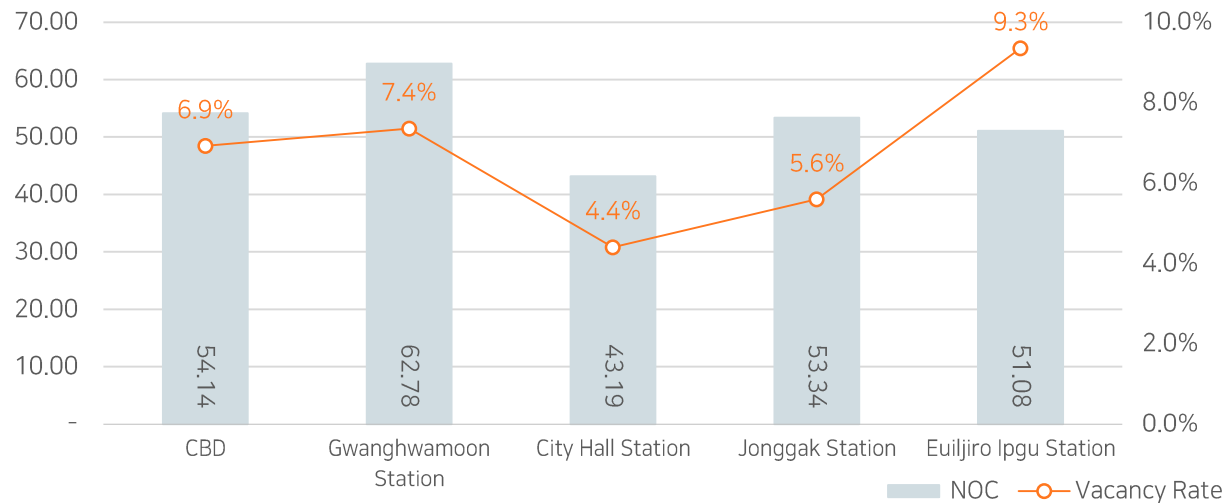
6.92% ↓

Avg, NOC

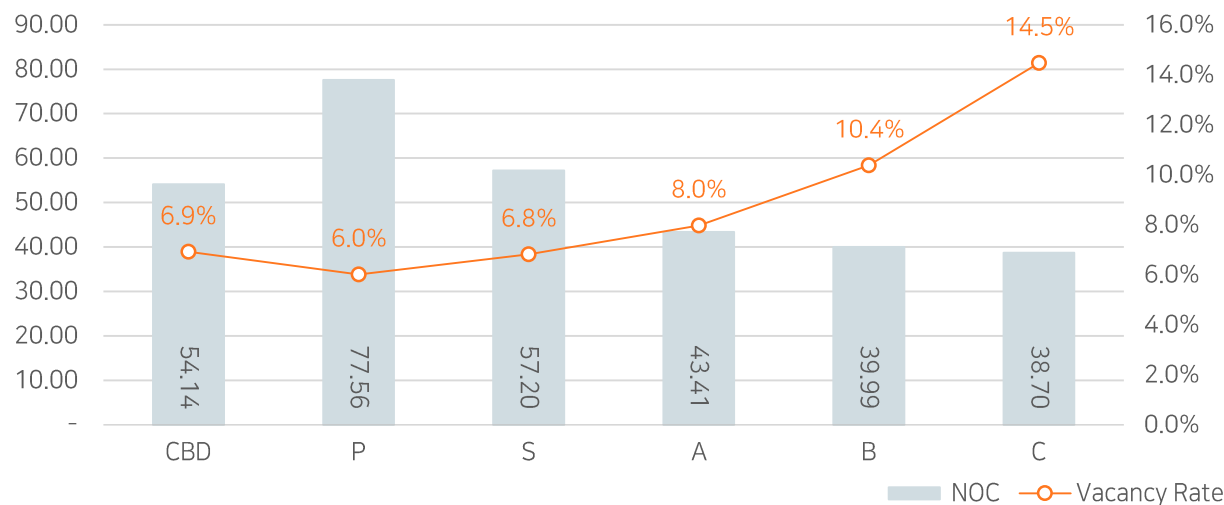
\$ 54.14 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.33	229.68	8.66

The average vacancy rate of the office buildings in CBD is 6.92 % as at September 2021, and the average NOC is \$ 54.14.



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



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

73 GBD Gangnam

Vacancy rate

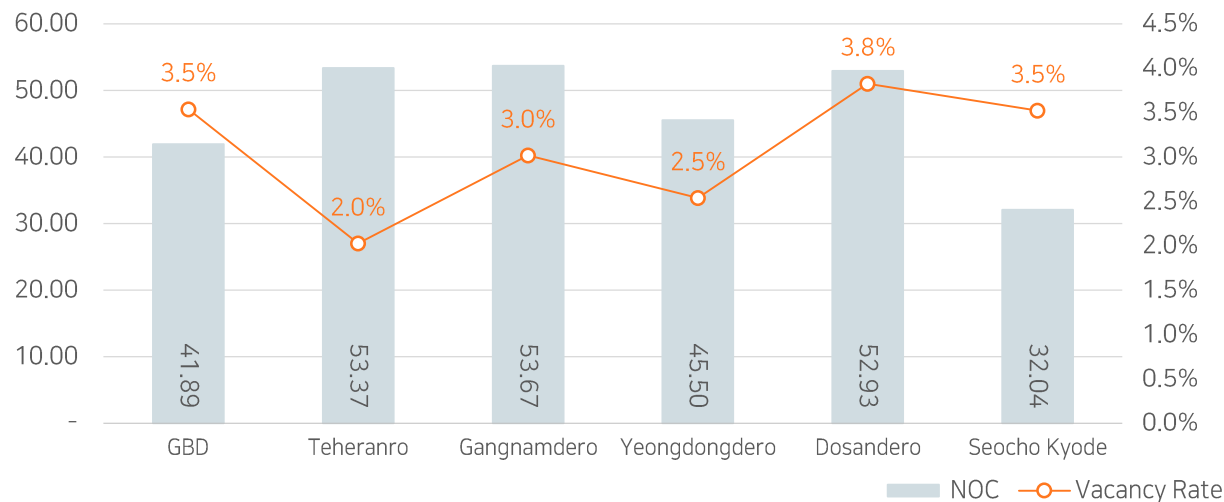
3.54% ↓

Avg, NOC

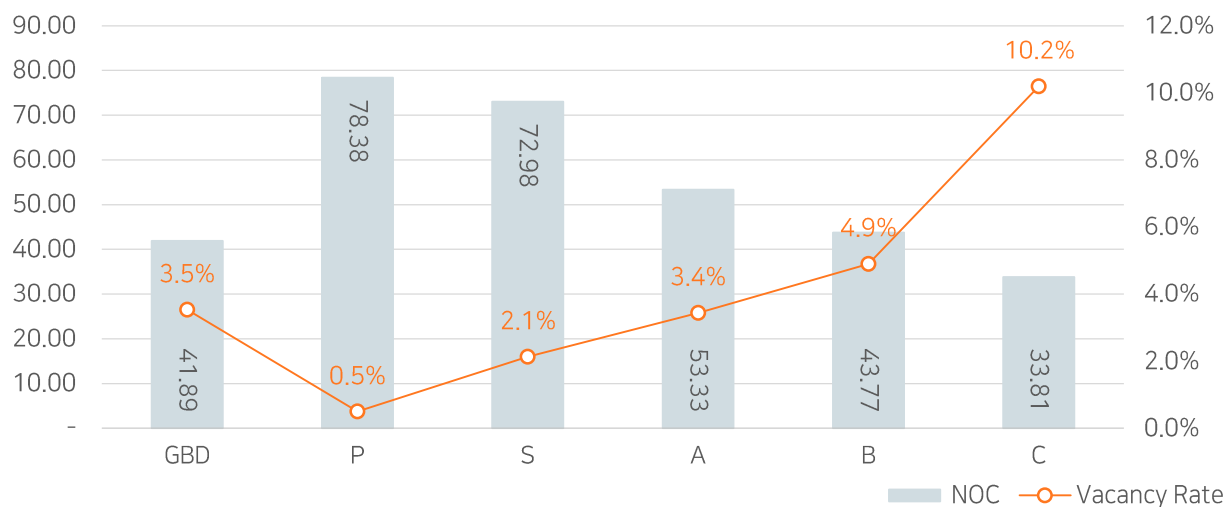
\$ 41.89 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.00	361.48	4.76

The average vacancy rate of the office buildings in GBD is 3.54 % as at September 2021, and the average NOC is \$ 41.89.



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



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

Q4 YBD Yeouido & Yeongdeungpo

Vacancy rate

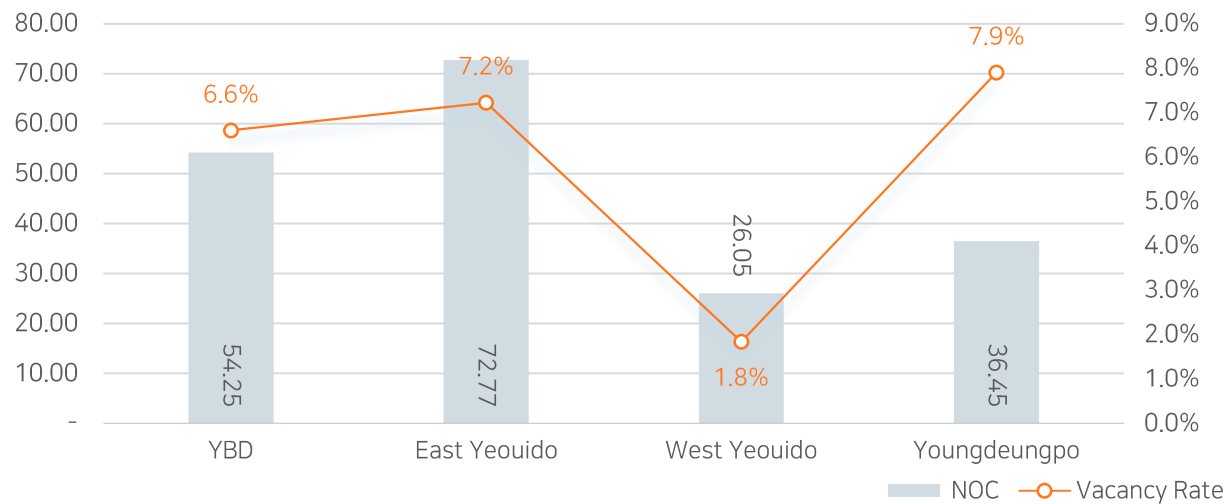
6.60% ↓

Avg, NOC

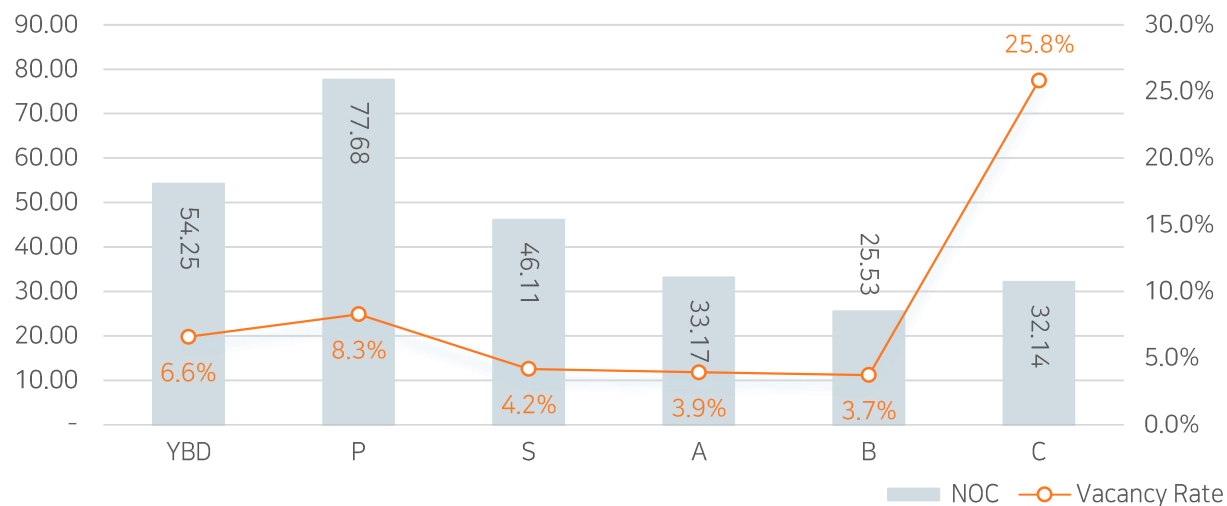
\$ 54.25 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
19.42	209.30	8.10

The average vacancy rate of the office buildings in YBD is 6.60 % as at September 2021, and the average NOC is \$ 54.25.



■ 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

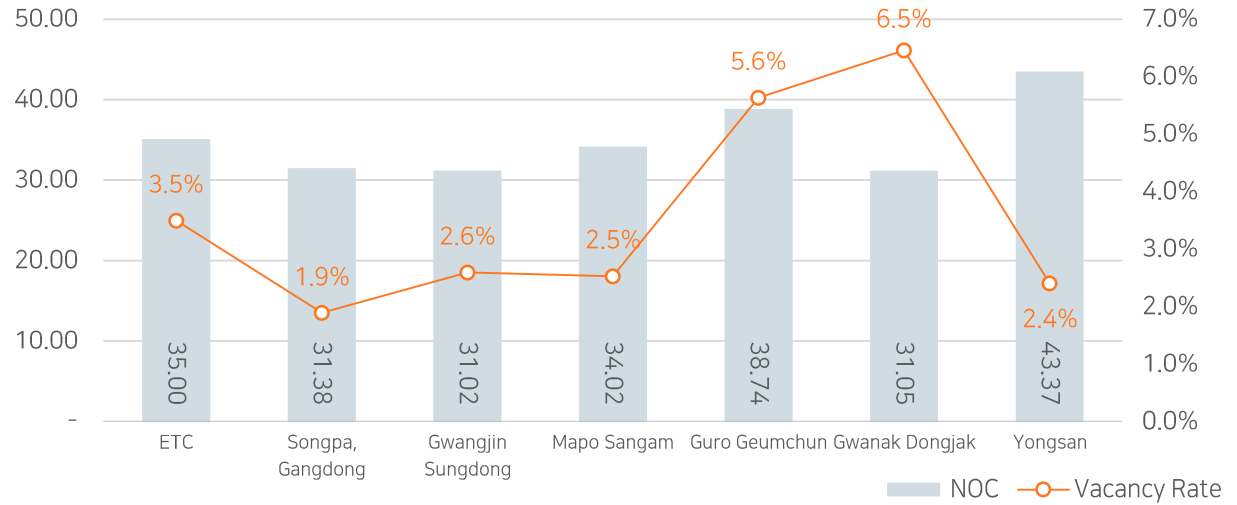
3.50 % ↓

Avg, NOC

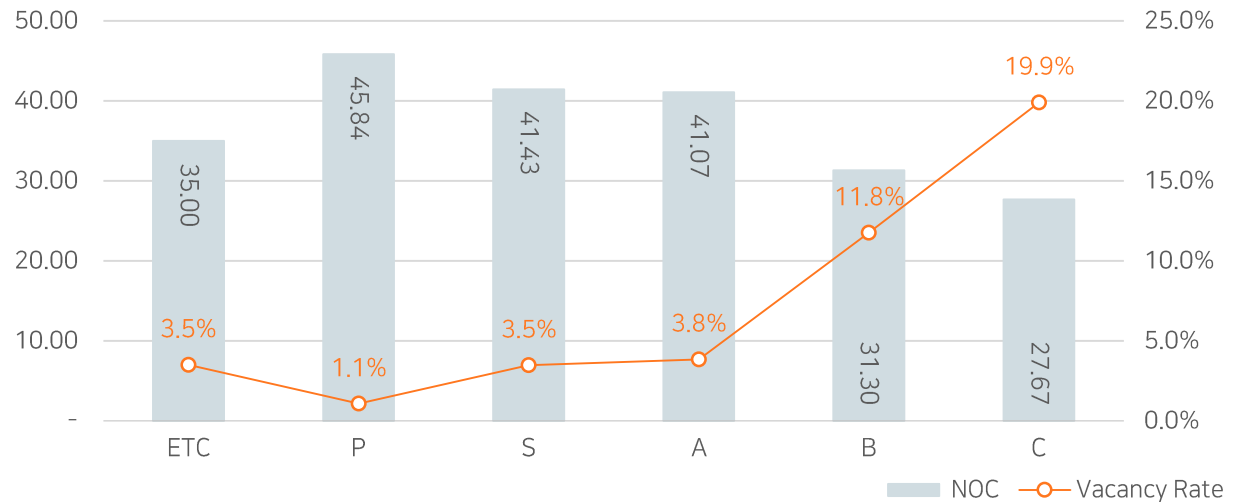
\$ 35.00 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
14.51	182.98	4.69

The average vacancy rate of the office buildings in ETC is 3.50 % as at September 2021, and the average NOC is \$ 35.00.



■ 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

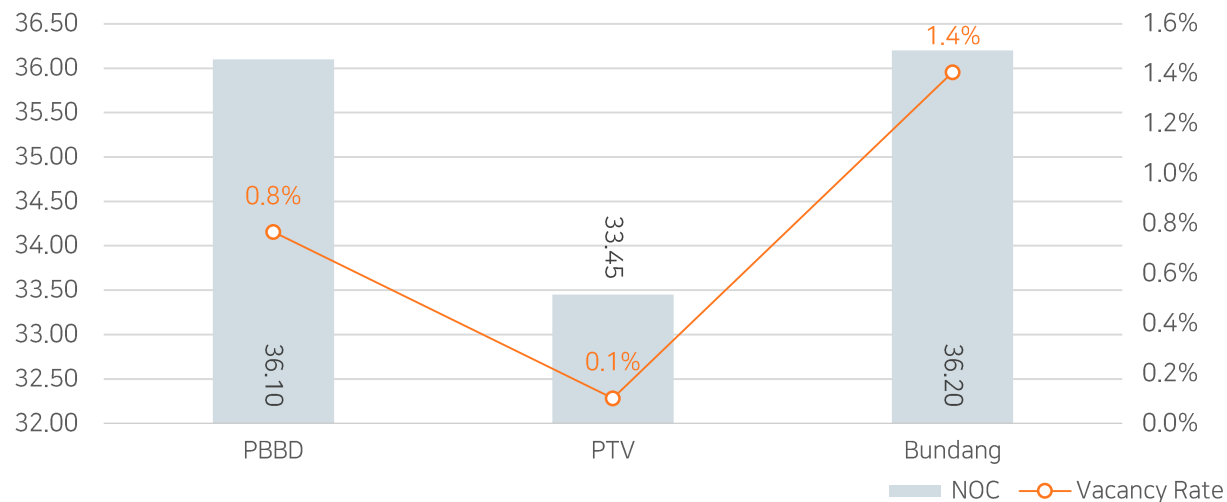
0.77% ↓

Avg, NOC

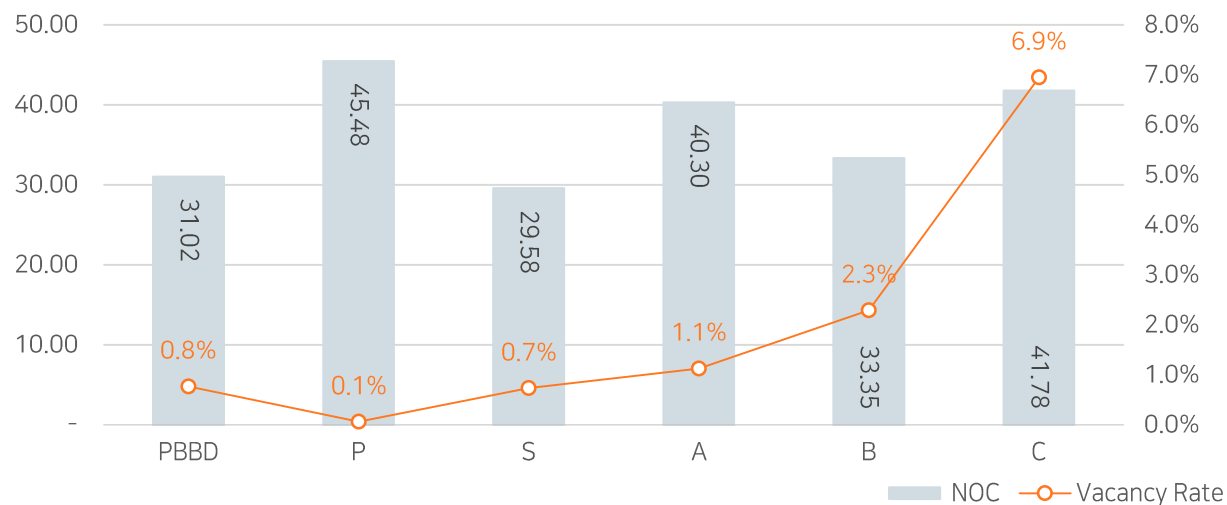
\$ 36.10 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
13.23	159.53	5.39

The average vacancy rate of the office buildings in PBBD is 0.77 % as at September 2021, and the average NOC is \$ 36.10.



■ 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	909,887	261.33	26.38	9.09	62.78	7.35%
	City Hall Station	894,595	167.50	16.83	7.77	43.19	4.40%
	Jonggak Station	1,015,490	227.45	22.36	8.65	53.34	5.59%
	Euiljiro Ipgu Station	837,938	198.04	20.26	8.84	51.08	9.35%
GBD	Teheranro	3,417,543	324.82	25.12	6.58	53.37	2.03%
	Gangnamdero	1,771,777	381.56	28.18	6.02	53.67	3.02%
	Yeongdongdero	685,249	238.11	20.02	5.86	45.50	2.54%
	Dosandero	319,074	573.99	33.05	4.32	52.93	3.83%
	Seocho Gyodae	413,465	297.02	14.74	4.12	32.04	3.52%
YBD	East Yeouido	2,933,560	264.63	25.26	10.23	72.77	7.22%
	West Yeouido	550,107	109.97	9.52	5.77	26.05	1.84%
	Youngdeungpo	604,215	161.43	14.16	5.74	36.45	7.90%
ETC	Songpa, Gangdong	2,090,574	198.09	13.10	4.49	31.38	1.89%
	Gwangjin Sungdong	715,312	204.24	15.06	4.01	31.02	2.59%
	Mapo Sangam	2,279,657	173.70	14.87	5.53	34.02	2.53%
	Guro Geumchun	953,687	151.03	14.11	3.54	38.74	5.64%
	Gwanak Dongjak	591,737	215.10	13.02	4.16	31.05	6.46%
	Yongsan	1,330,097	243.71	19.23	6.45	43.37	2.40%
	PTV	959,816	192.32	14.19	2.66	33.45	0.10%
PBBD	Bundang	997,494	158.29	13.19	5.49	36.20	1.41%

REAL ESTATE LABEL OFFICE KEY

OKEY
Research Center

Tel 02 6205 0884

Web www.okeyok.com

Email okey@naikorea.com