



# Seoul Office Leasing

## Monthly Market Review

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November 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 10월 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

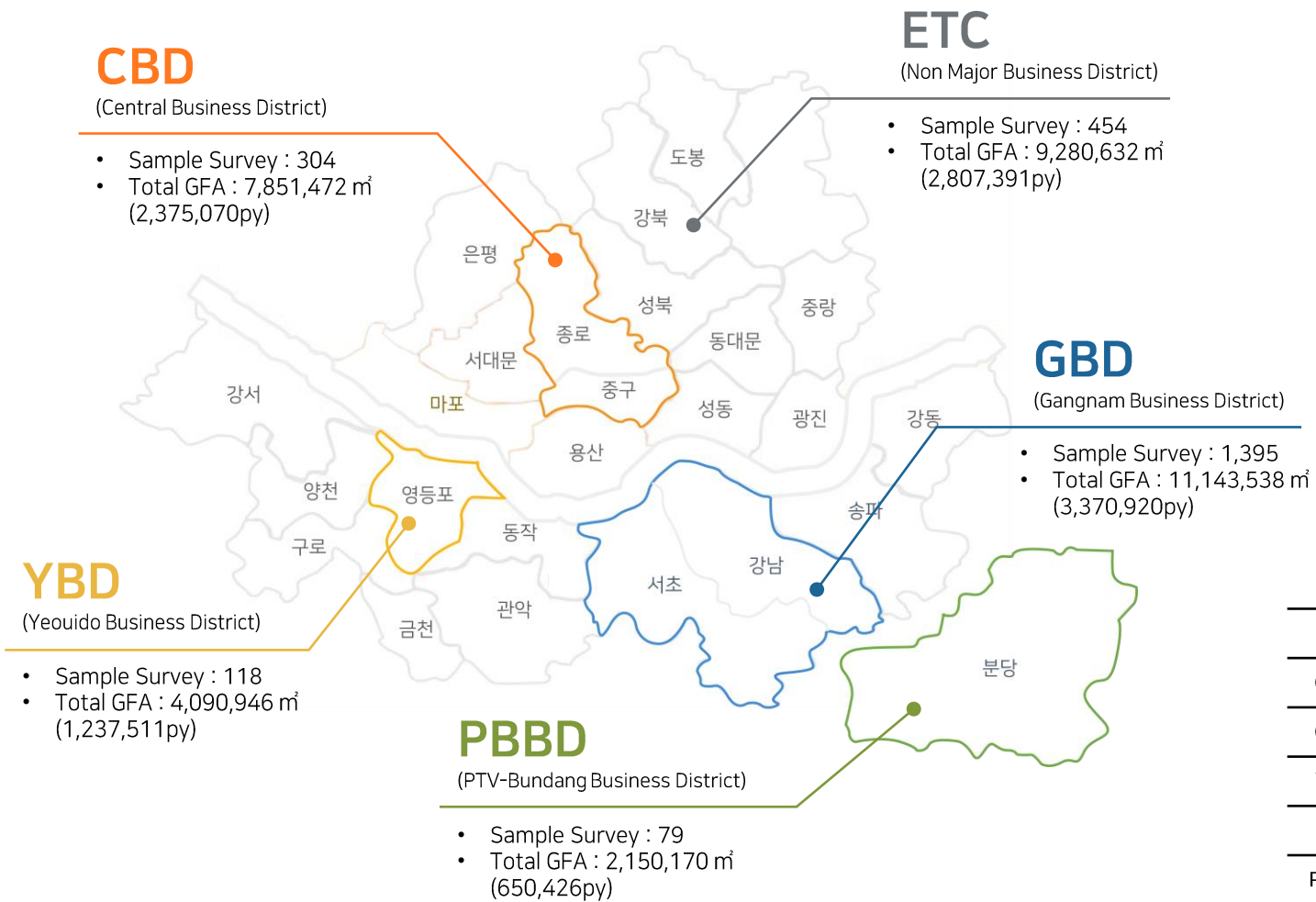
**여의도권**  
여의도, 영등포구 일대

**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 2,350

	P	S	A	B	C
CBD	45	70	35	94	60
GBD	28	86	88	435	758
YBD	20	24	31	36	7
ETC	49	59	66	141	139
PBBD	11	18	13	30	7

• 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

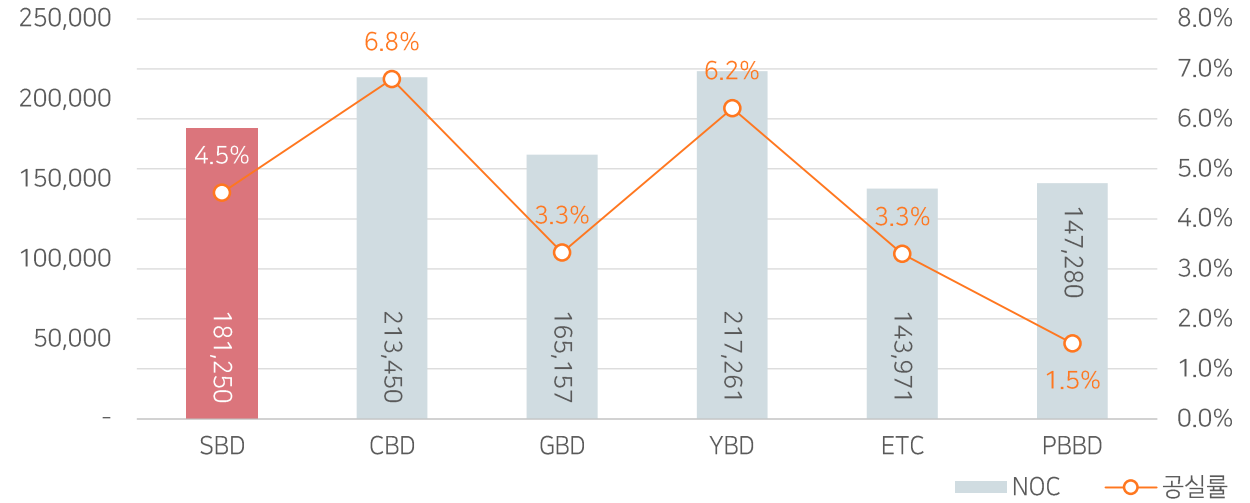
# 01 SBD 서울 전체

공실률  
4.52% ↓

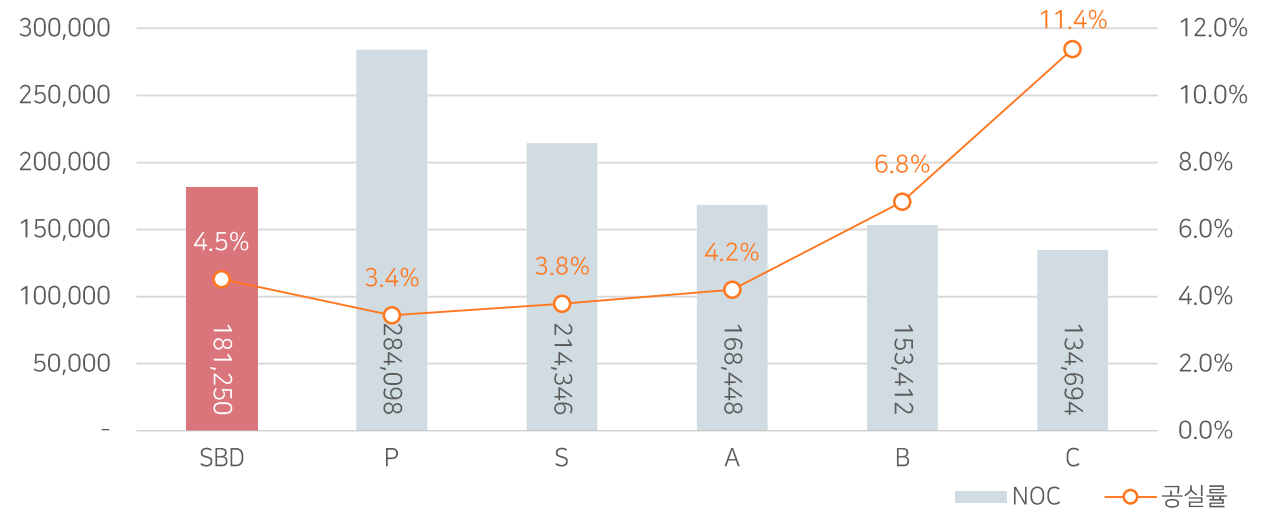
평균 NOC  
₩ 181,250 ↑

평균 임대료	평균 보증금	평균 관리비
80,877	955,478	25,179

2021년도 10월 조사한 서울지역 오피스의  
평균 공실률은 4.52%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 181,250원으로 조사되었다.



■ 서울 전체 권역 별 공실률 / NOC



■ 서울 전체 규모 별 공실률 / NOC

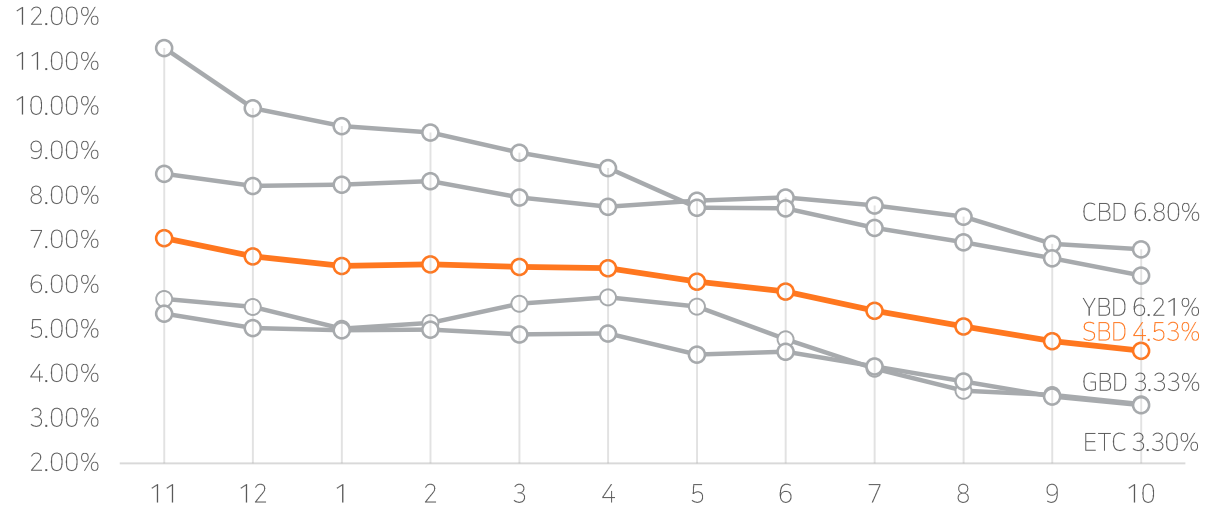
# 01 SBD 서울 전체

2021년 10월 서울권역의 공실률 흐름은 다음과 같이 조사되었다.

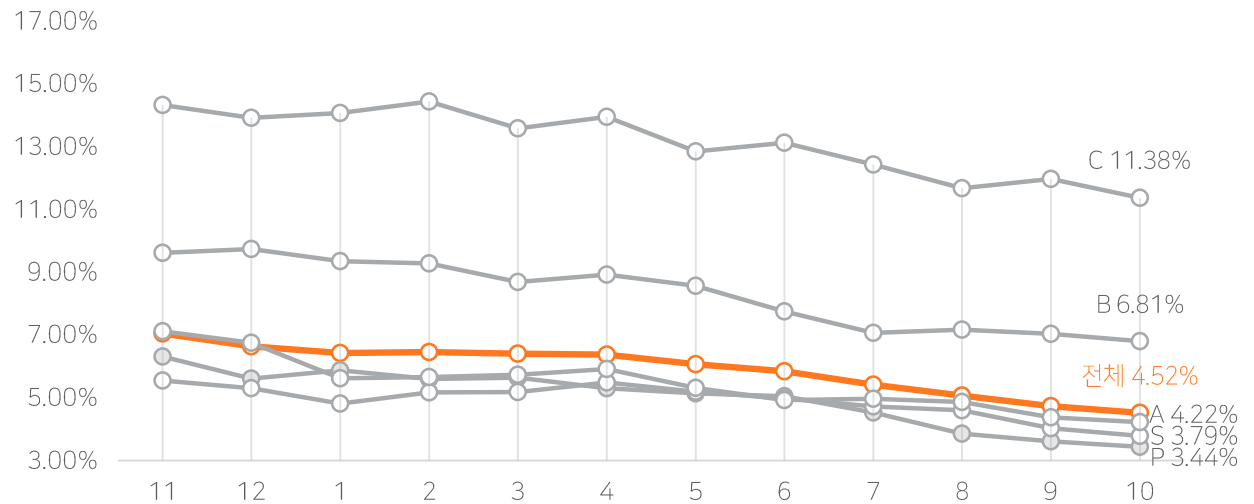
CBD의 AK타워 A동에 효성중공업이 11개층을 사용하면서 2,180평의 공실이 해소 되었다.  
을지한국빌딩에서 AIFA우리경영아카데미가 사용중인 5개층 1,420평의 공실이 내년 오피스 임대시장에 추가되었다.

GBD의 루첸타워에 앤엑스쓰리게임즈가 2개 층, 케어링코리아, 현대자동차남양연구소가 각각 1개 층에 입주하며 총 1,380평의 공실이 해소되었다.  
또한 한석빌딩에 라이징윙스가 사옥으로 입주하며 980평의 공실이 모두 해소 되었다.

서울 ETC 지역 중 용산의 KDB생명빌딩에 카카오뱅크가 사용중인 3개층 2,130평이, 미근동의 KT&G서대문빌딩에는 법무법인 지평이 사용중인 3개층 2,250평이 내년 오피스 임대시장에 추가되었다.



■ 서울 권역별 공실률 변화



■ 서울 규모별 공실률 변화



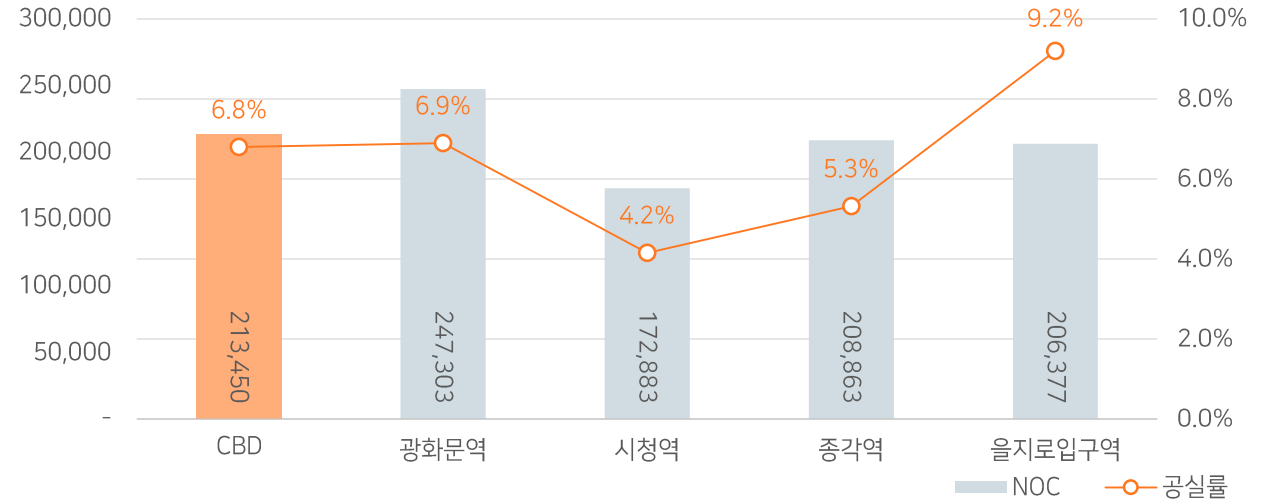
# 02 CBD 도심권역

공실률  
6.80% ↓

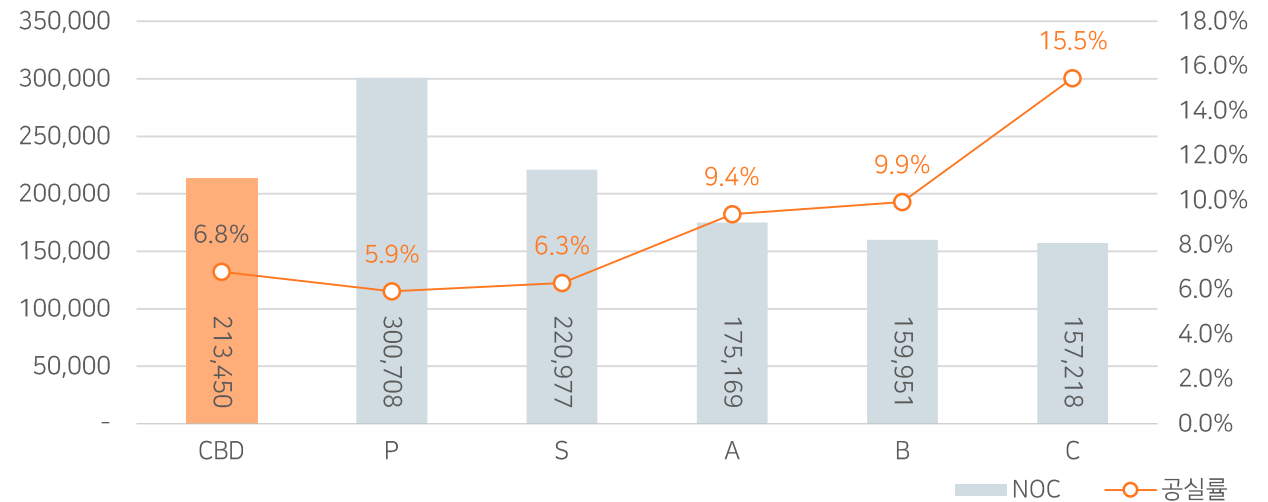
평균 NOC  
₩ 213,450 ↓

평균 임대료	평균 보증금	평균 관리비
88,519	912,223	34,110

2021년도 10월 조사한 도심지역 오피스의  
평균 공실률은 6.80%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 213,450원으로 조사되었다.



■ CBD 지역 세부권역별 공실률/NOC



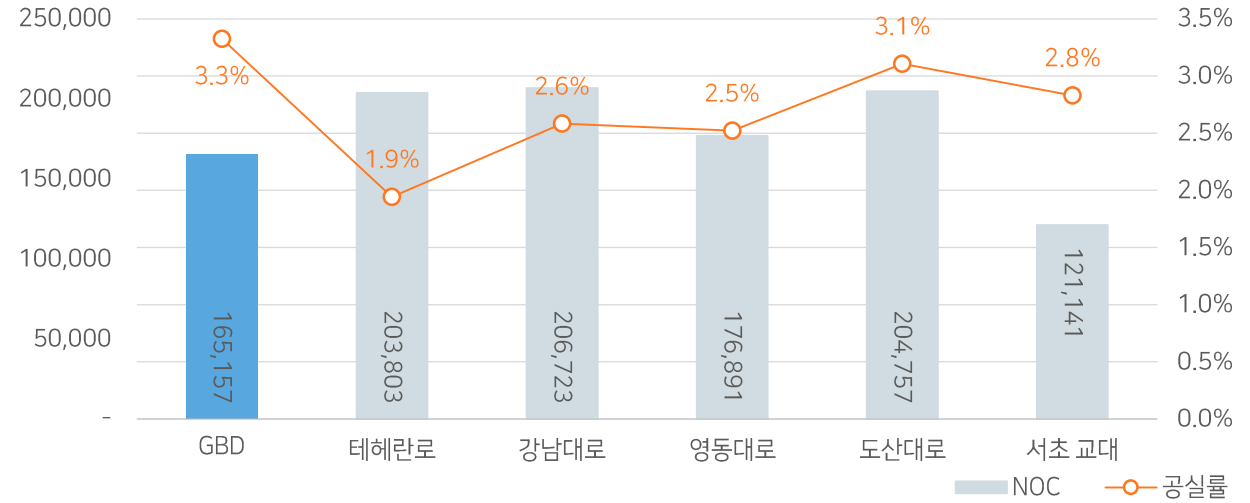
■ CBD 지역 규모 별 공실률/NOC

# 73 GBD 강남권역

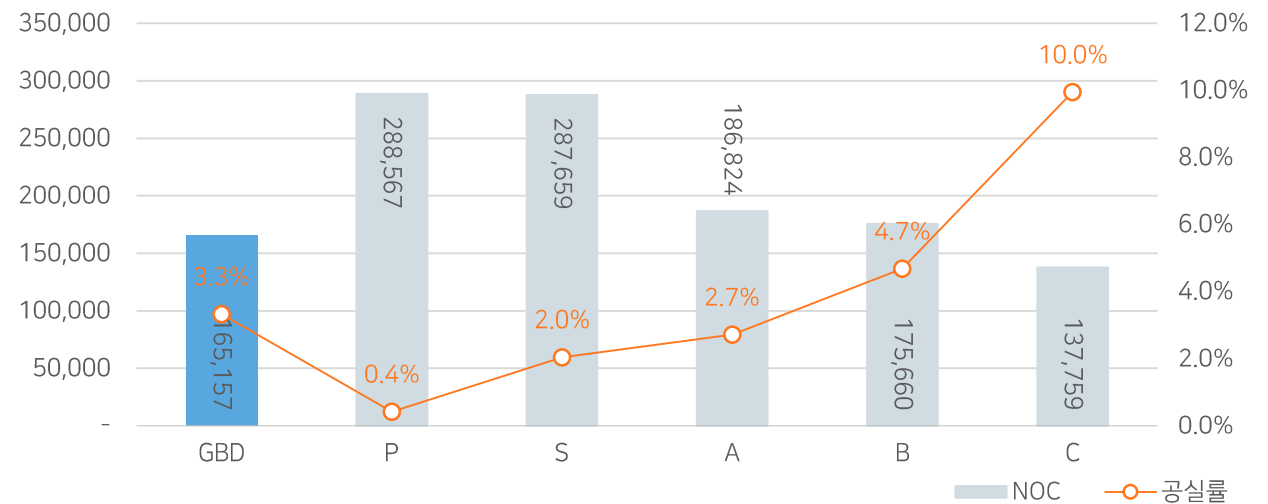
공실률 3.33% ↓ 평균 NOC ₩ 165,157 ↓

평균 임대료	평균 보증금	평균 관리비
88,120	1,179,013	18,420

2021년도 10월 조사한 강남지역 오피스의 평균 공실률은 3.33%로 조사되었으며, 전용면적 1평당 사용할 때 드는 비용을 계산한 평균 NOC는 165,157원으로 조사되었다.



■ GBD 지역 세부권역별 공실률/NOC



■ GBD 지역 규모 별 공실률/NOC

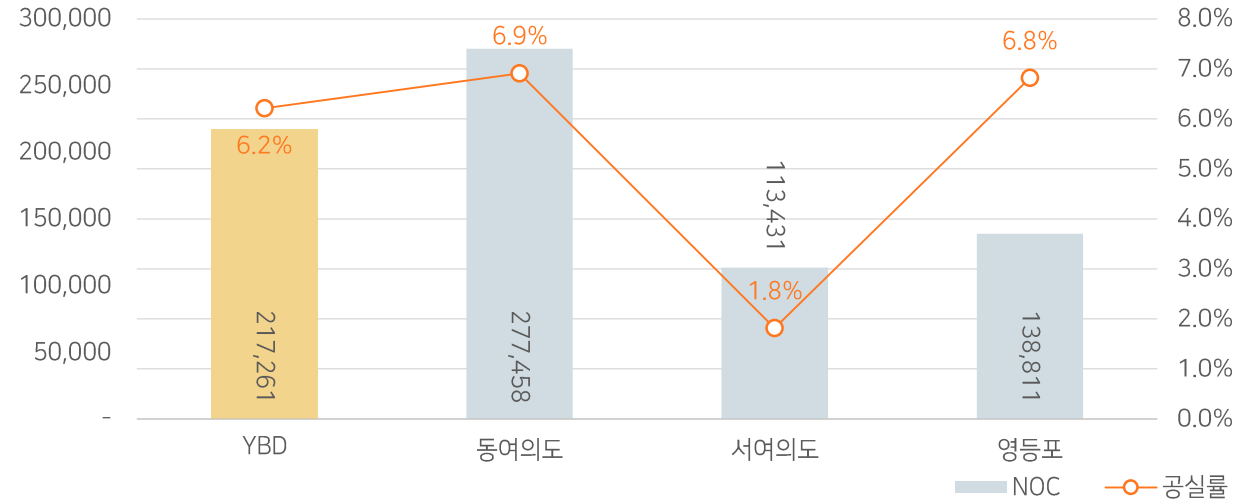
# 24 YBD 여의도, 영등포 권역

공실률  
6.21% ↓

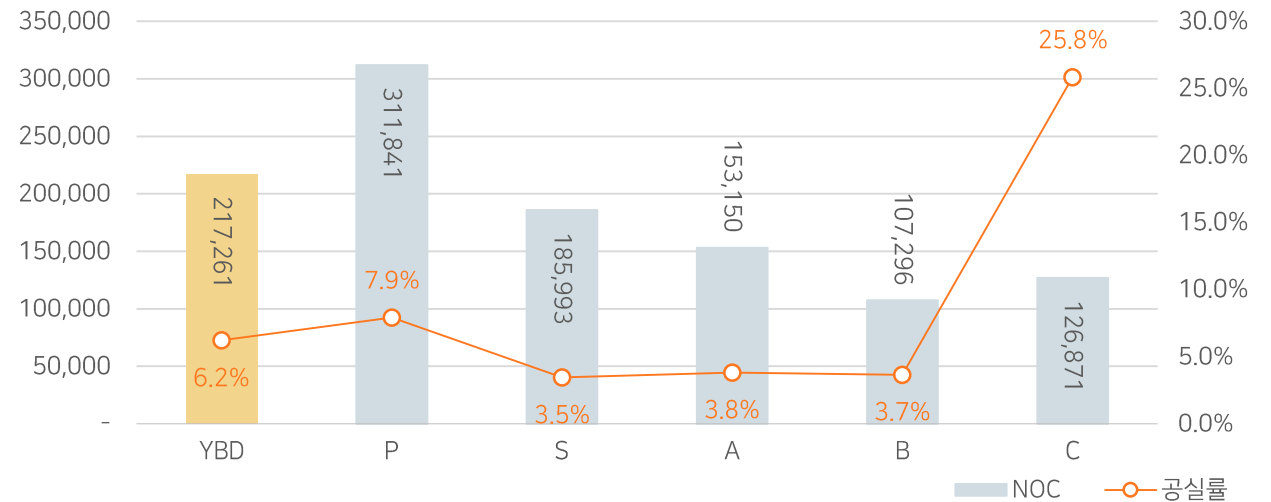
평균 NOC  
₩ 217,261 ↑

평균 임대료	평균 보증금	평균 관리비
78,143	831,114	32,280

2021년도 10월 조사한 여의도, 영등포 지역  
오피스의 평균 공실률은 6.21%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 217,261원으로 조사되었다.



■ YBD 지역세부권역별 공실률/NOC



■ YBD 지역규모 별 공실률/NOC



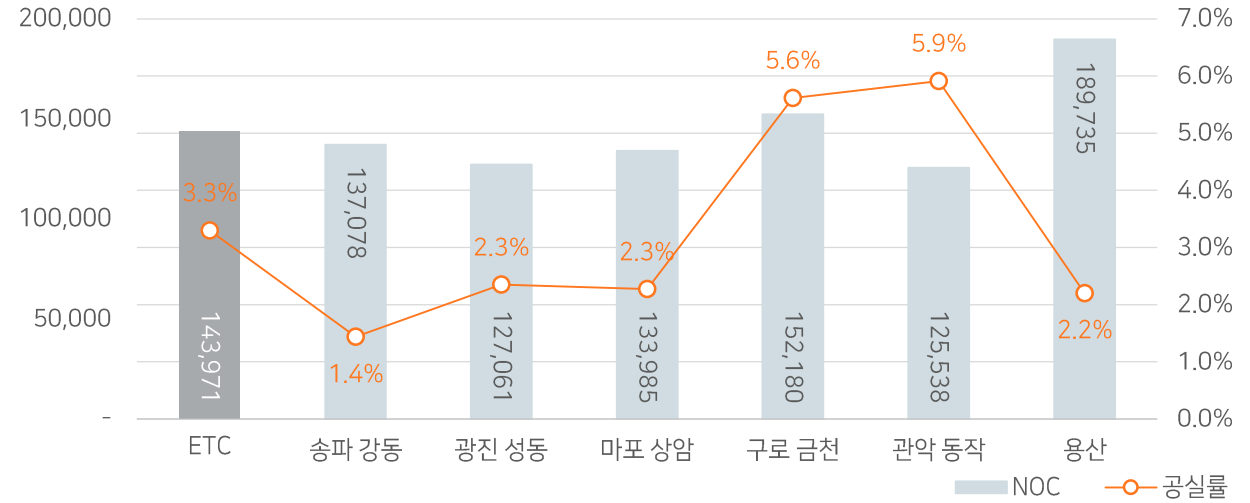
# 75 ETC 서울 기타권역

공실률  
3.30 ↓

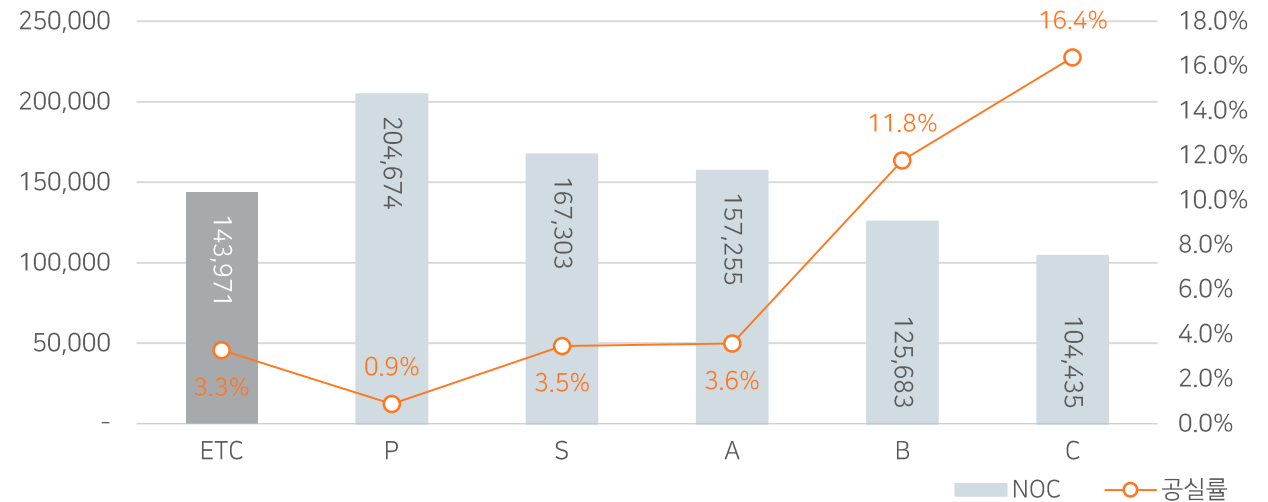
평균 NOC  
₩ 143,971 ↑

평균 임대료	평균 보증금	평균 관리비
59,549	735,099	19,144

2021년도 10월 조사한 서울 기타지역 오피스의  
평균 공실률은 3.30%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 143,971원으로 조사되었다.



ETC 지역 세부권역 별 공실률 / NOC



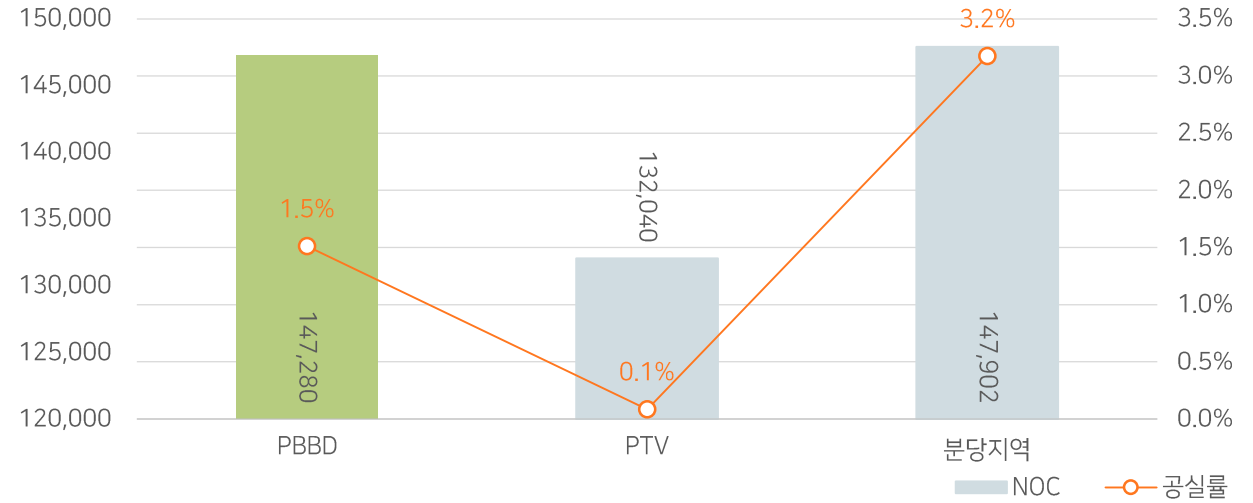
ETC 지역 규모 별 공실률 / NOC

# 76 PBBD 판교, 분당 권역

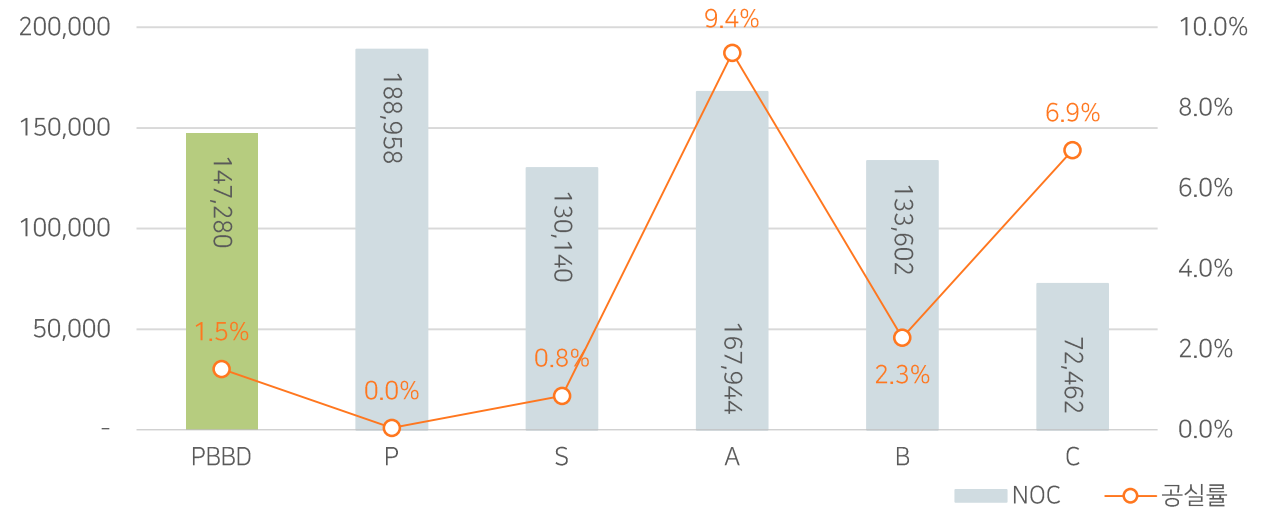
공실률 1.51% ↑  
 평균 NOC ₩ 147,280 ↑

평균 임대료	평균 보증금	평균 관리비
53,851	629,243	22,149

2021년도 10월 조사한 판교, 분당지역 오피스의  
 평균 공실률은 1.51%로 조사되었으며,  
 전용면적 1평당 사용할 때 드는 비용을 계산한  
 평균 NOC는 147,280원으로 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	282,264	1,028,799	103,736	36,153	247,303	6.89%
	시청역	283,812	661,068	67,046	30,817	172,883	4.15%
	종각역	314,748	894,402	88,021	34,049	208,863	5.32%
	을지로입구역	254,624	800,019	81,762	35,401	206,377	9.19%
GBD	테헤란로	1,049,717	1,183,685	98,775	23,836	203,803	1.94%
	강남대로	535,732	1,495,605	113,191	20,760	206,723	2.58%
	영동대로	207,288	927,802	78,633	21,983	176,891	2.52%
	도산대로	95,819	2,553,231	131,173	14,851	204,757	3.11%
	서초 교대	134,904	1,246,338	59,430	17,632	121,141	2.83%
YBD	동여의도	897,630	995,517	96,742	39,623	277,458	6.91%
	서여의도	166,407	477,081	42,781	22,350	113,431	1.82%
	영등포	173,473	638,638	54,919	21,865	138,811	6.82%
ETC	송파 강동	630,227	767,348	54,948	19,377	137,078	1.44%
	광진 성동	216,901	894,616	64,875	16,415	127,061	2.35%
	마포 상암	697,092	654,449	55,784	21,876	133,985	2.27%
	구로 금천	288,490	596,108	56,005	13,256	152,180	5.62%
	관악 동작	181,414	852,248	58,349	14,975	125,538	5.91%
	용산	421,369	936,868	78,848	28,310	189,735	2.20%
PBBD	PTV	349,967	759,162	56,025	10,500	132,040	0.08%
	분당지역	300,459	623,940	53,762	22,624	147,902	3.17%

## 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, October 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 = 1,181.70 KRW (0.85 USD = 1,000 KRW) as at 4 November 2021

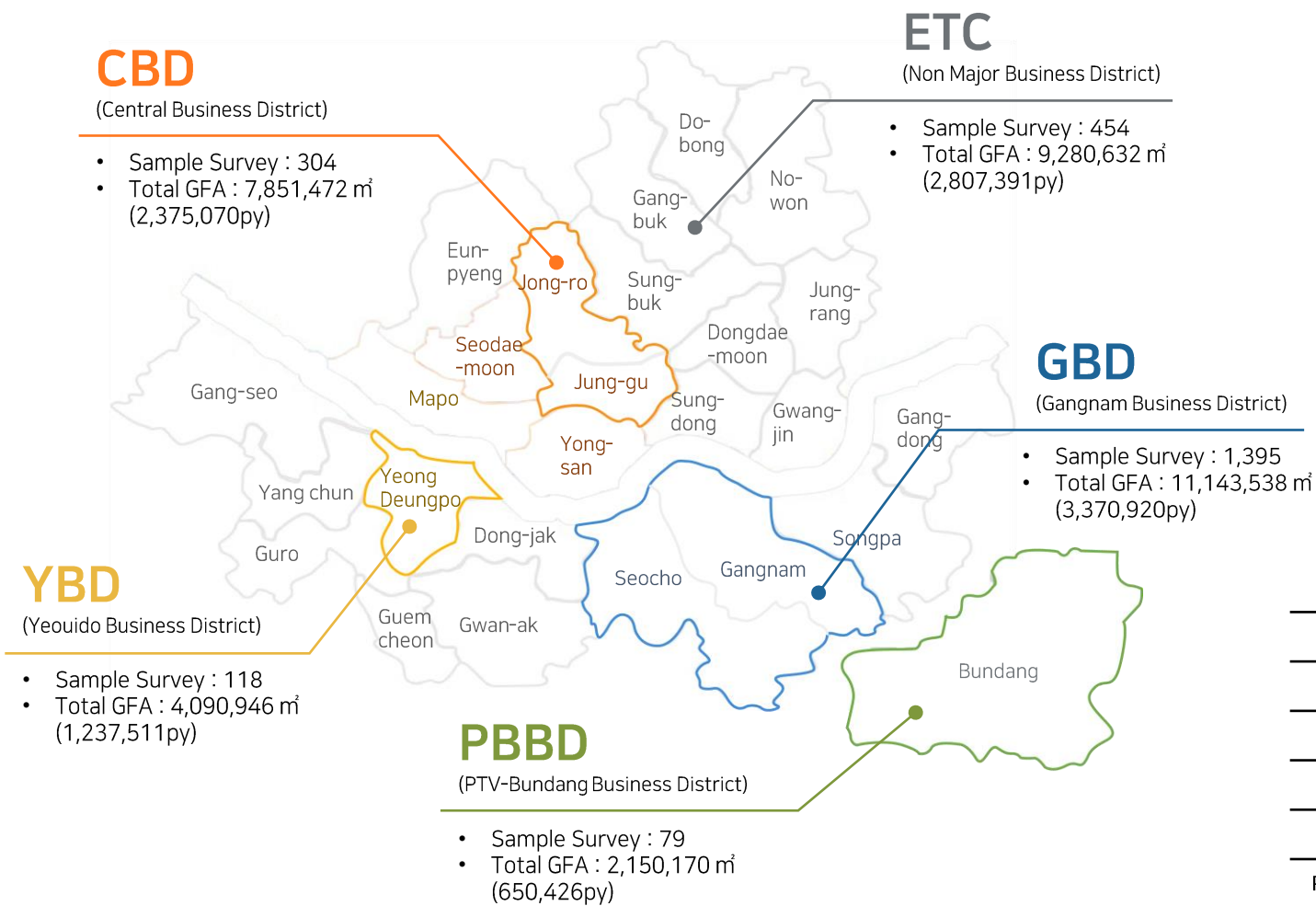
## 5 Regional Divisions in Seoul

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 <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 2,350

	P	S	A	B	C
CBD	45	70	35	94	60
GBD	28	86	88	435	758
YBD	20	24	31	36	7
ETC	49	59	66	141	139
PBBD	11	18	13	30	7

### • 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

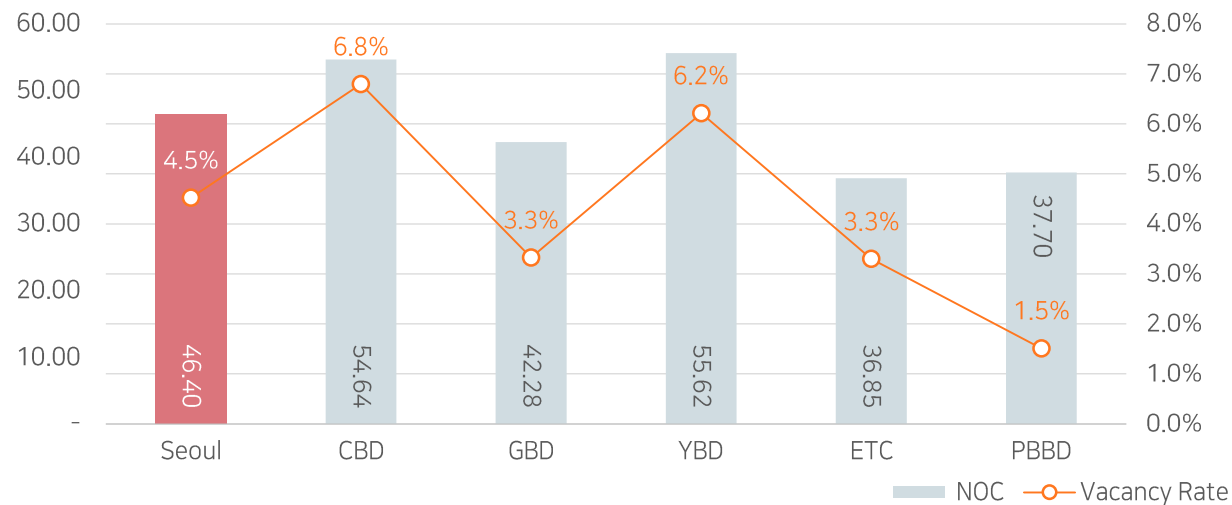
4.52% ↓

Avg, NOC

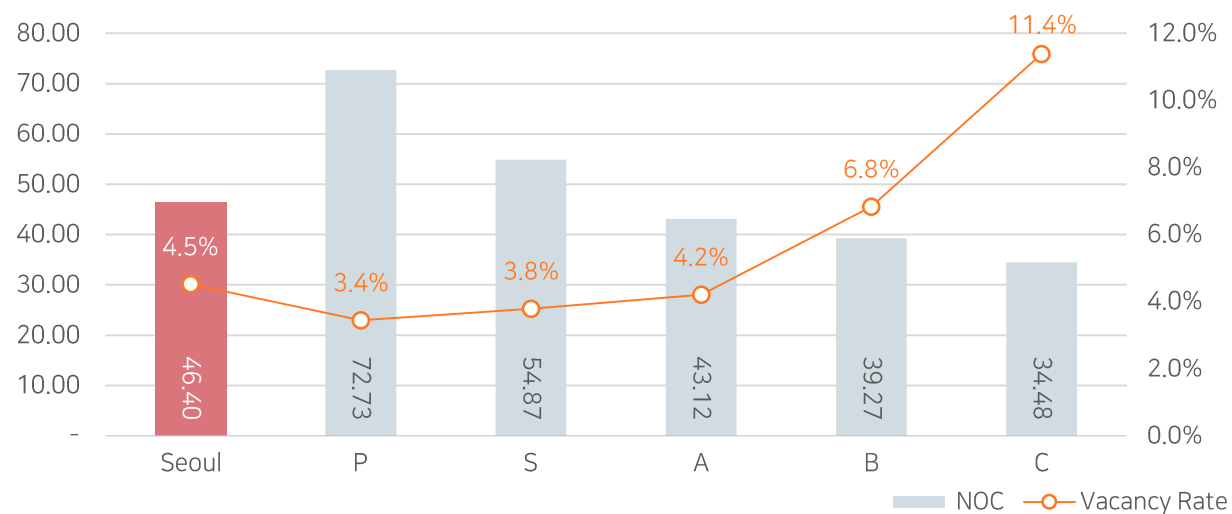
\$ 46.40 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
20.70	244.59	6.45

The average vacancy rate of the office buildings in Seoul is 4.52 % as at October 2021, and the average NOC is \$ 46.40.



■ Vacancy Rate & NOC in Seoul and Each District

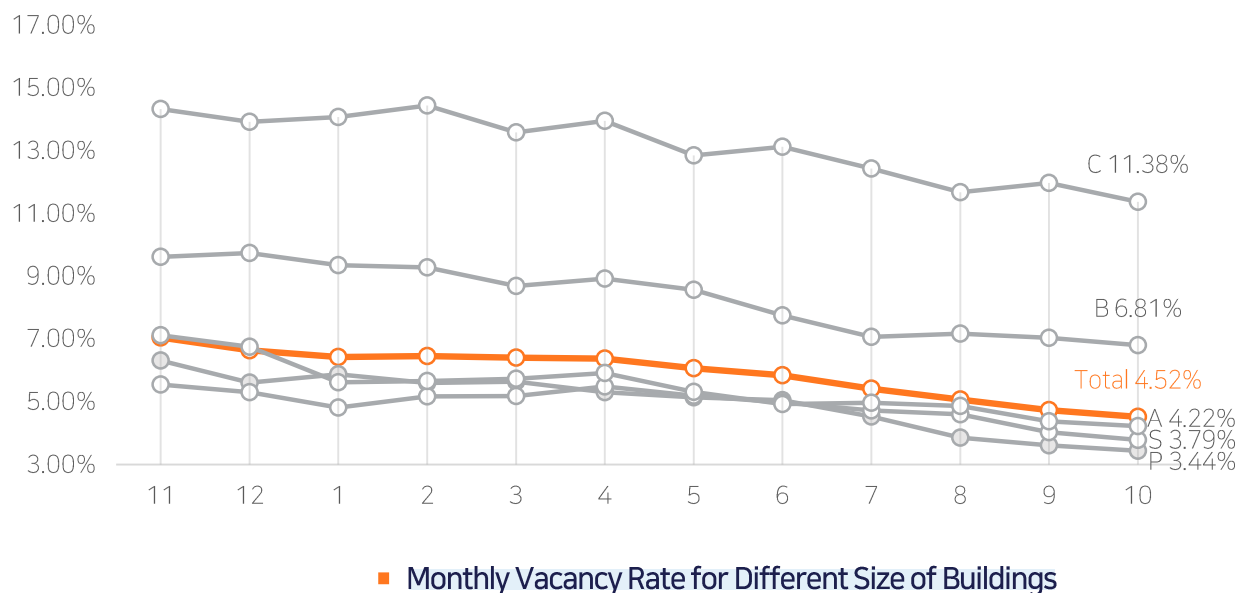
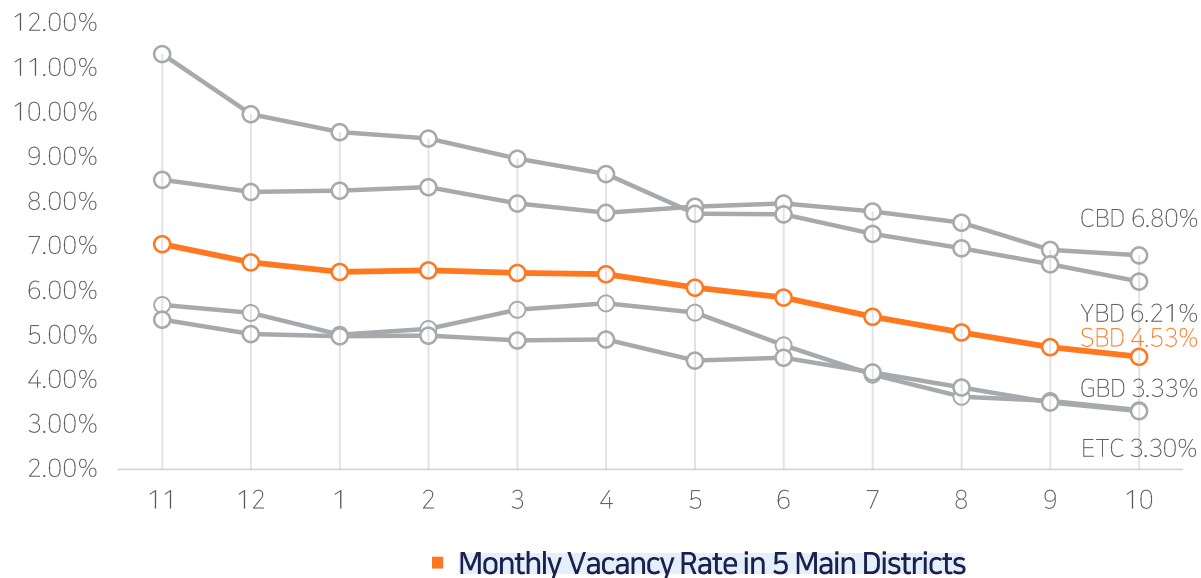


■ Vacancy Rate & NOC in Seoul & Each Building Category

# 01 SBD Seoul Capital Area

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

Hyosung Heavy Industries Corp. began renting the 11 floors, of 6,550 m<sup>2</sup>, in AK Tower in CBD. And the 5 floors, of 4,690 m<sup>2</sup>, in Euilji Hankook Building came to the local lease market, which is currently rented by AIFA URI Business Academy Corp. In Luceen Tower in GBD, NX3 Games Co. Ltd decided to rent the 2 floors, and so did Kering Korea and Hyundai Motors Namyang Research Center for one floor each, which were 4,580 m<sup>2</sup> in total. In Hanseok Building, Rising Wings moved in as a new tenant renting the office space of 3,240 m<sup>2</sup>. And the offices units of 7,040 m<sup>2</sup> in KDB Life Insurance Building and 7,440 m<sup>2</sup> in KT&G Seodaemoom Building came to the local lease market, which are currently occupied by Kakao Bank Corp. and Jipyong LLC. respectively.





# 02 CBD Central Seoul

Vacancy rate

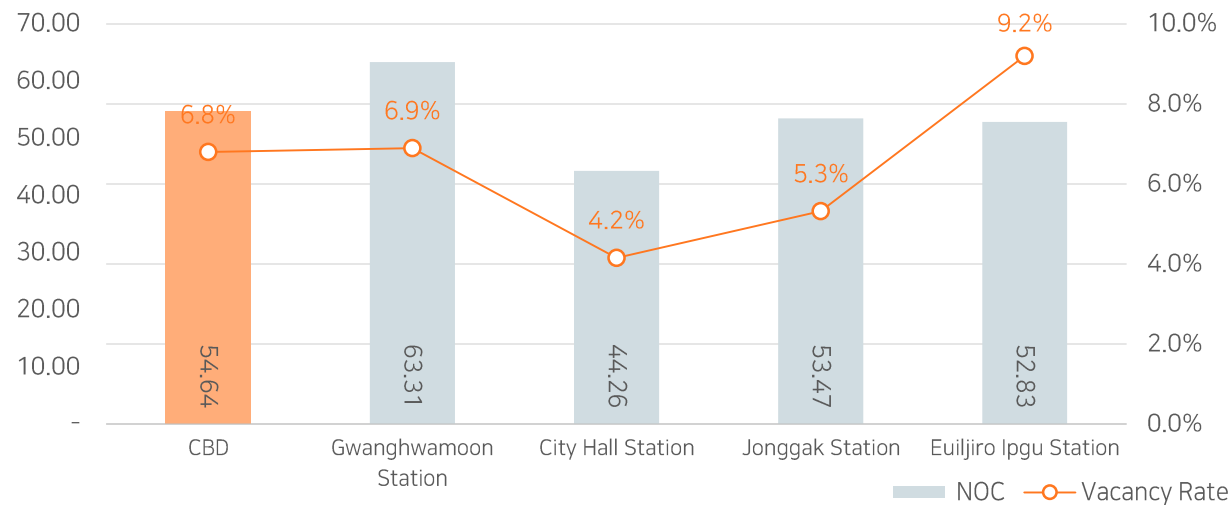
6.80% ↓

Avg, NOC

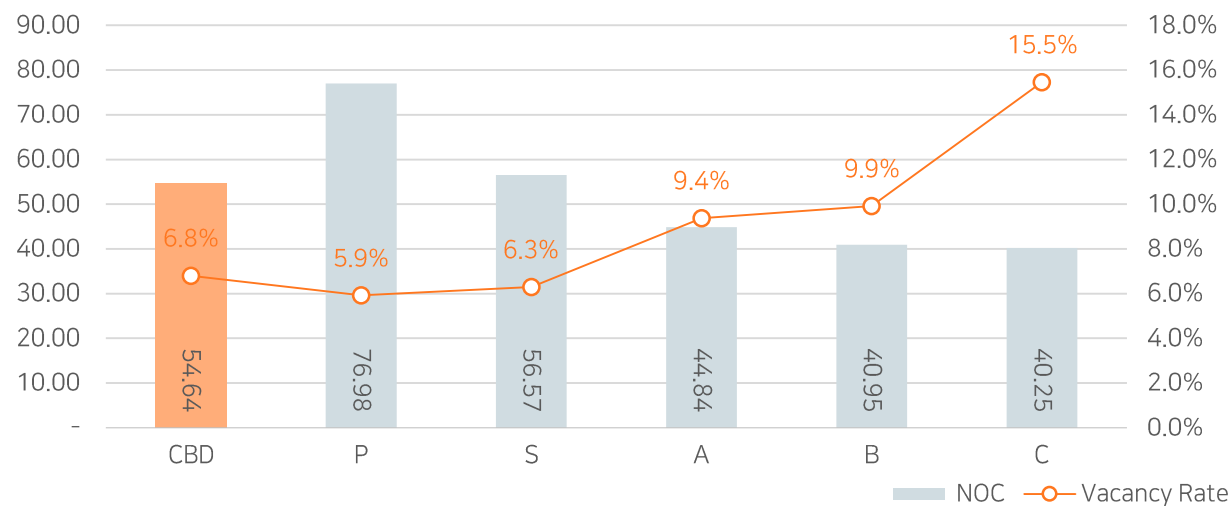
\$ 54.64 ↑

Avg. Rent	Avg. Deposit	Avg. Management Fee
22.66	233.52	8.73

The average vacancy rate of the office buildings in CBD is 6.80 % as at October 2021, and the average NOC is \$ 54.64.



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



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

# 73 GBD Gangnam

Vacancy rate

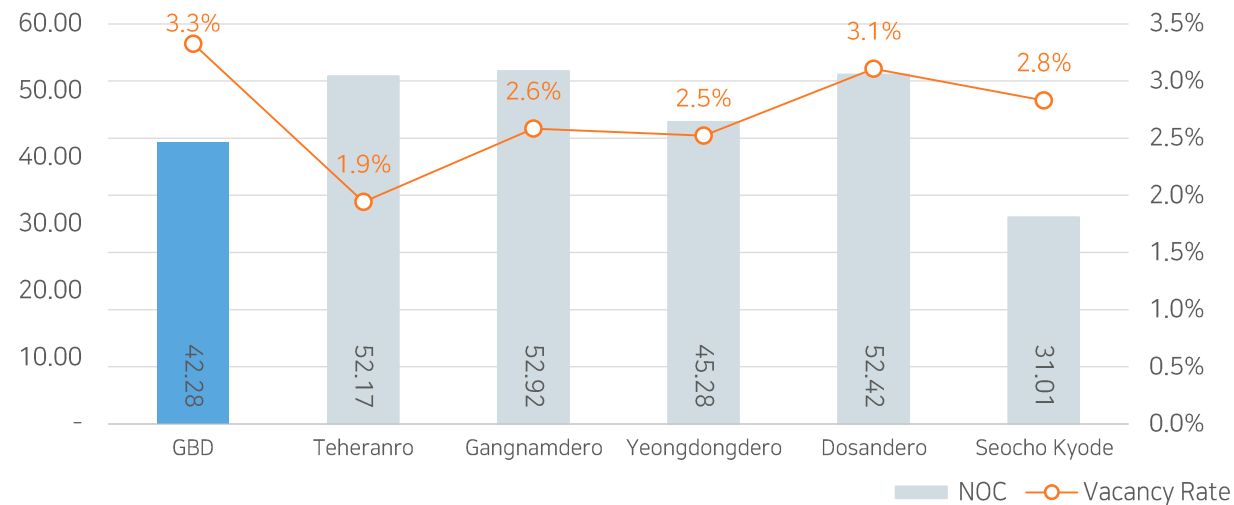
3.33% ↓

Avg, NOC

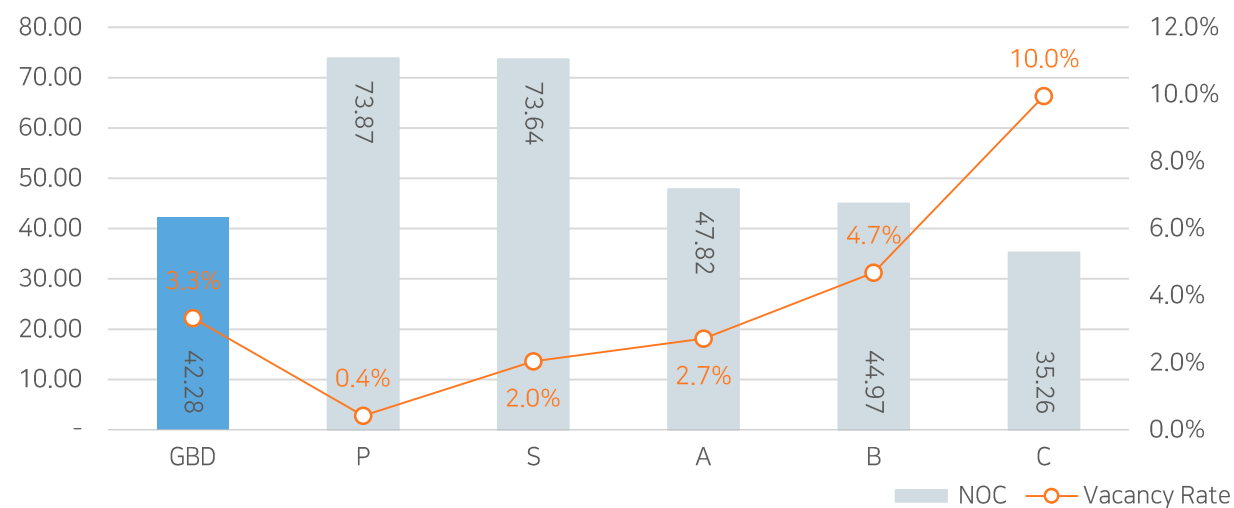
\$ 42.28 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.56	301.81	4.72

The average vacancy rate of the office buildings in GBD is 3.33 % as at October 2021, and the average NOC is \$ 42.28.



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



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

# 04 YBD Yeouido & Yeongdeungpo

Vacancy rate

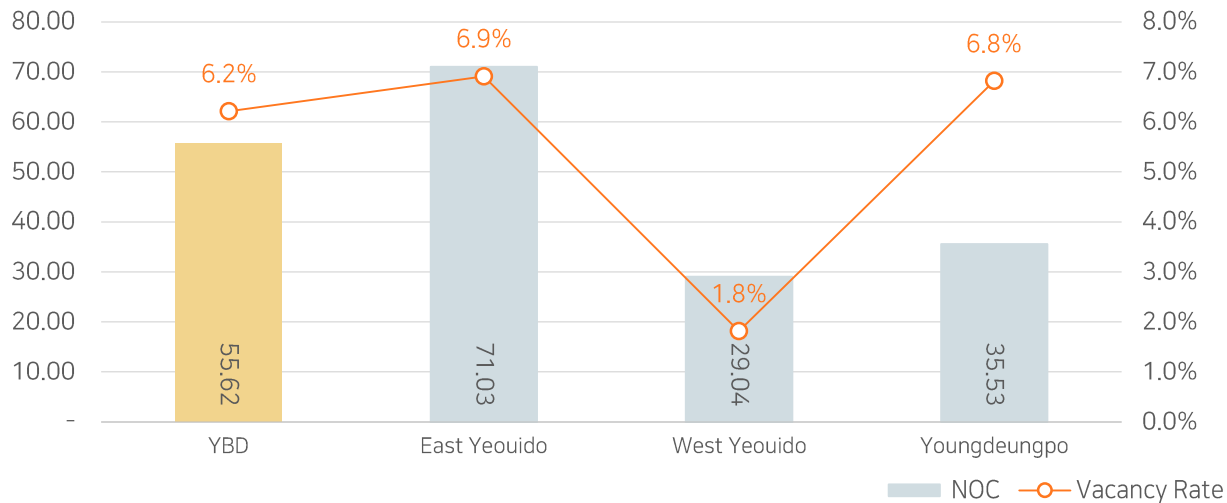
6.21 % ↓

Avg, NOC

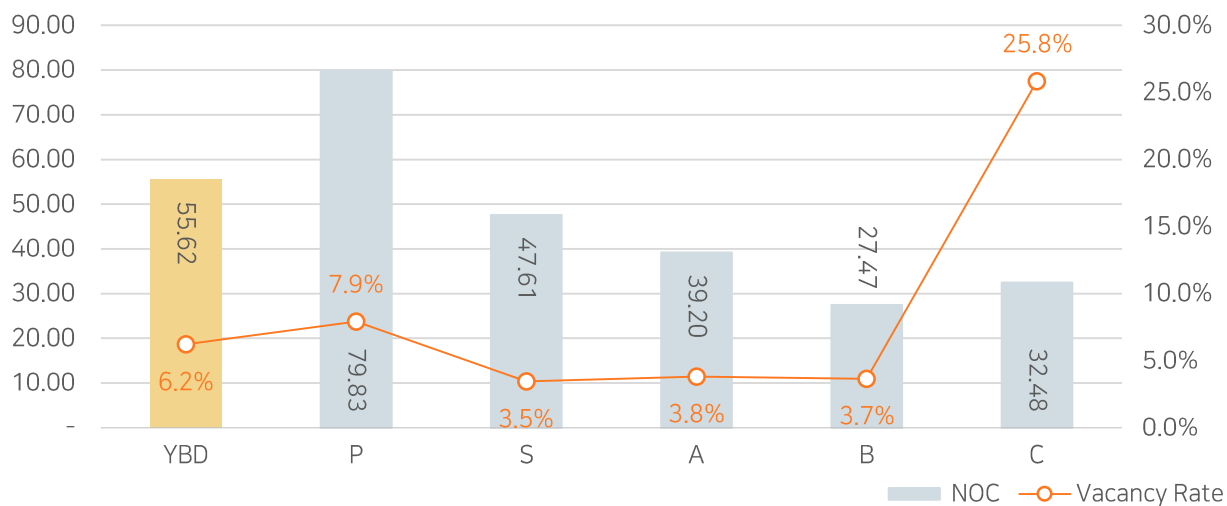
\$ 55.62 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
20.00	212.75	8.26

The average vacancy rate of the office buildings in YBD is 6.21 % as at October 2021, and the average NOC is \$ 55.62.



■ 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

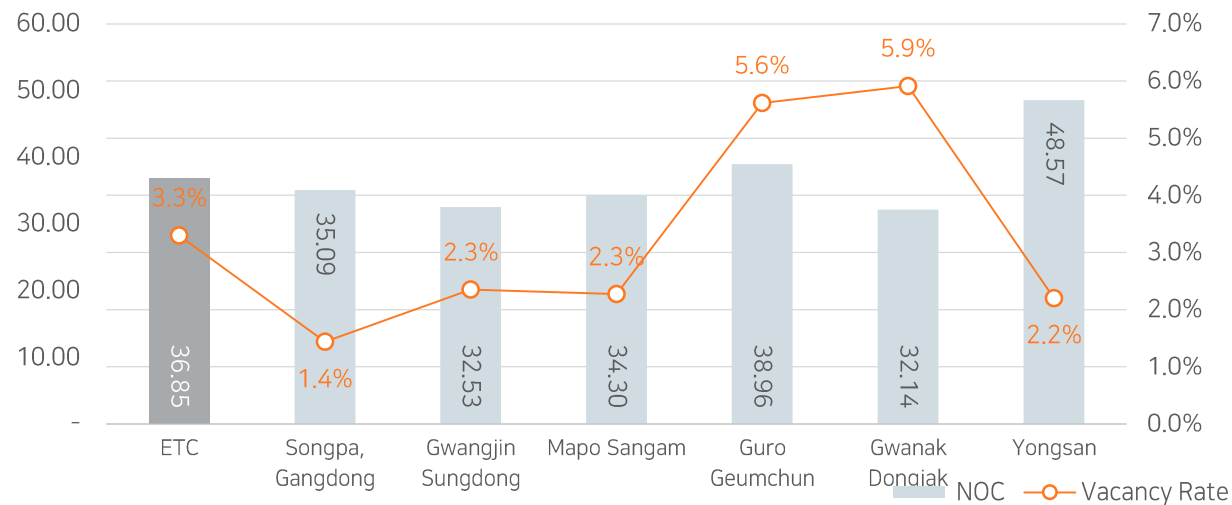
3.30 % ↓

Avg, NOC

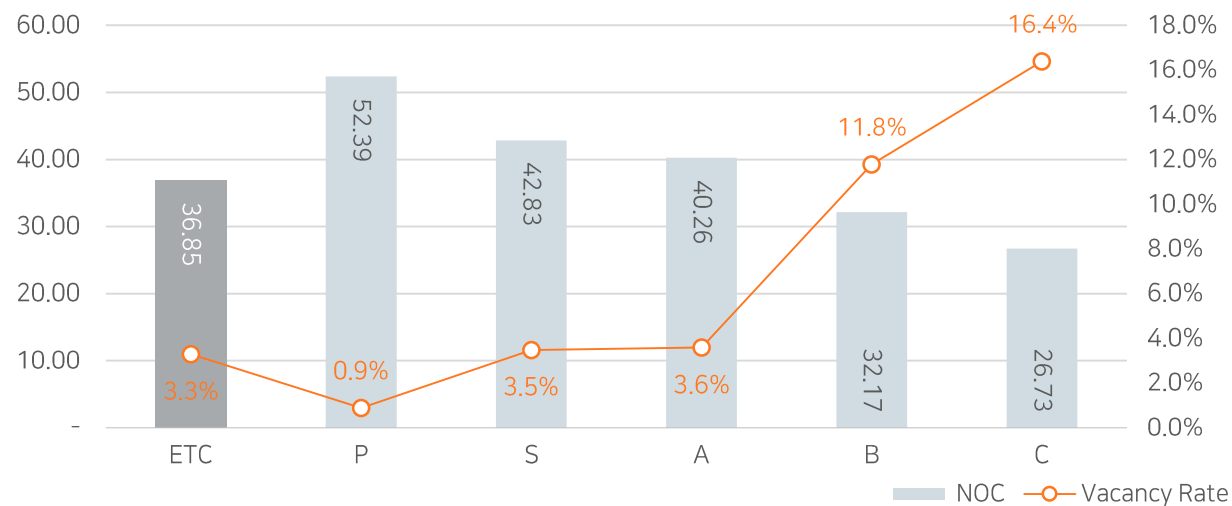
\$ 36.85 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
15.24	188.18	4.90

The average vacancy rate of the office buildings in ETC is 3.30 % as at October 2021, and the average NOC is \$ 36.85.



■ 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

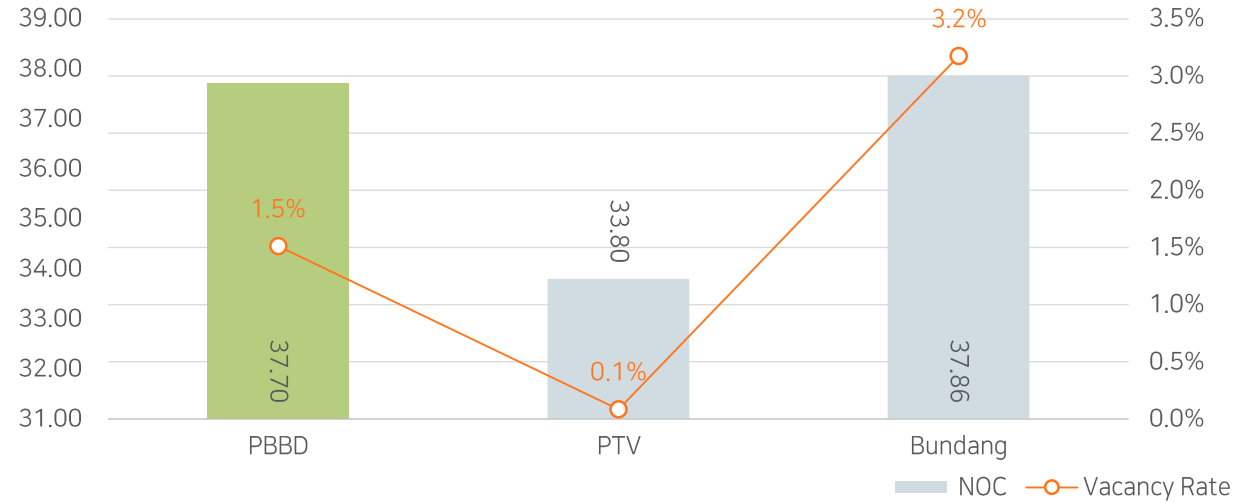
1.51 % ↑

Avg, NOC

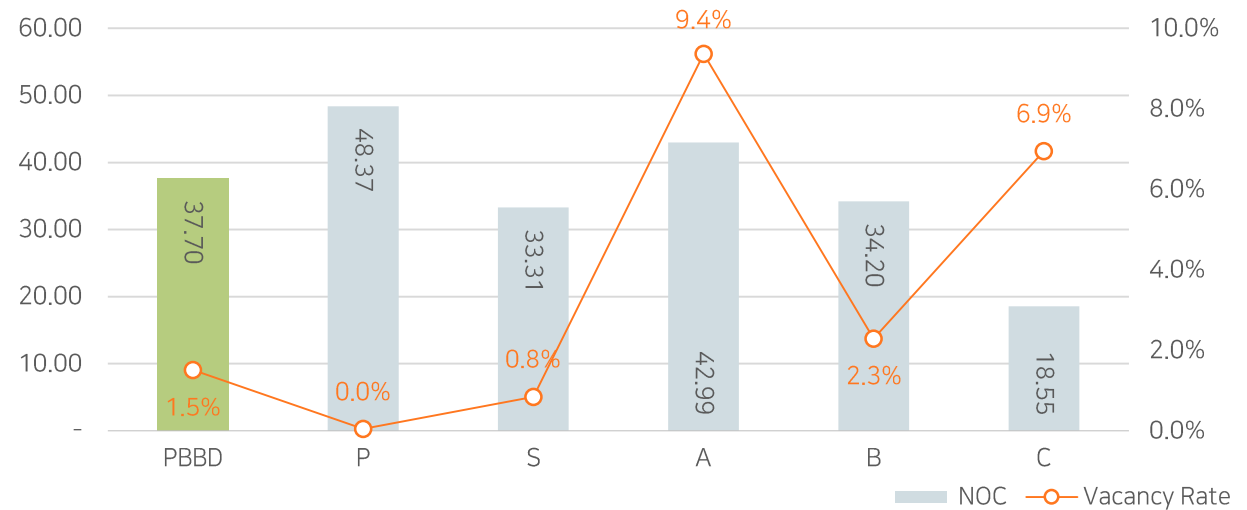
\$ 37.70 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
13.79	161.08	5.67

The average vacancy rate of the office buildings in PBBD is 1.51 % as at October 2021, and the average NOC is \$ 37.70.



■ 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	933,102	263.36	26.56	9.25	63.31	6.89%
	City Hall Station	938,222	169.22	17.16	7.89	44.26	4.15%
	Jonggak Station	1,040,489	228.96	22.53	8.72	53.47	5.32%
	Euiljiro Ipgu Station	841,734	204.79	20.93	9.06	52.83	9.19%
GBD	Teheranro	3,470,138	303.01	25.29	6.10	52.17	1.94%
	Gangnamdero	1,771,014	382.86	28.98	5.31	52.92	2.58%
	Yeongdongdero	685,249	237.51	20.13	5.63	45.28	2.52%
	Dosandero	316,756	653.59	33.58	3.80	52.42	3.11%
	Seocho Gyodae	445,962	319.05	15.21	4.51	31.01	2.83%
YBD	East Yeouido	2,967,373	254.84	24.76	10.14	71.03	6.91%
	West Yeouido	550,107	122.13	10.95	5.72	29.04	1.82%
	Youngdeungpo	573,466	163.48	14.06	5.60	35.53	6.82%
ETC	Songpa, Gangdong	2,083,396	196.43	14.07	4.96	35.09	1.44%
	Gwangjin Sungdong	717,029	229.01	16.61	4.20	32.53	2.35%
	Mapo Sangam	2,304,436	167.53	14.28	5.60	34.30	2.27%
	Guro Geumchun	953,687	152.60	14.34	3.39	38.96	5.62%
	Gwanak Dongjak	599,716	218.16	14.94	3.83	32.14	5.91%
	Yongsan	1,392,956	239.83	20.18	7.25	48.57	2.20%
PBBD	PTV	1,156,917	194.34	14.34	2.69	33.80	0.08%
	Bundang	993,253	159.72	13.76	5.79	37.86	3.17%

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