

# SEOUL OFFICE LEASING

September 2022 Monthly Market Review

## 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	2022년 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**  
Yeouido Business District

**ETC**  
Non Major Business District

**PBBD**  
PTV-Bundang Business District

**도심권**  
종로구, 중구 일대

**강남권**  
강남구, 서초구 일대

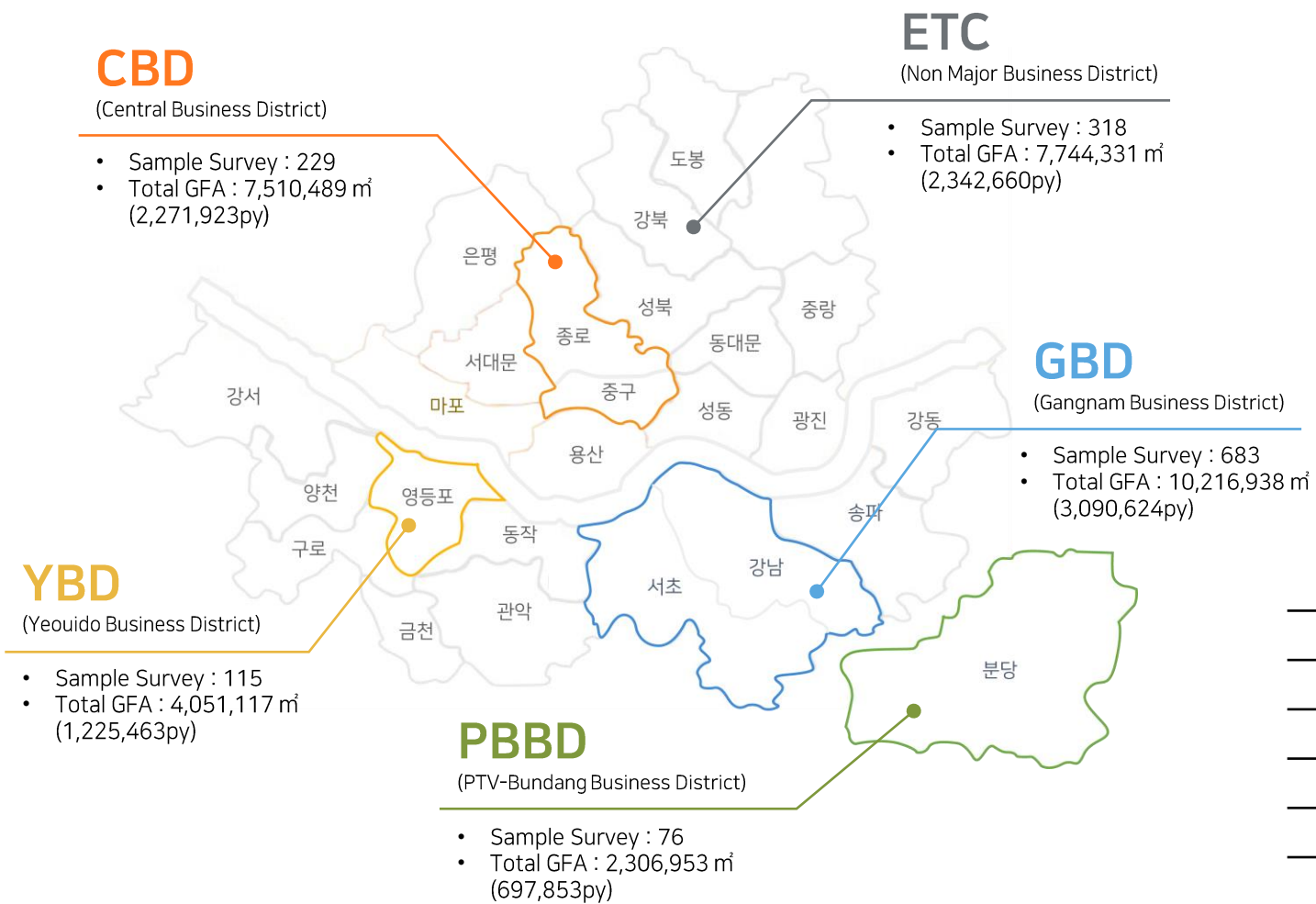
**여의도권**  
여의도, 영등포구 일대

**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 1,421

	P	S	A	B
CBD	46	68	32	83
GBD	30	81	99	473
YBD	20	25	31	39
ETC	43	62	57	156
PBBD	12	15	19	30

● 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

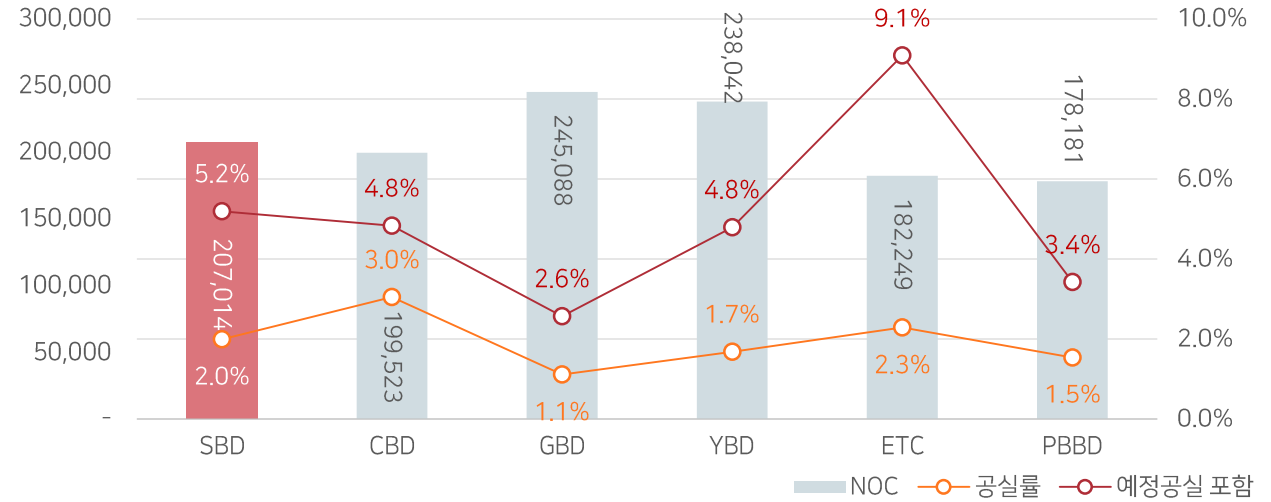
# 01 SBD 서울 전체

공실률  
1.99% ↑

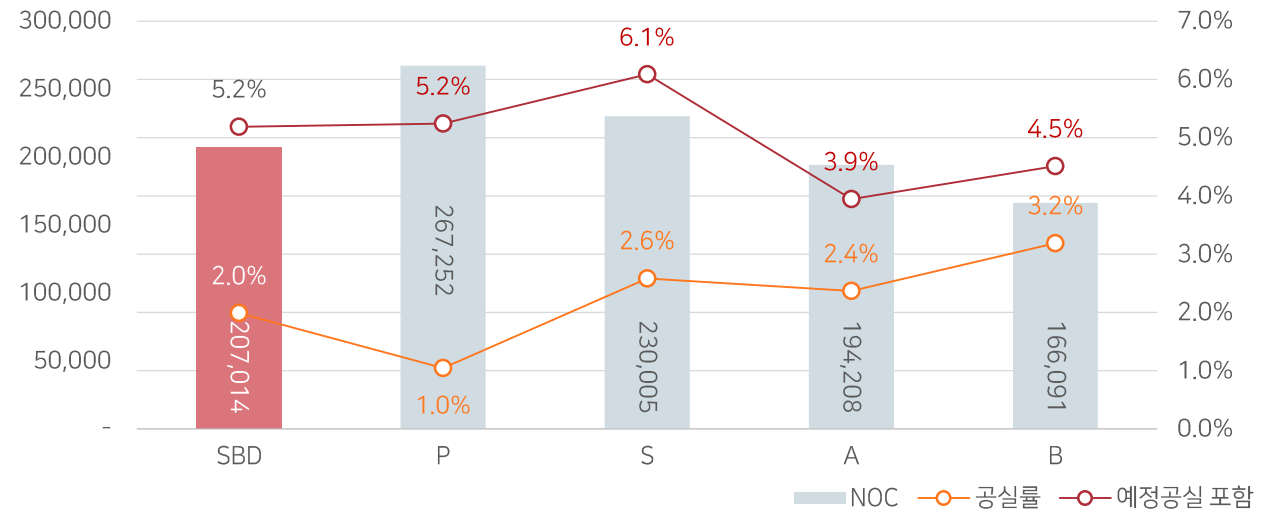
평균 NOC  
₩ 207,014 ↓

평균 임대료	평균 보증금	평균 관리비
85,543	930,976	31,010

2022년도 8월 조사한 서울지역 오피스의  
평균 공실률은 1.99%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 207,014원으로 조사되었다.



■ 서울 전체 권역 별 공실률 / NOC



■ 서울 전체 규모 별 공실률 / NOC



# 01 SBD 서울 전체

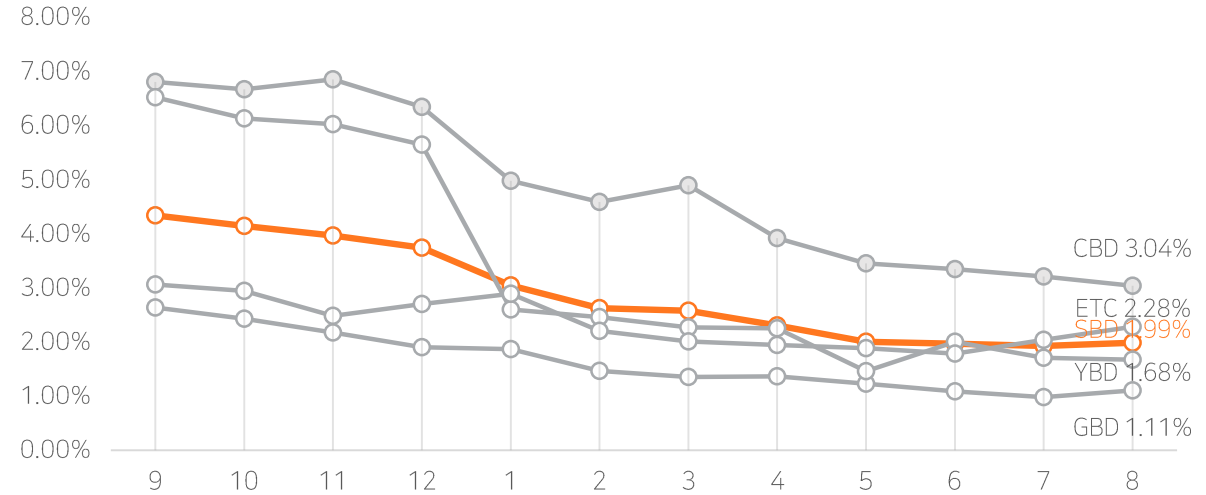
2022년 8월 서울권역의 공실률 흐름은 다음과 같이 조사되었다.

CBD의 센트로폴리스에 카카오계열사가 계약하며 2개층 3,450평의 공실이 해소되었고, 광화문G타워에 현대건설에서 사용중인 1개층반 1,170평의 면적이 내년1월 임대시장에 추가될 예정이다.

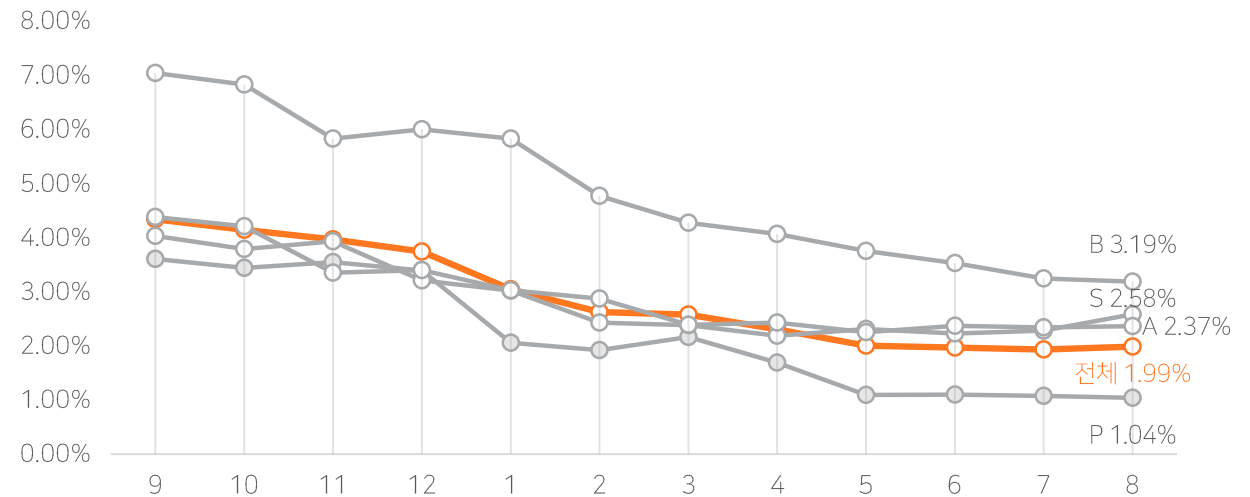
GBD의 L7강남타워에 지니뮤직이 사용중인 3개층 1,580평의 면적이 12월에 임대시장에 추가될 예정이고, 큰길타워에 11월 예정이던 1개층 630평의 면적이 F&F가 계약하며 해소되었다.

YBD의 하나금융투자빌딩에 한국3M이 사용중인 5개층 중 2개층 1,780평의 면적이 내년5월 임대시장에 추가될 예정이다.

용산더프라임타워에서는 U BASE에서 사용중인 8개층 3,240평의 면적이 12월 임대시장에 추가될 예정이고, 서대문구 풍산빌딩에 현대계열사가 계약하며 4개층 2,600평의 공실이 해소되었다.



■ 서울 권역별 공실률 변화



■ 서울 규모별 공실률 변화

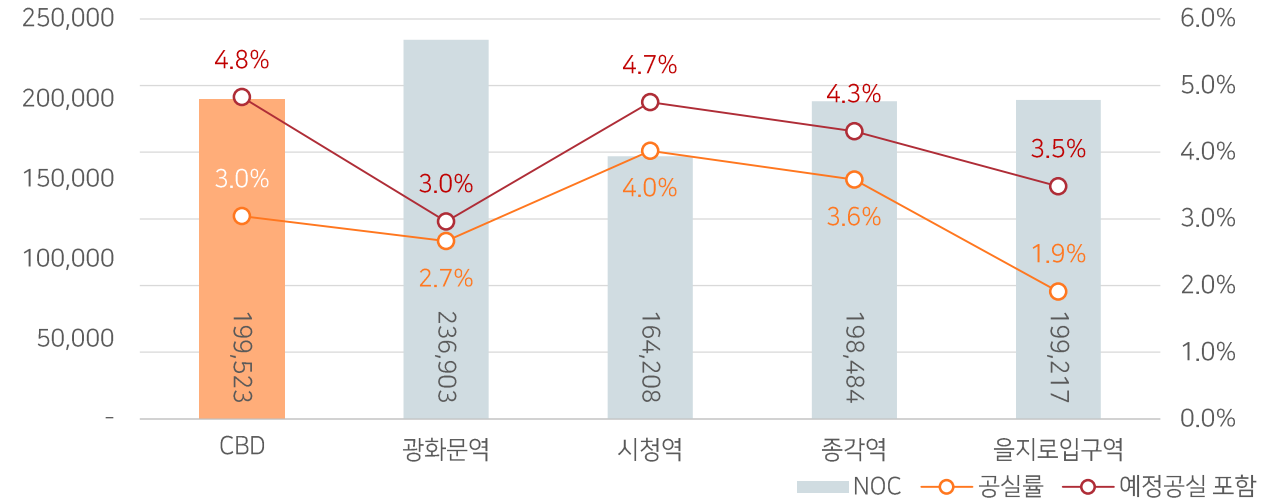
# 02 CBD 도심권역

공실률  
3.04% ↓

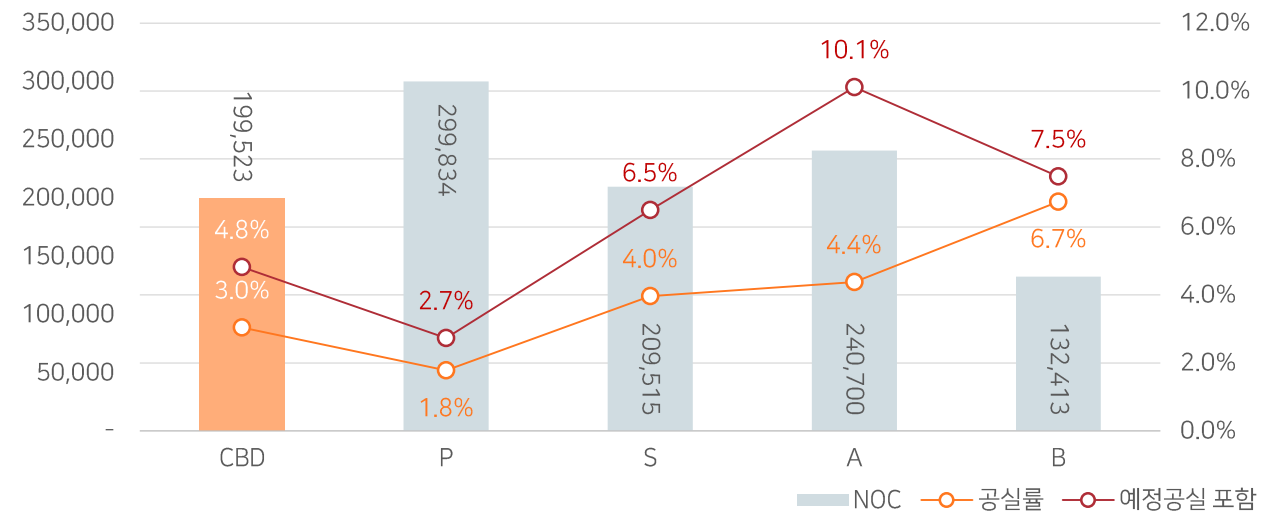
평균 NOC  
₩ 199,523 ↓

평균 임대료	평균 보증금	평균 관리비
81,470	841,549	35,565

2022년도 8월 조사한 도심지역 오피스의  
평균 공실률은 3.04%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 199,523원으로 조사되었다.



■ CBD 지역 세부권역별 공실률/NOC



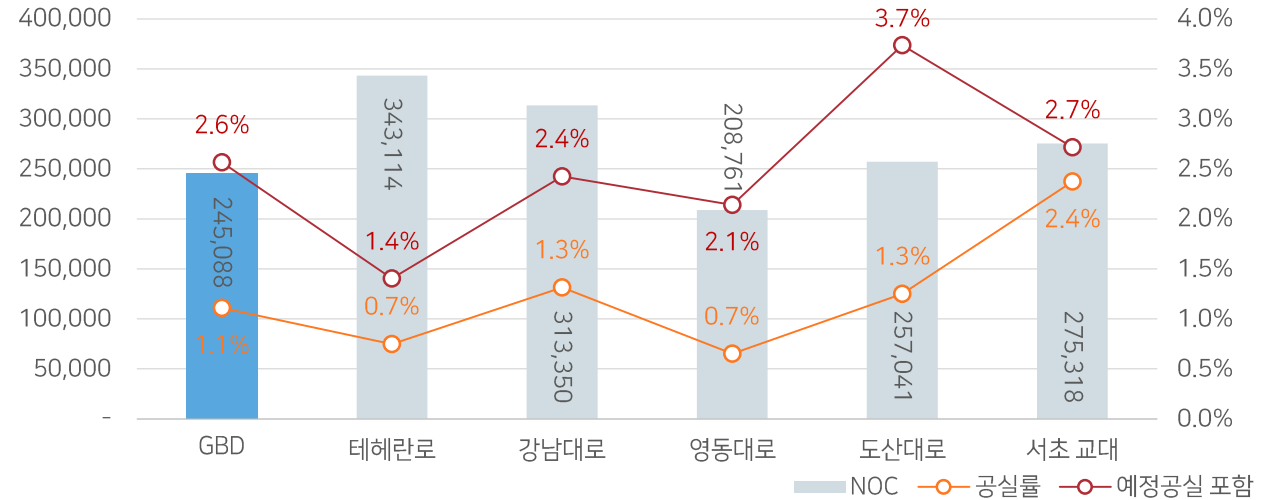
■ CBD 지역 규모별 공실률/NOC

# 73 GBD 강남권역

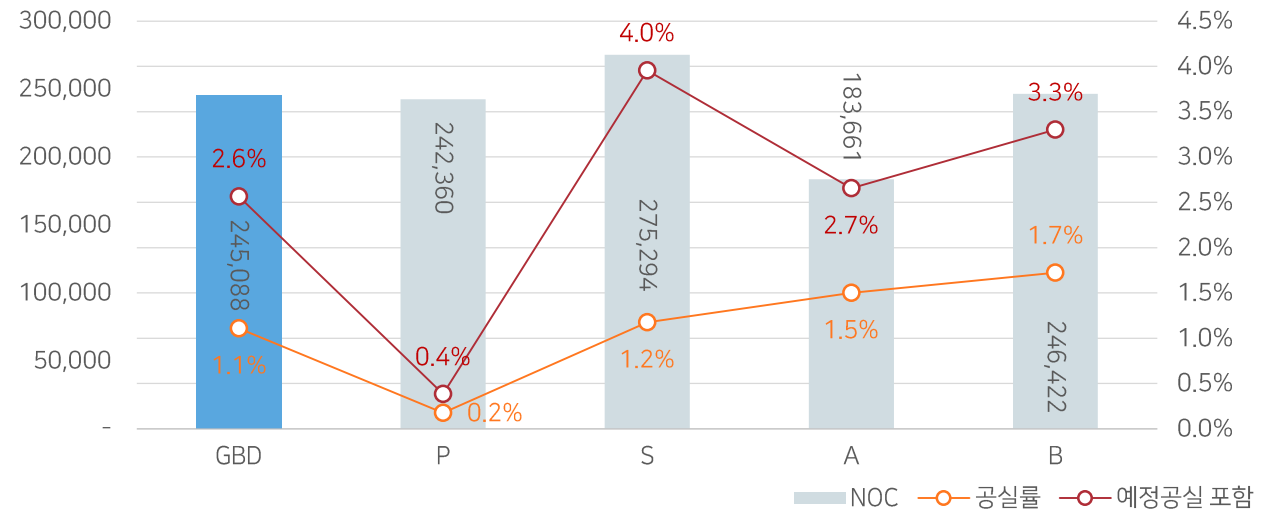
공실률 1.11% ↑ 평균 NOC ₩ 245,088 ↑

평균 임대료	평균 보증금	평균 관리비
118,640	1,417,971	29,659

2022년도 8월 조사한 강남지역 오피스의 평균 공실률은 1.11%로 조사되었으며, 전용면적 1평당 사용할 때 드는 비용을 계산한 평균 NOC는 245,088원으로 조사되었다.



GBD 지역 세부권역별 공실률/NOC



GBD 지역 규모 별 공실률/NOC

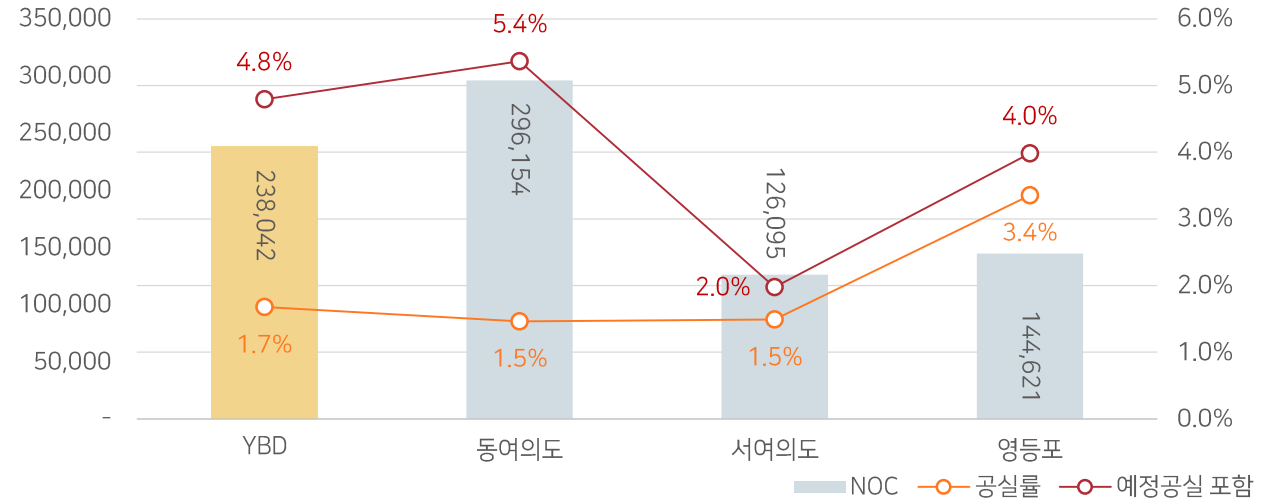
# 24 YBD 여의도, 영등포 권역

공실률  
1.68% ↓

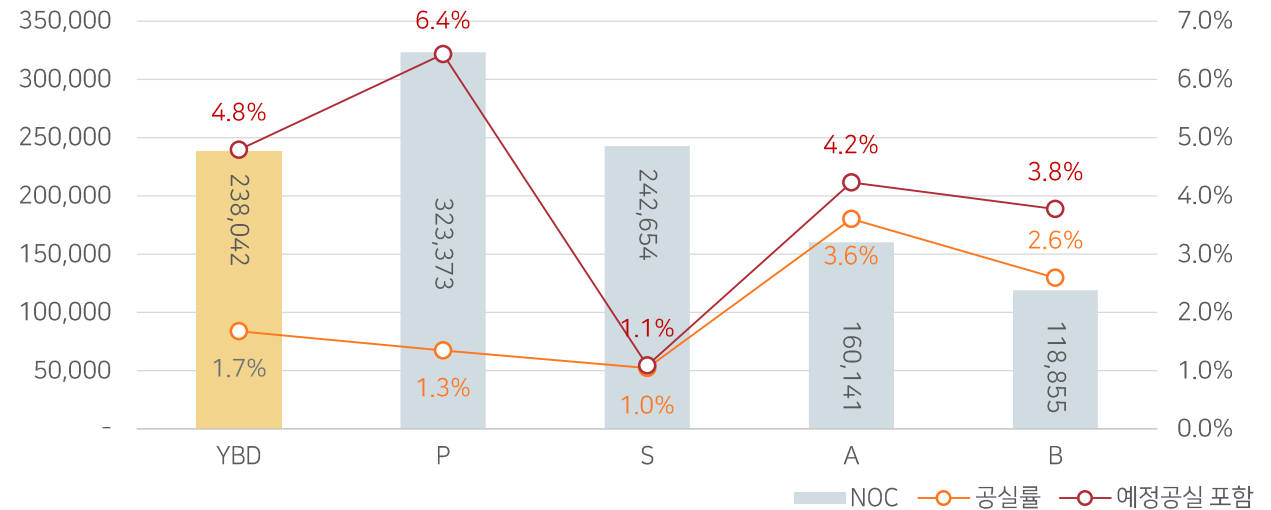
평균 NOC  
₩ 238,042 ↑

평균 임대료	평균 보증금	평균 관리비
95,142	973,654	37,503

2022년도 8월 조사한 여의도, 영등포 지역  
오피스의 평균 공실률은 1.68%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 238,042원으로 조사되었다.



■ YBD 지역세부권역별 공실률/NOC



■ YBD 지역규모 별 공실률/NOC



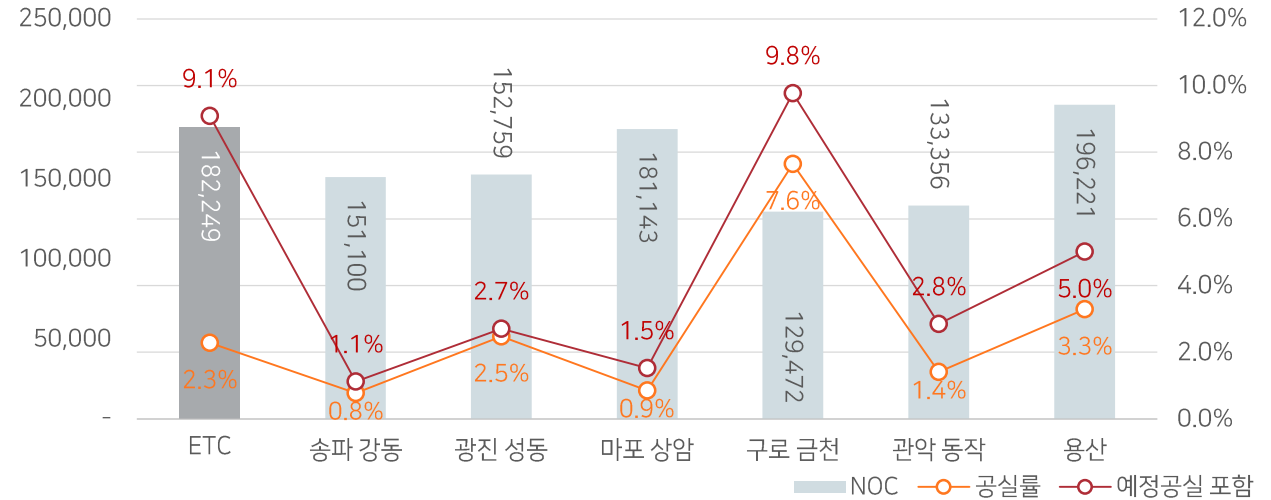
# 75 ETC 서울 기타권역

공실률  
2.28% ↑

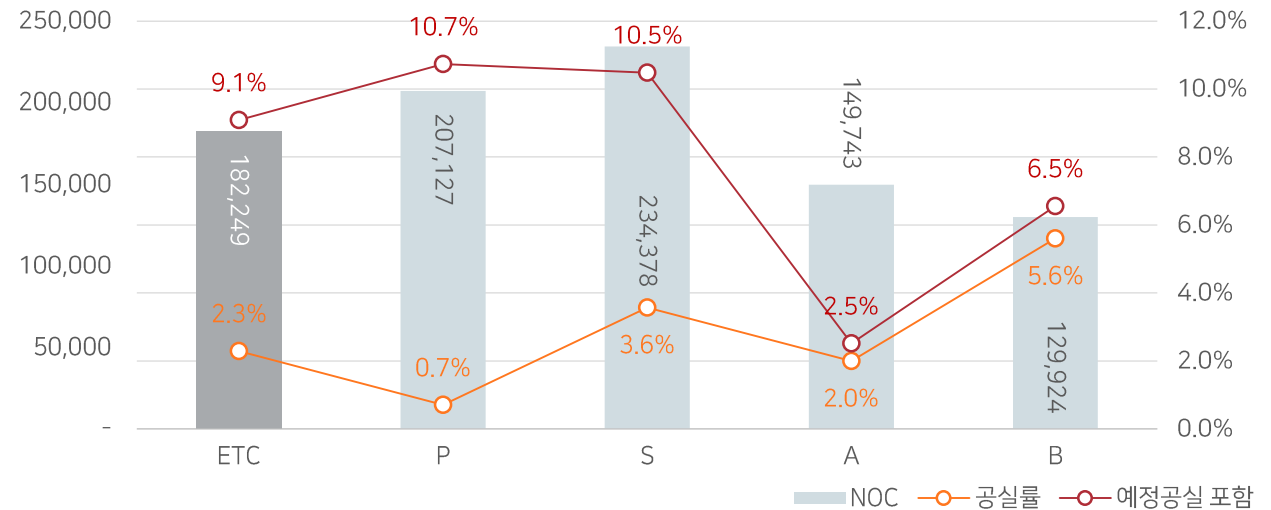
평균 NOC  
₩ 182,249 ↓

평균 임대료	평균 보증금	평균 관리비
66,656	722,511	24,088

2022년도 8월 조사한 서울 기타지역 오피스의  
평균 공실률은 2.28%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 182,249원으로 조사되었다.



ETC 지역 세부권역별 공실률/NOC



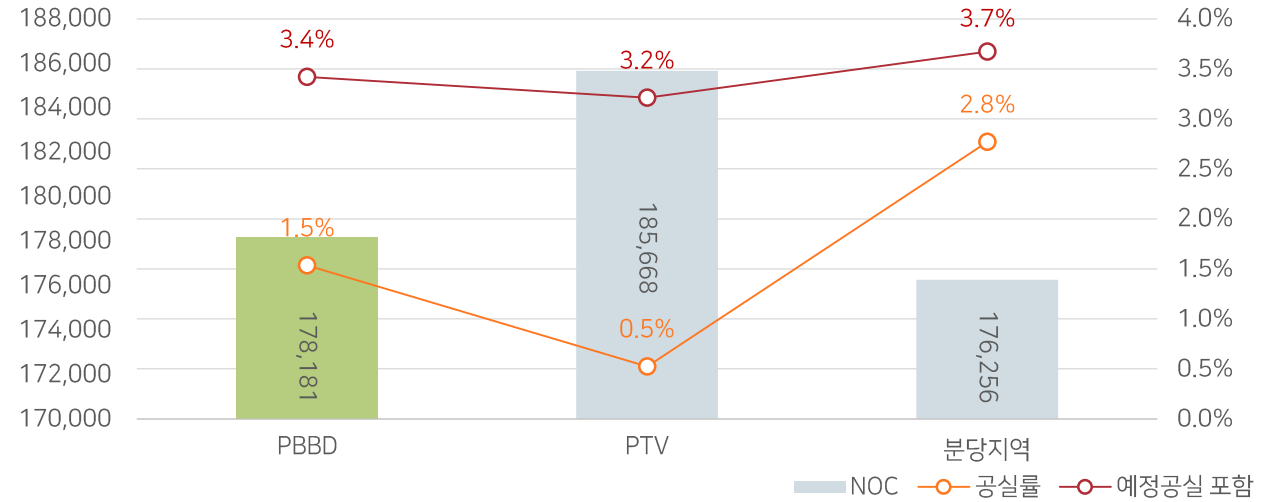
ETC 지역 규모별 공실률/NOC

# 76 PBBD 판교, 분당 권역

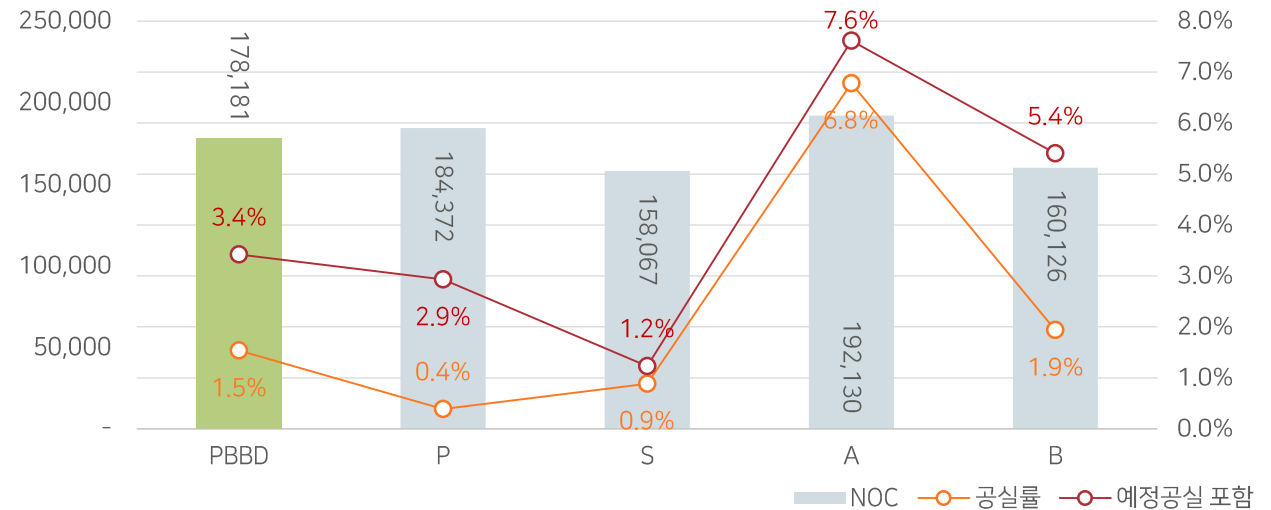
공실률 1.54% ↑ | 평균 NOC ₩ 178,181 ↑

평균 임대료	평균 보증금	평균 관리비
61,577	671,677	26,079

2022년도 8월 조사한 판교, 분당지역 오피스의 평균 공실률은 1.54%로 조사되었으며, 전용면적 1평당 사용할 때 드는 비용을 계산한 평균 NOC는 178,181원으로 조사되었다.



■ PBBD 지역 세부권역 별 공실률 / NOC



■ PBBD 지역 규모 별 공실률 / NOC

# 세부 지역 별 임대 현황

구역	세부구역	총임대면적	평균보증금	평균임대료	평균관리비	평균NOC	공실률
CBD	광화문역	287,850	983,829	101,535	37,620	236,903	2.67%
	시청역	288,244	686,924	69,987	31,784	164,208	4.02%
	종각역	300,411	808,687	81,739	35,440	198,484	3.59%
	을지로입구역	237,363	744,788	79,911	36,150	199,217	1.91%
GBD	테헤란로	996,085	1,929,206	179,509	33,205	343,114	0.75%
	강남대로	499,111	2,012,827	164,655	31,241	313,350	1.31%
	영동대로	196,946	864,970	81,419	29,294	208,761	0.65%
	도산대로	108,116	1,966,549	154,702	33,099	257,041	1.25%
	서초 교대	135,080	1,381,893	114,135	33,396	275,318	2.37%
YBD	동여의도	930,025	1,168,735	117,551	43,871	296,154	1.46%
	서여의도	158,327	529,499	52,909	22,758	126,095	1.49%
	영등포	137,111	735,578	58,080	25,161	144,621	3.35%
ETC	송파 강동	571,042	899,531	62,427	20,144	151,100	0.78%
	광진 성동	166,109	913,694	75,033	18,596	152,759	2.47%
	마포 상암	641,190	723,641	72,311	32,761	181,143	0.85%
	구로 금천	264,343	550,986	53,251	11,371	129,472	7.65%
	관악 동작	158,344	656,570	46,370	21,472	133,356	1.40%
	용산	202,010	762,870	73,243	34,043	196,221	3.29%
PBBD	PTV	383,268	607,883	65,797	27,375	185,668	0.52%
	분당지역	314,585	688,082	60,492	25,783	176,256	2.77%

# 지역 별 사용승인 현황

권역	빌딩명	소재지	주용도	연면적(㎡)	연면적(3.3㎡)	사용승인일
CBD	초동 55	중구 초동	업무시설	3,338	1,010	27-Jul
	스튜디오산타클로스엔터테인먼트	종로구 동숭동	문화및집회시설	1,470	445	11-Jul
GBD	제이케이타워	강남구 신사동	제1종근린생활시설	2,502	757	13-Jul
	영봉빌딩	강남구 역삼동	업무시설	2,192	663	27-Jul
	트리즈빌딩	강남구 논현동	제2종근린생활시설	1,506	456	12-Jul
	PS-107 빌딩	강남구 논현동	제2종근린생활시설	1,328	402	12-Jul
	더 스테어스	강남구 신사동	제2종근린생활시설	1,132	342	03-Jun
	한라 원앤원타워	금천구 가산동	공장	74,825	22,635	11-Jul
ETC	일진 융복합 R&D센터	강서구 마곡동	교육연구시설	20,744	6,275	28-Jul
	은평신용협동조합	은평구 신사동	업무시설	5,632	1,704	18-Jul
	에스에이치타워	송파구 잠전동	의료시설	3,907	1,182	11-Jul
	DA one tower	송파구 잠실동	제2종근린생활시설	3,107	940	22-Jul
	조이빌딩1별관	서대문구 홍제동	제1종근린생활시설	1,813	549	27-Jul
	포레스트원	성동구 성수동2가	제2종근린생활시설	1,713	518	08-Jul
	성신빌딩	광진구 구의동	제2종근린생활시설	1,173	355	15-Jul
	성수동2가 321-29	성동구 성수동2가	업무시설	1,032	312	22-Jul
	미라지 판교 플래그쉽	성남시 분당구	문화및집회시설	2,917	882	19-Jul

## 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, August 2022
DB Mangement	Okey Research Center has carried out our research with a large number 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 = 1,410.50 KRW (0.71 USD = 1,000 KRW) as of 23th September 2022

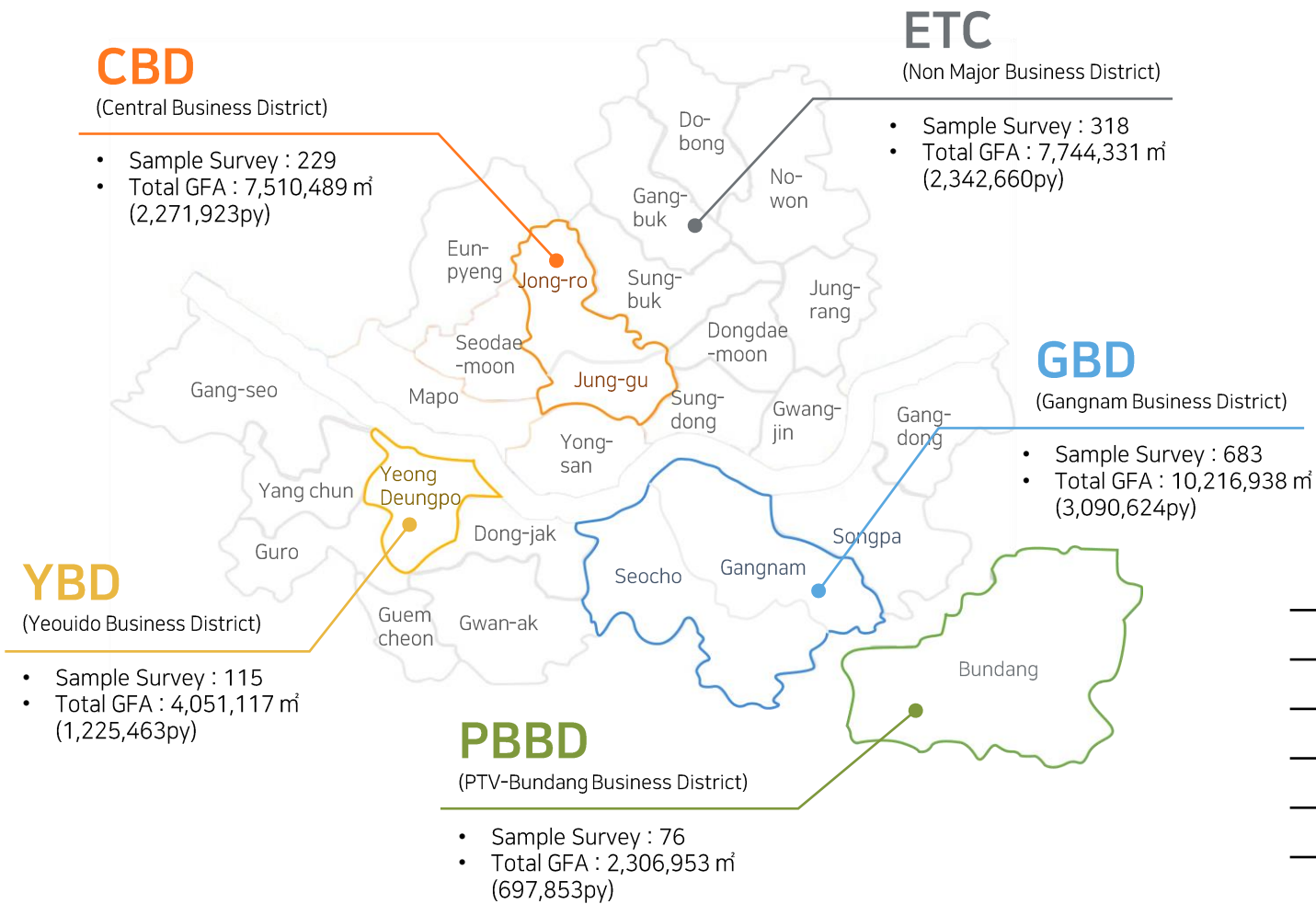
## 5 Regional Divisions in Seoul

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 1,421

	P	S	A	B
CBD	46	68	32	83
GBD	30	81	99	473
YBD	20	25	31	39
ETC	43	62	57	156
PBB	12	15	19	30

### • NOC (Net Occupancy Cost)

The monthly cost that 1m<sup>2</sup> of net area 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

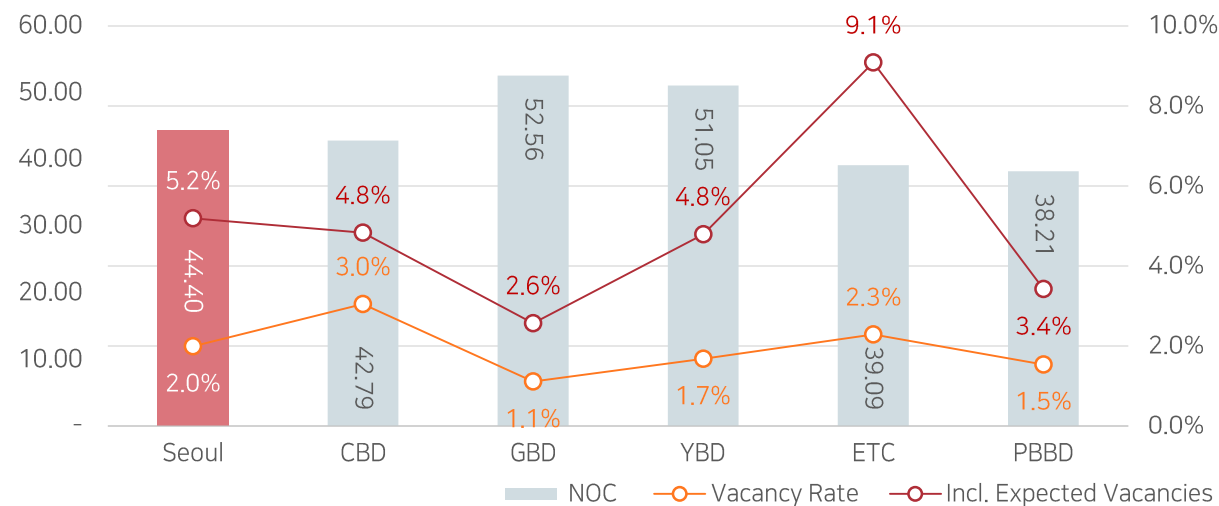
1.99% ↑

Avg, NOC

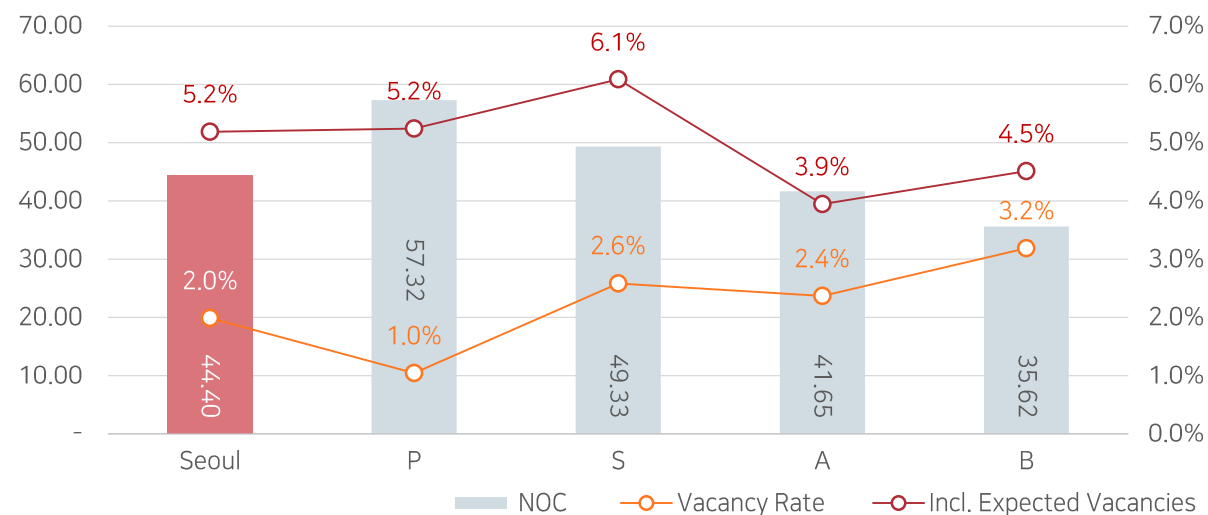
\$ 44.40 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
18.35	199.66	6.65

The average vacancy rate of the office buildings in Seoul is 1.99 % as of August 2022, and the average NOC is \$ 44.40.



■ Vacancy Rate & NOC in Seoul and Each District



■ Vacancy Rate & NOC in Seoul & Each Building Category

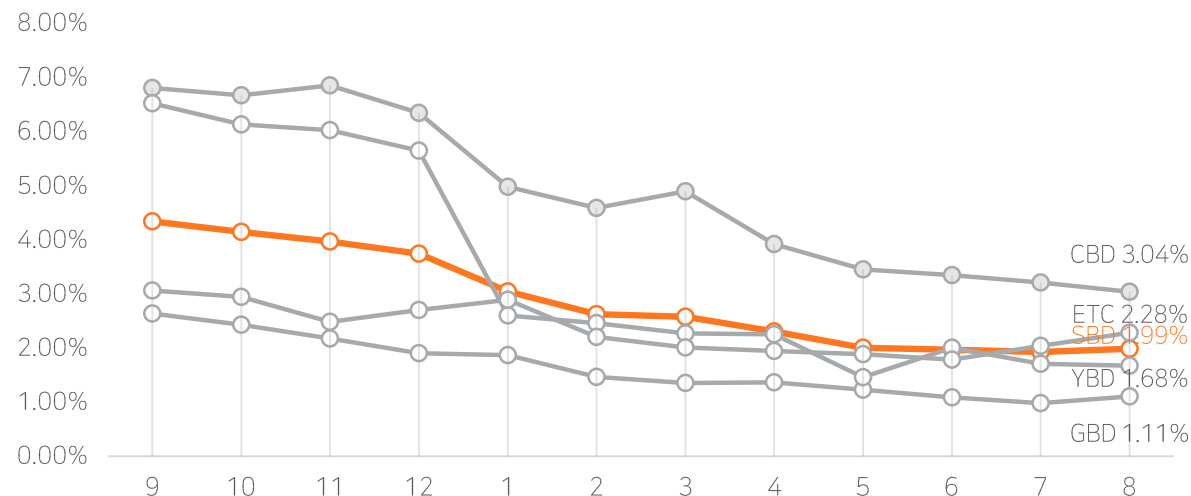
# 01 SBD Seoul Capital Area

The following charts indicate the vacancy level of Seoul for August 2022.

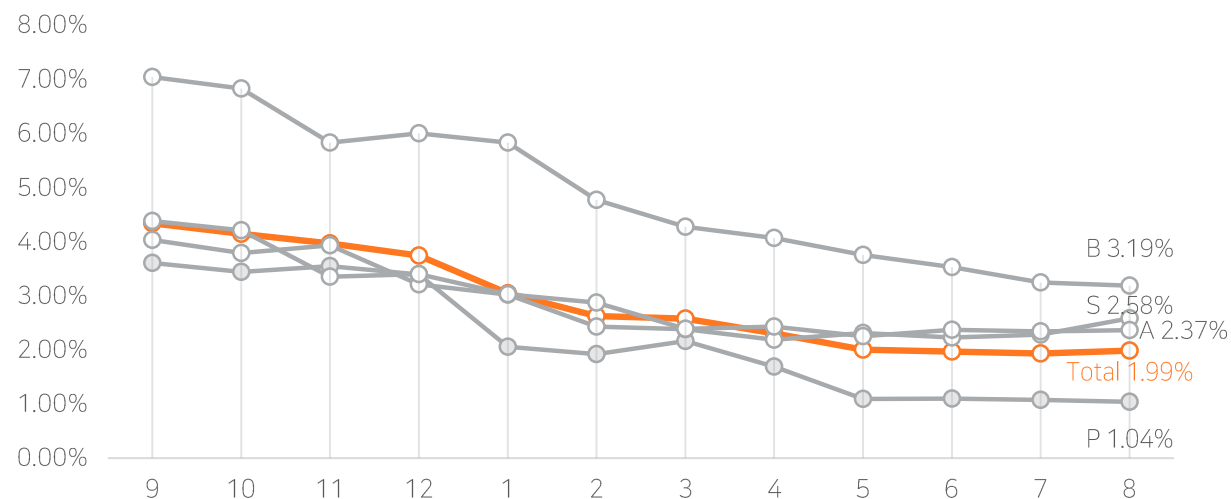
In CBD, the affiliate of Kakao Group moved into Centropolis building as a new tenant, renting the office units of 11,410m<sup>2</sup> that are the 2 entire floors in the building. On the other hand, the office space of 3,870m<sup>2</sup> in Gwanghwamun G-Tower, currently rented by Hyundai Construction Ltd., is going to come on the lease market in Seoul by January 2023.

In GBD, the office space of 5,220m<sup>2</sup> in L7 Gangnam Tower will come on the market in December 2022. This office space is located on the 3 floors in the tower and is currently occupied by Genie Music Corp. In Keungil Tower, the office space of 2,100m<sup>2</sup> was also coming on the market in November 2022 but it won't as F&F Co. Ltd. just signed the lease contract for this office space.

In YBD, 3M Korea is renting the 5 entire floors in Hana Financial Investment Building and the 2 of the 5 will be out on the market by May next year, 2023. The leasing area of the 2 floors is approximately 5,880m<sup>2</sup>. In Yongsan-The-Prive Tower, the office space of 10,700m<sup>2</sup> will come on the market by December 2022, that comprises the 8 floors in the tower and is currently rented by U BASE. On the other hand, in Seodaemun-gu, the affiliate of Hyundai Group moved into Poongsan Building as a new tenant, now renting the office space of 8,590m<sup>2</sup>, which is the 4 entire floors in the building.



Monthly Vacancy Rate in 5 Main Districts



Monthly Vacancy Rate for Different Size of Buildings

# 02 CBD Central Seoul

Vacancy rate

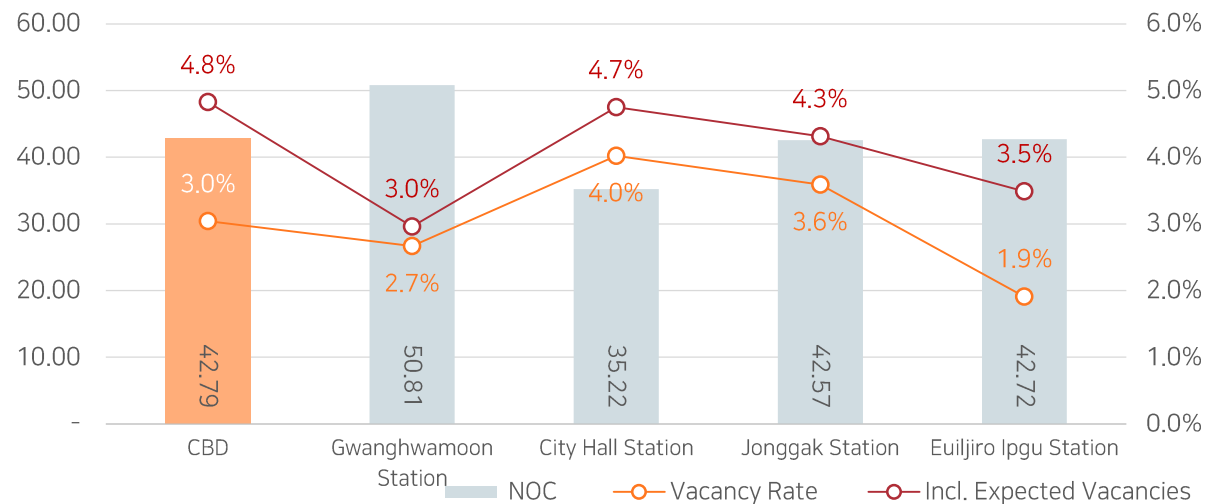
3.04 % ↓

Avg, NOC

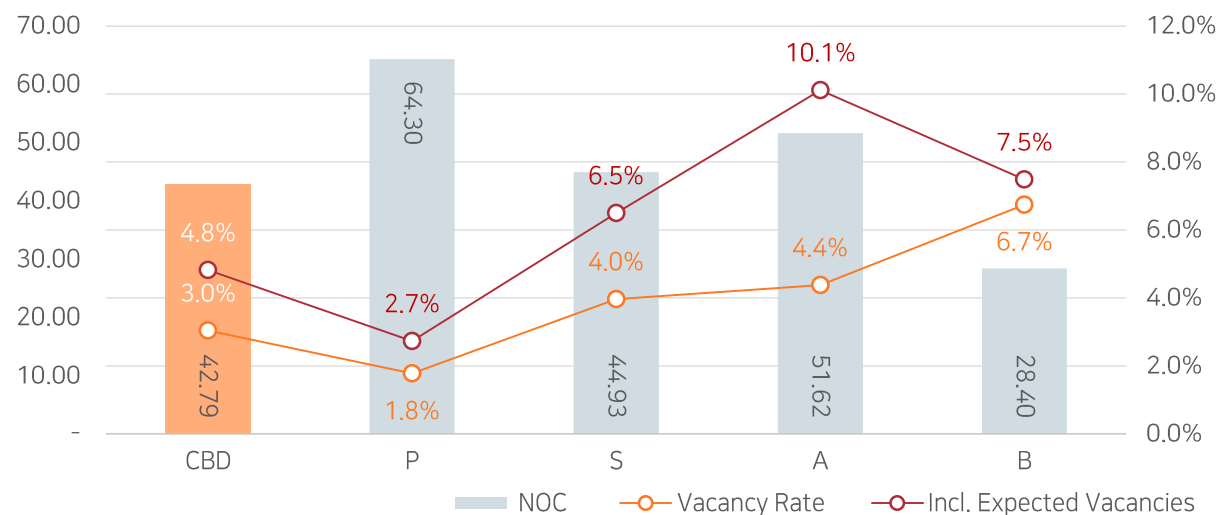
\$ 42.79 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
17.47	180.48	7.63

The average vacancy rate of the office buildings in CBD is 3.04 % as of August 2022, and the average NOC is \$ 42.79.



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



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

# GBD Gangnam

Vacancy rate

1.11% ↑

Avg, NOC

\$ 52.56 ↓

Avg.  
Rent

25.44

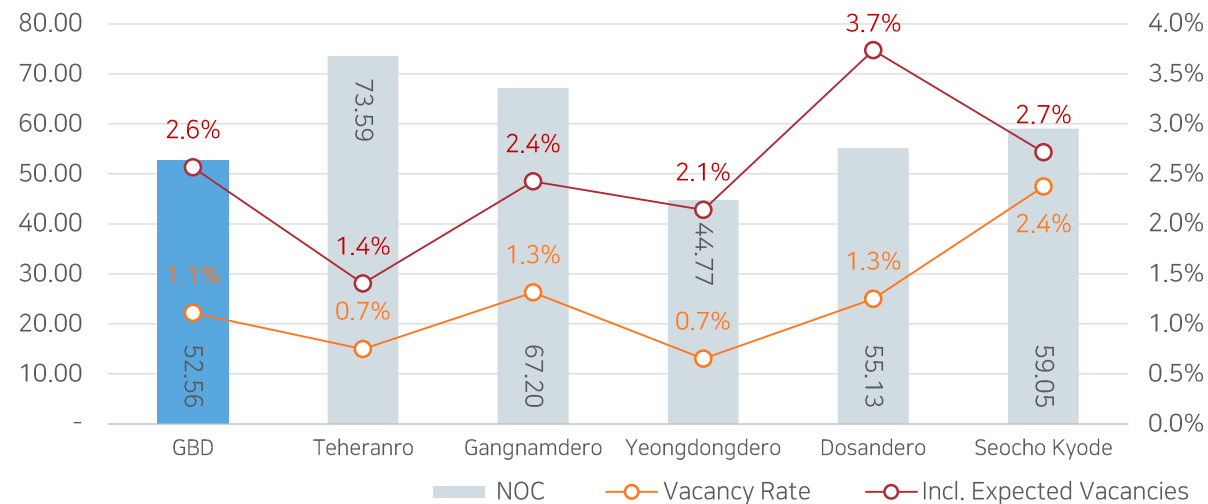
Avg.  
Deposit

304.10

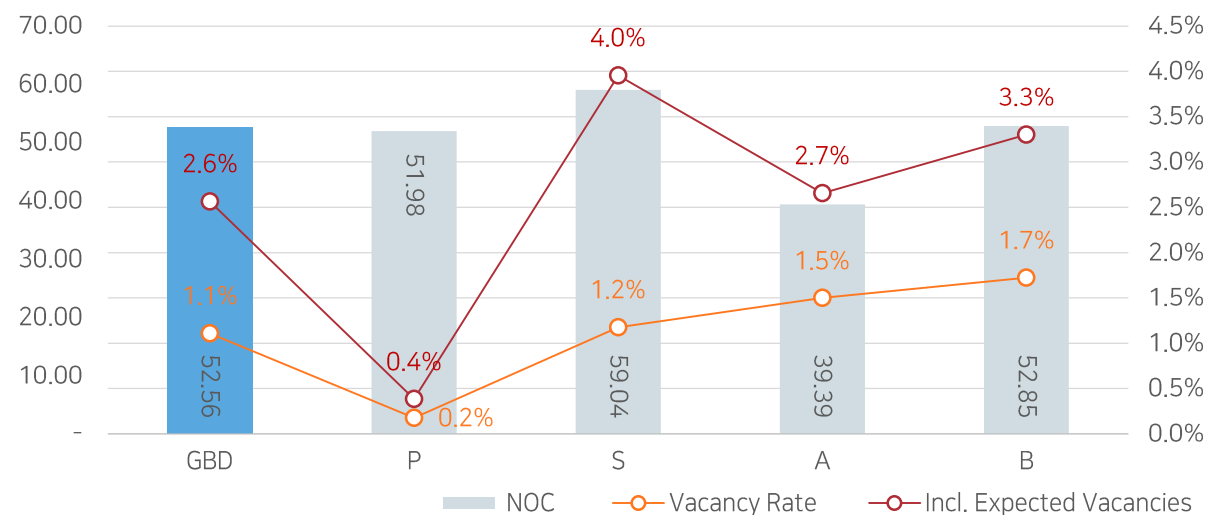
Avg.  
Management  
Fee

6.36

The average vacancy rate of the office buildings in GBD is 1.11 % as of August 2022, and the average NOC is \$ 52.56.



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



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

# 24 YBD Yeouido & Yeongdeungpo

Vacancy rate

1.68% ↓

Avg, NOC

\$ 51.05 ↓

Avg.  
Rent

20.40

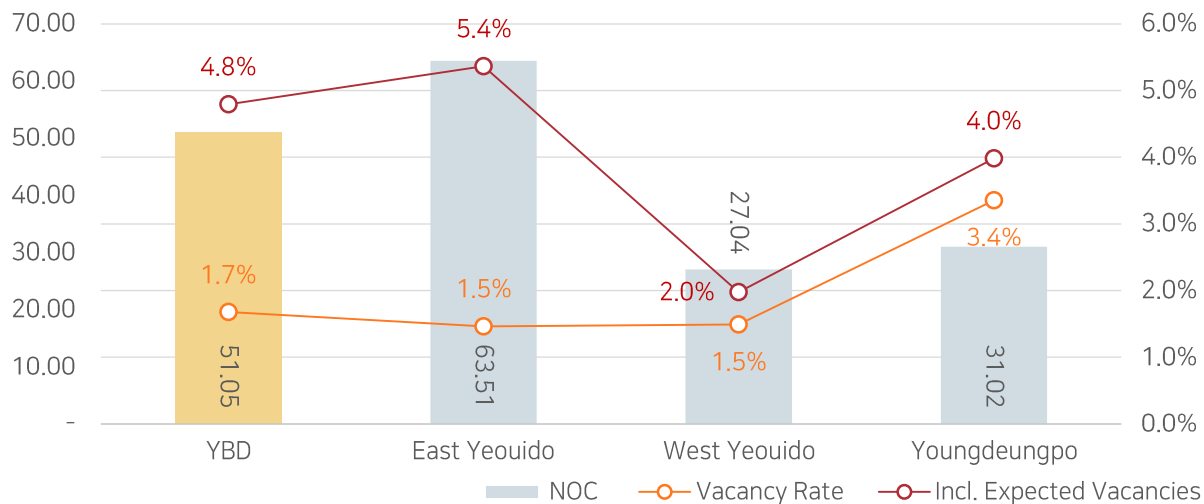
Avg.  
Deposit

208.81

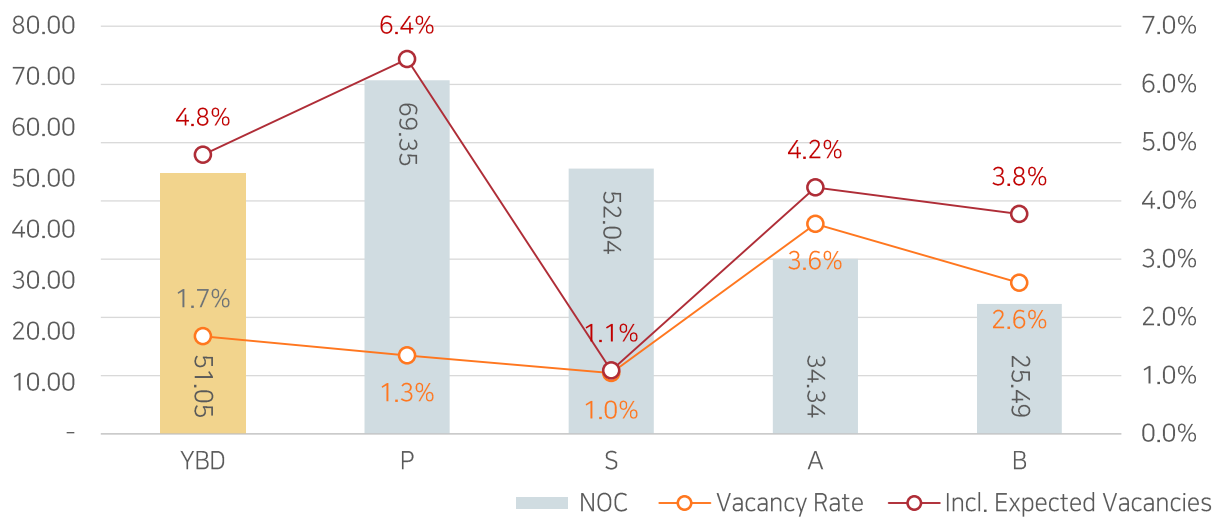
Avg.  
Management.  
Fee

8.04

The average vacancy rate of the office buildings in YBD is 1.68 % as of August 2022, and the average NOC is \$ 51.05.



■ 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

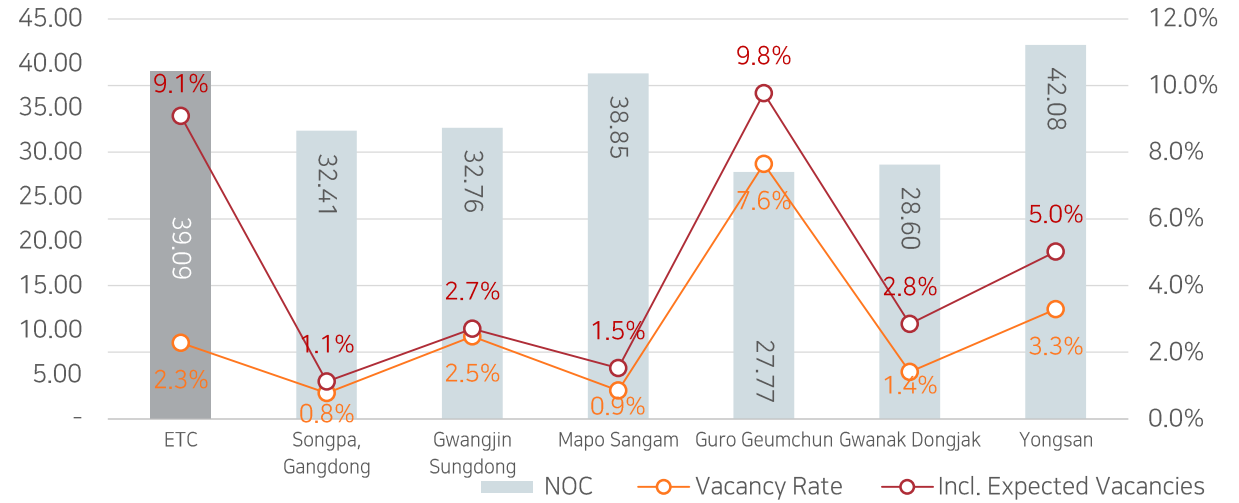
2.28 % ↑

Avg, NOC

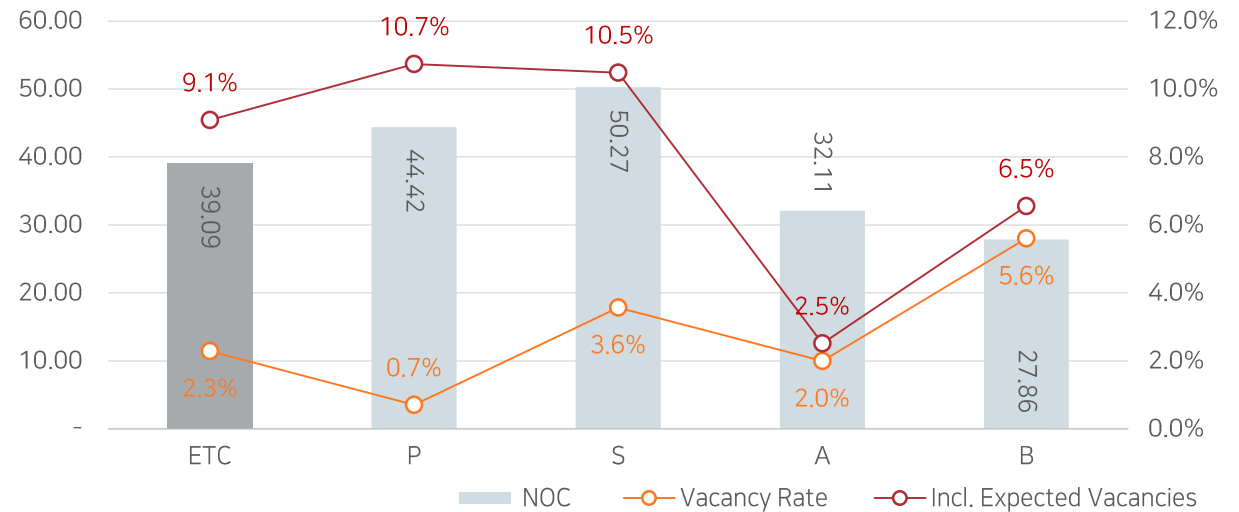
\$ 39.09 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
14.30	154.95	5.17

The average vacancy rate of the office buildings in ETC is 2.28 % as of August 2022, and the average NOC is \$ 39.09.



■ 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

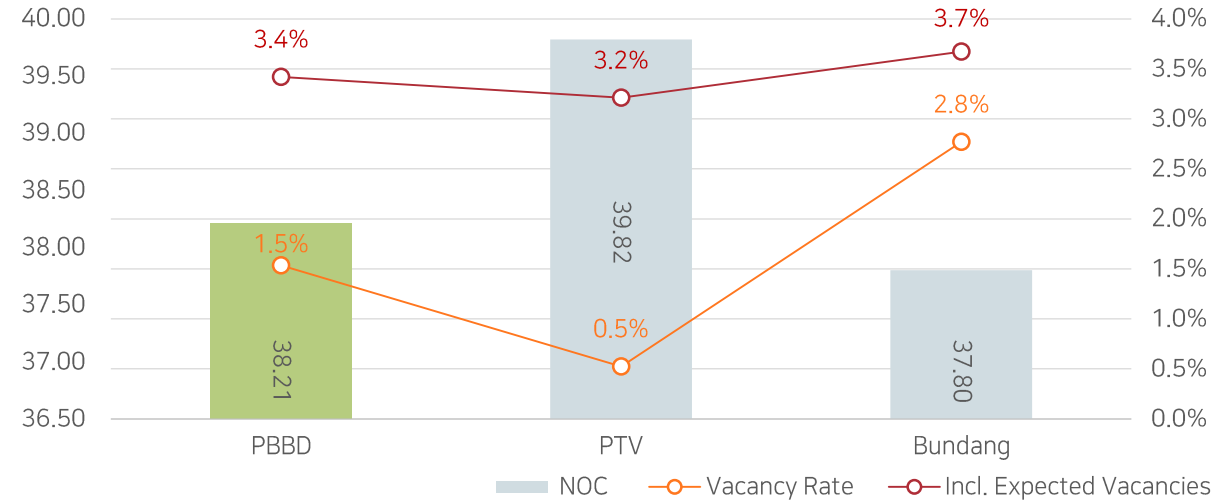
1.54% ↑

Avg, NOC

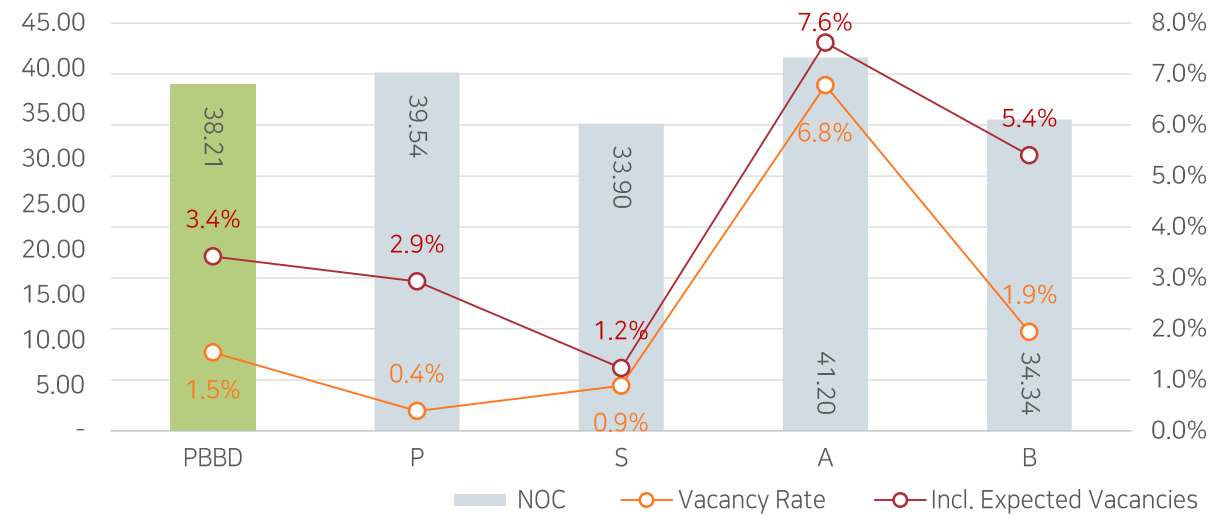
\$ 38.21 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
13.21	144.05	5.59

The average vacancy rate of the office buildings in PBBD is 1.54 % as of August 2022, and the average NOC is \$ 38.21.



■ 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	951,571	210.99	21.78	8.07	50.81	2.67%
	City Hall Station	952,872	147.32	15.01	6.82	35.22	4.02%
	Jonggak Station	993,095	173.43	17.53	7.60	42.57	3.59%
	Euiljiro Ipgu Station	784,671	159.73	17.14	7.75	42.72	1.91%
GBD	Teheranro	3,292,842	413.74	38.50	7.12	73.59	0.75%
	Gangnamdero	1,649,954	431.68	35.31	6.70	67.20	1.31%
	Yeongdongdero	651,060	185.50	17.46	6.28	44.77	0.65%
	Dosandero	357,409	421.75	33.18	7.10	55.13	1.25%
	Seochogyeongdae	446,545	296.36	24.48	7.16	59.05	2.37%
YBD	East Yeouido	3,074,463	250.65	25.21	9.41	63.51	1.46%
	West Yeouido	523,396	113.56	11.35	4.88	27.04	1.49%
	Youngdeungpo	453,258	157.75	12.46	5.40	31.02	3.35%
ETC	Songpa, Gangdong	1,887,741	192.92	13.39	4.32	32.41	0.78%
	Gwangjin Sungdong	549,120	195.95	16.09	3.99	32.76	2.47%
	Mapo Sangam	2,119,636	155.19	15.51	7.03	38.85	0.85%
	Guro Geumchun	873,862	118.17	11.42	2.44	27.77	7.65%
	Gwanak Dongjak	523,451	140.81	9.94	4.61	28.60	1.40%
	Yongsan	667,802	163.61	15.71	7.30	42.08	3.29%
PBBD	PTV	1,267,003	130.37	14.11	5.87	39.82	0.52%
	Bundang	1,039,950	147.57	12.97	5.53	37.80	2.77%



## Land Use Information by District

District	Building Name	Address	Land Use	GFA (㎡)	Completion
CBD	55 Chodong	Cho-dong Jung-gu	Office	3,338	27-Jul
	Studio Santa Claus Entertainment	Dongsung-dong Jongno-gu	Cultural & Social	1,470	11-Jul
GBD	JK Tower	Sinsa-dong Gangnam-gu	#1 Commercial	2,502	13-Jul
	Youngbong Building	Yeoksam-dong Gangnam-gu	Office	2,192	27-Jul
	Triz Building	Nonhyeon-dong Gangnam-gu	#2 Commercial	1,506	12-Jul
	PS-107 Building	Nonhyeon-dong Gangnam-gu	#2 Commercial	1,328	12-Jul
	The Stairs	Sinsa-dong Gangnam-gu	#2 Commercial	1,054	04-Jul
	Hala Win&Win Tower	Gasam-dong Geumcheon-gu	Factory	74,825	11-Jul
ETC	Iljin Complex R&D Center	Magok-dong Gangseo-gu	Educational	20,744	28-Jul
	Eunpyeong Credit Union	Sinsa-dong Eunpyeong-gu	Office	5,632	18-Jul
	SH Tower	Samjeon-dong Songpa-gu	Medical	3,907	11-Jul
	DA one tower	Jamsil-dong Songpa-gu	#2 Commercial	3,107	22-Jul
	Joy Building #1	Hongje-dong Seodaemun-gu	#1 Commercial	1,813	27-Jul
	Forest One	Seongsu-dong 2-ga Seongdong-gu	#2 Commercial	1,713	08-Jul
	Sungshin Building	Guui-dong Gwangjin-gu	#2 Commercial	1,173	15-Jul
PBBD	321-29 Sungsoo-dong 2ga	Seongsu-dong 2-ga Seongdong-gu	Office	1,032	22-Jul
	Mirage Pangyo Flagship	Bundang-gu Seongnam-si	Cultural & Social	2,917	19-Jul



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