

# SEOUL OFFICE LEASING

December 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 11월 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

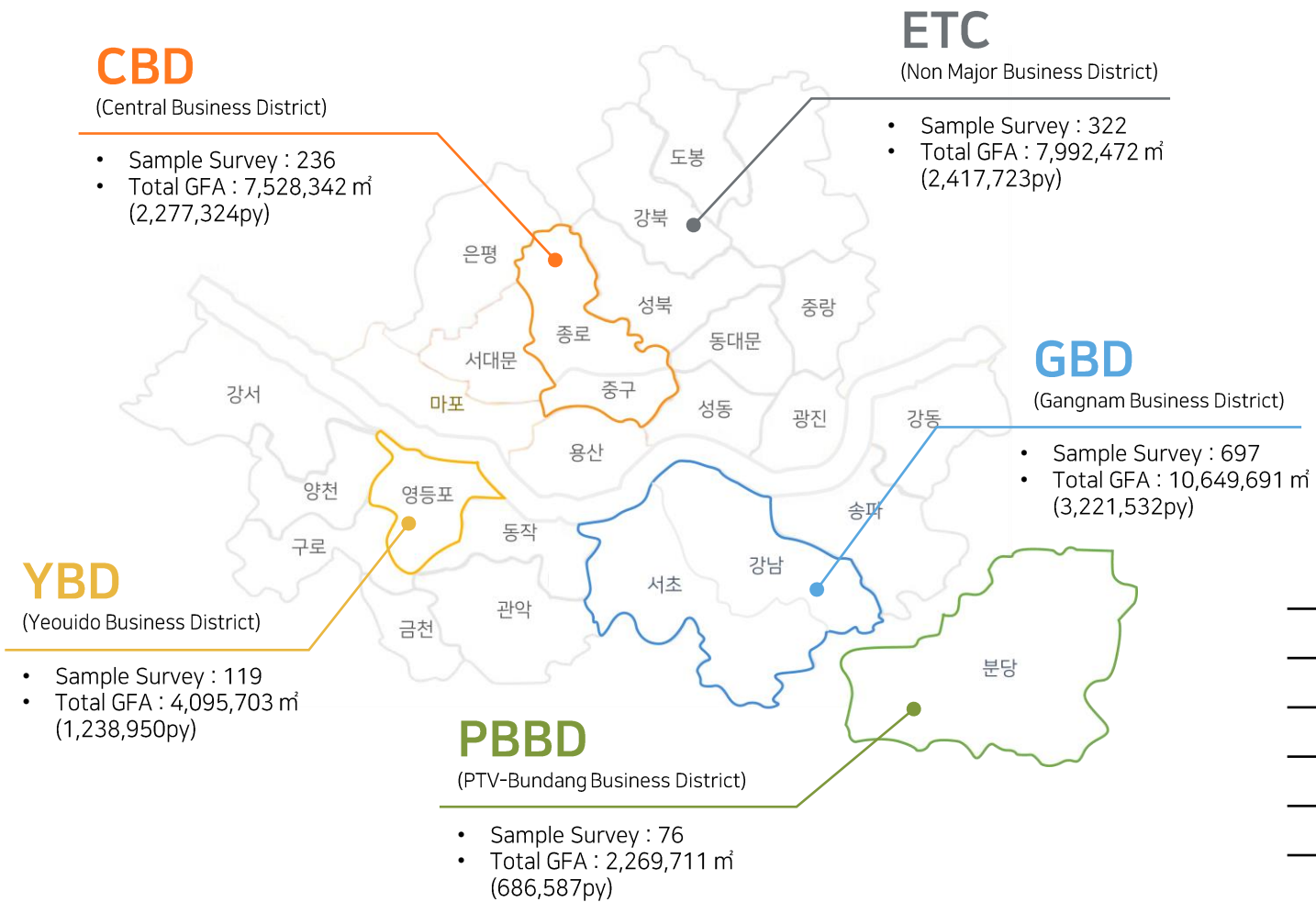
**여의도권**  
여의도, 영등포구 일대

**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 1,450

	P	S	A	B
CBD	45	68	34	89
GBD	30	83	98	486
YBD	20	24	32	43
ETC	45	64	55	158
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

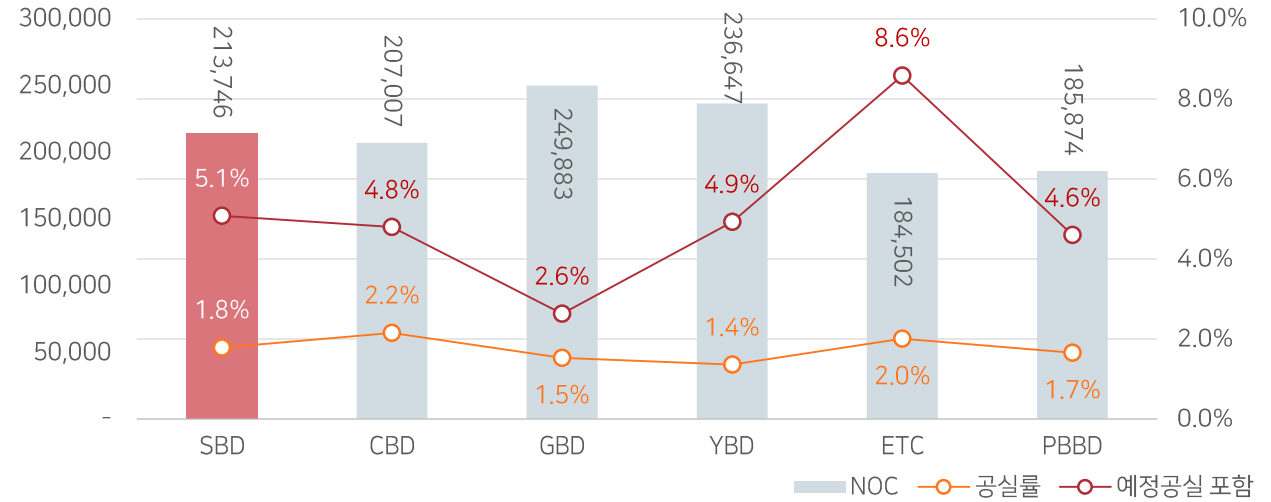
# 01 SBD 서울 전체

공실률  
1.79% ↓

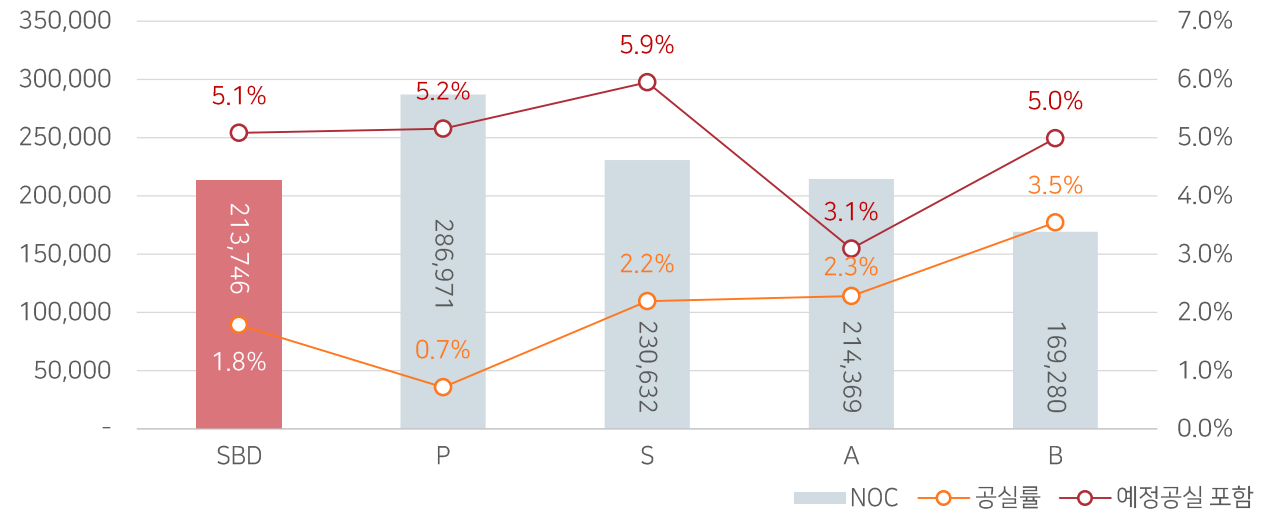
평균 NOC  
₩ 213,746 ↑

평균 임대료	평균 보증금	평균 관리비
90,305	989,262	32,824

2022년도 11월 조사한 서울지역 오피스의  
평균 공실률은 1.79%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 213,746원으로 조사되었다.



■ 서울 전체 권역 별 공실률 / NOC



■ 서울 전체 규모 별 공실률 / NOC



# 01 SBD 서울 전체

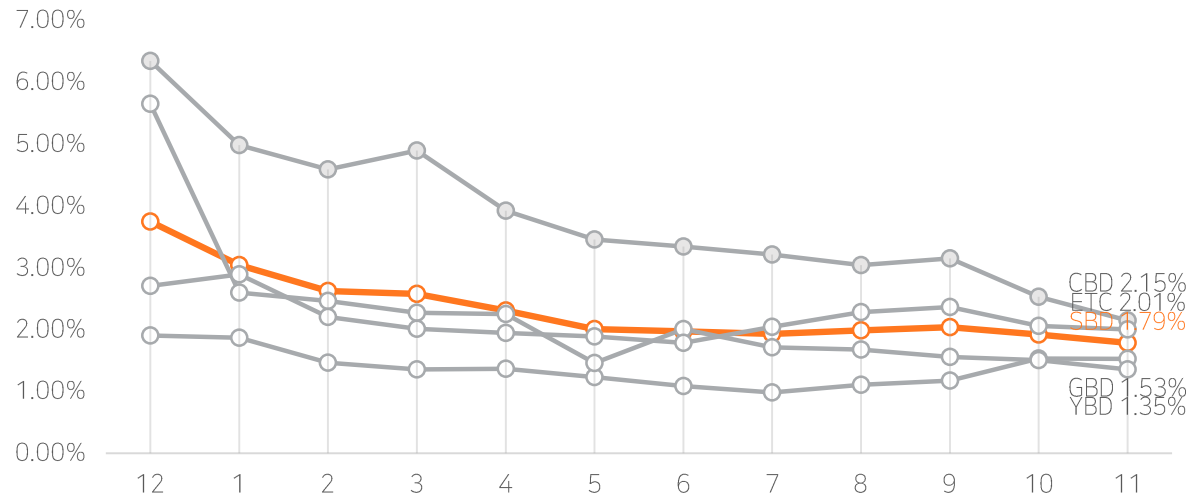
2022년 11월 서울권역의 공실률 흐름은 다음과 같이 조사되었다.

CBD의 영풍빌딩에서 SK on이 사용하던 2개층 1,880평에 폭스바겐이 계약하였고, 순화타워에서는 CJ MD1이 3개층에 입주하는 등 총 1,470평의 공실이 해소되었다.

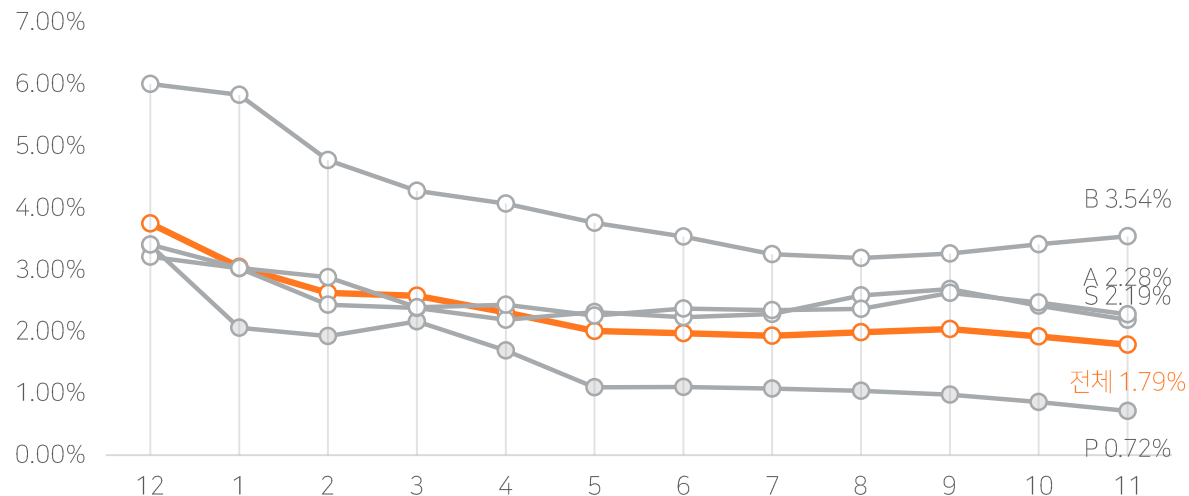
GBD에서는 완공된 AMC신사옥에 해안건축이 2개층을 입주하는 등 총 5개층 1,090평의 공실이 해소되었다.

YBD의 현대차증권빌딩에서는 KB생명보험이 사용중인 5개층 2,830평의 면적이 내년 11월에 시장에 나올 예정이고, 코캠빌딩에는 KB증권이 4개층에 입주하는 등 총 5개층 1,340평의 공실이 해소되었다.

등촌동에서는 새로 완공된 NH서울타워는 LG계열사 등이 입주하며 오피스부분 공실이 모두 해소되었고, 신대방동의 파크스퀘어에서는 기존 임차인이 재계약하며 2개층 1,760평의 면적이 시장에서 제외되었다.



■ 서울 권역별 공실률 변화



■ 서울 규모별 공실률 변화

# 02 CBD 도심권역

공실률

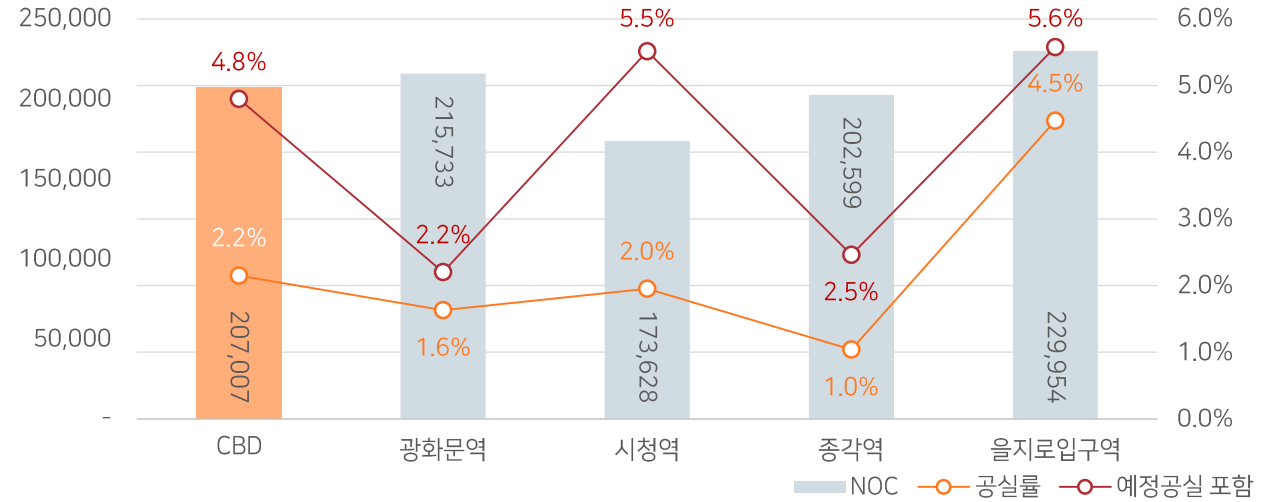
2.15% ↓

평균 NOC

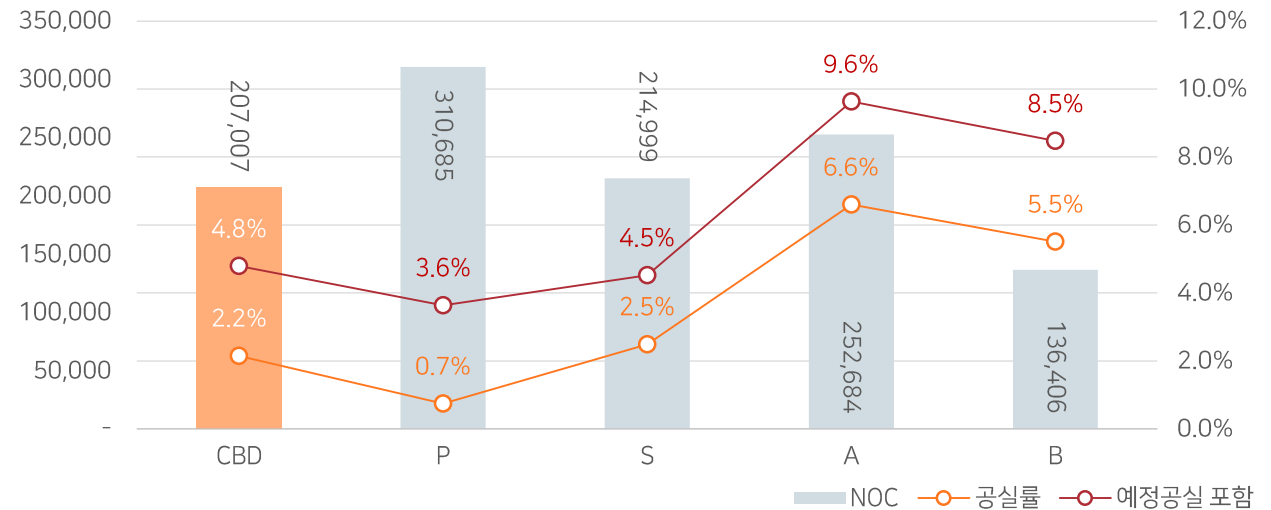
₩ 207,007 ↑

평균 임대료	평균 보증금	평균 관리비
87,622	899,806	35,896

2022년도 11월 조사한 도심지역 오피스의  
평균 공실률은 2.15%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 207,007원으로 조사되었다.



■ CBD 지역 세부권역별 공실률/NOC



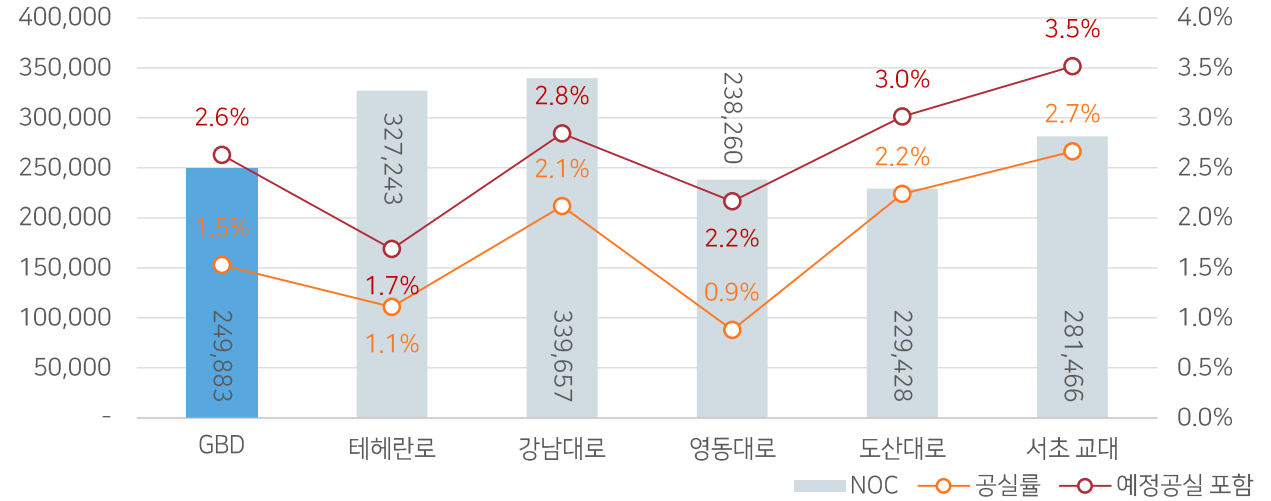
■ CBD 지역 규모별 공실률/NOC

# 73 GBD 강남권역

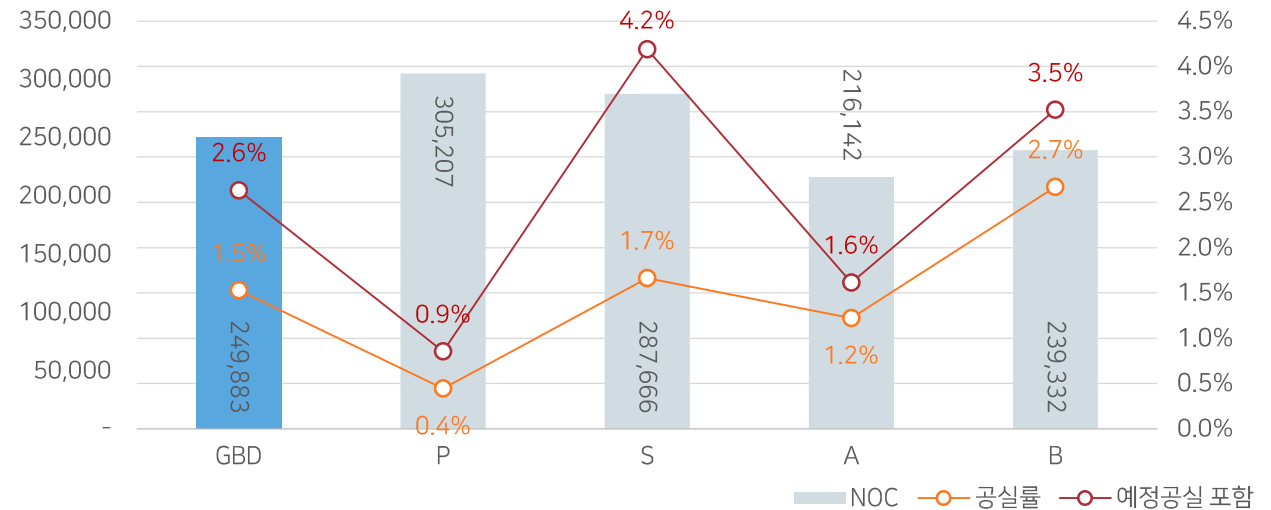
공실률 1.53% ↓ 평균 NOC ₩ 249,883 ↓

평균 임대료	평균 보증금	평균 관리비
117,512	1,433,866	30,414

2022년도 11월 조사한 강남지역 오피스의  
평균 공실률은 1.53%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 249,883원으로 조사되었다.



GBD 지역 세부권역별 공실률/NOC



GBD 지역 규모 별 공실률/NOC

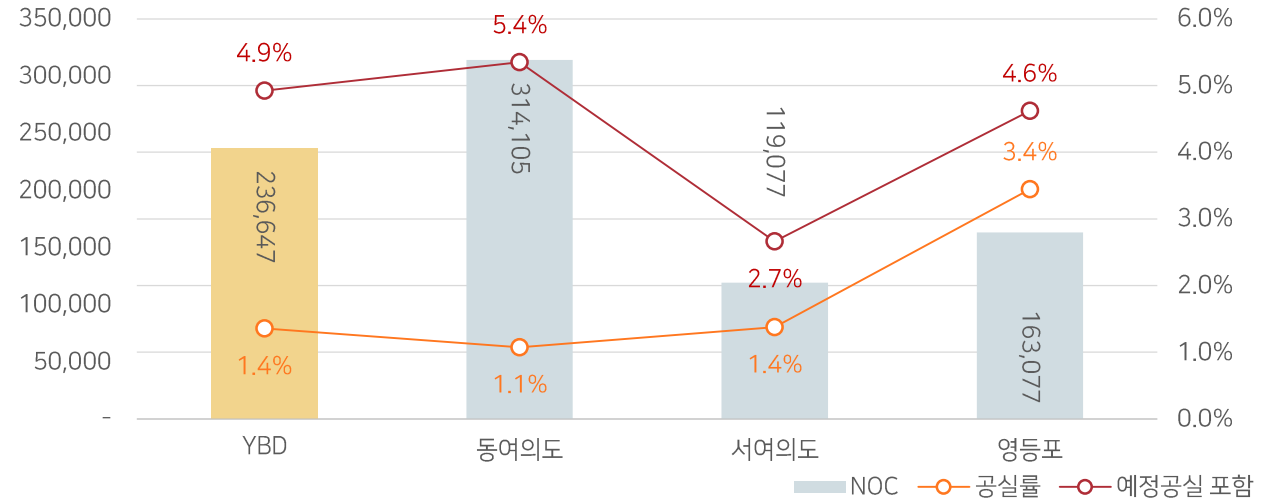
# 24 YBD 여의도, 영등포 권역

공실률  
1.35% ↓

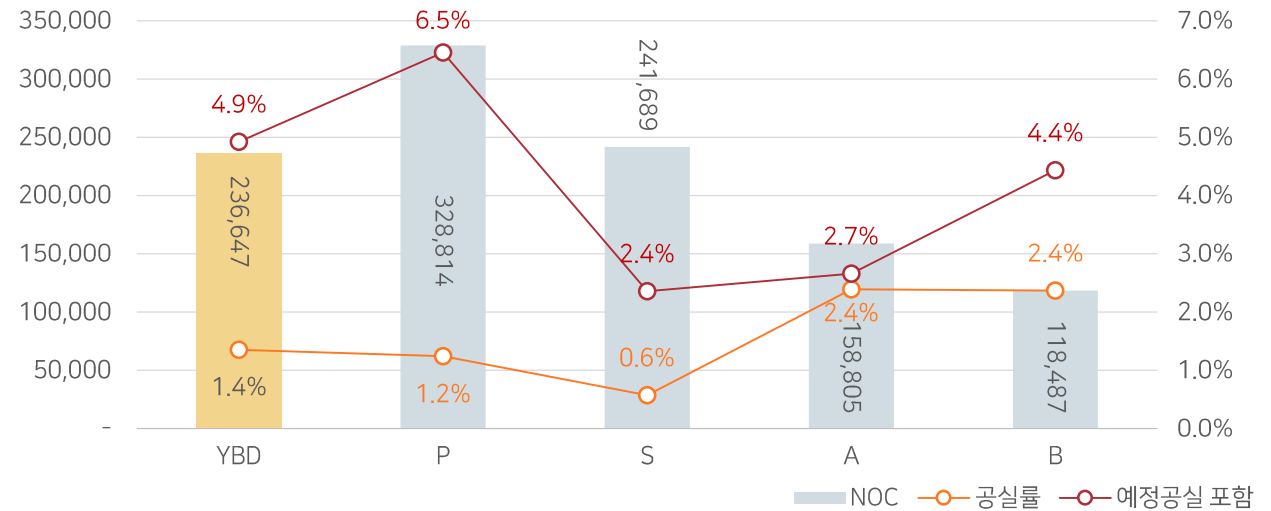
평균 NOC  
₩ 236,647 ↓

평균 임대료	평균 보증금	평균 관리비
91,918	943,956	37,074

2022년도 11월 조사한 여의도, 영등포 지역  
오피스의 평균 공실률은 1.35%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 236,647원으로 조사되었다.



■ YBD 지역세부권역별 공실률/NOC



■ YBD 지역규모 별 공실률/NOC



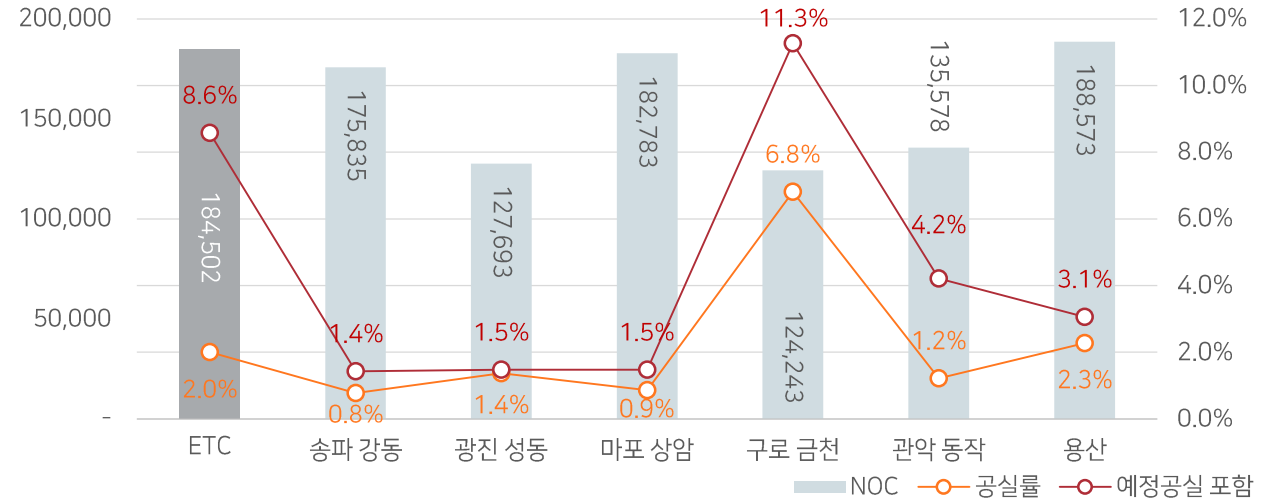
# 75 ETC 서울 기타권역

공실률  
2.01% ↓

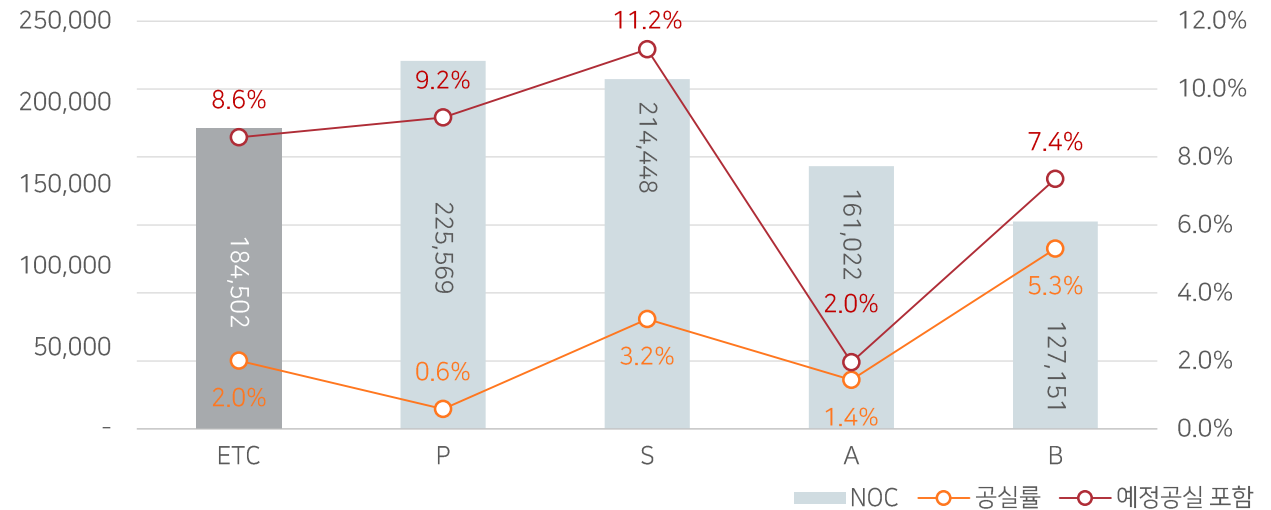
평균 NOC  
₩ 184,502 ↑

평균 임대료	평균 보증금	평균 관리비
71,213	768,175	28,579

2022년도 11월 조사한 서울 기타지역 오피스의  
평균 공실률은 2.01%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 184,502원으로 조사되었다.



ETC 지역 세부권역별 공실률/NOC



ETC 지역 규모별 공실률/NOC

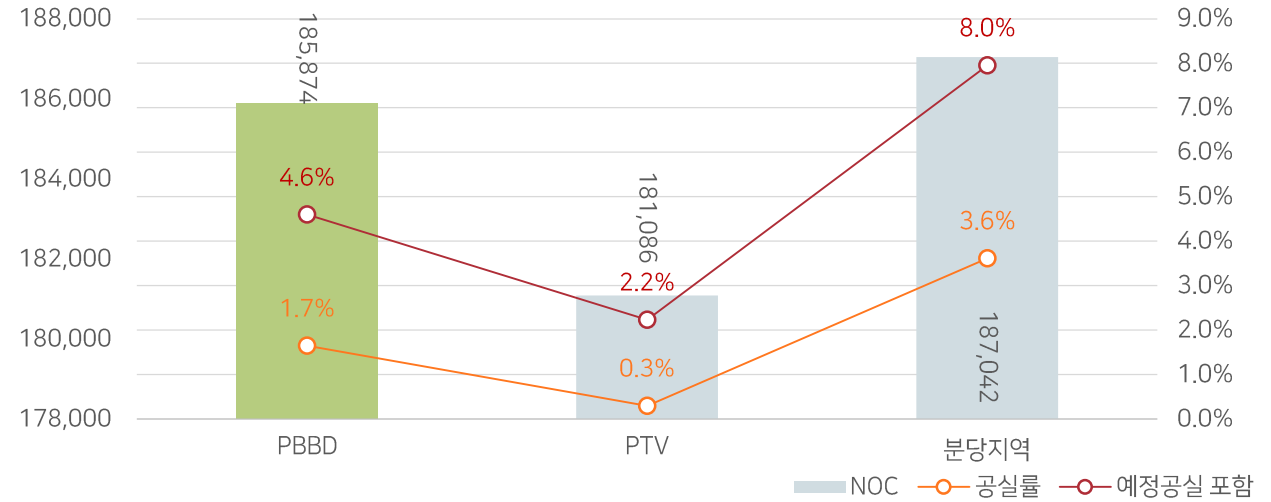
# 76 PBBD 판교, 분당 권역

공실률  
1.65% ↓

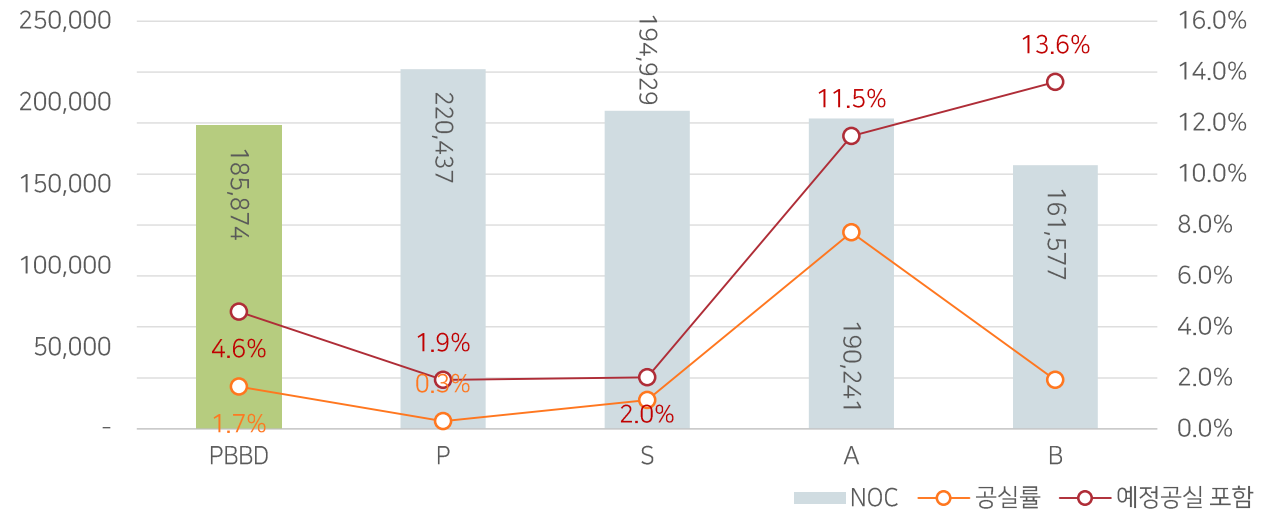
평균 NOC  
₩ 185,874 ↑

평균 임대료	평균 보증금	평균 관리비
75,355	915,456	30,971

2022년도 11월 조사한 판교, 분당지역 오피스의  
평균 공실률은 1.65%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 185,874원으로 조사되었다.



■ PBBD 지역 세부권역 별 공실률 / NOC



■ PBBD 지역 규모 별 공실률 / NOC

## 세부 지역 별 임대 현황

권역	세부권역	총임대면적	평균보증금	평균임대료	평균관리비	평균NOC	공실률
CBD	광화문역	271,312	939,640	96,721	33,630	215,733	1.63%
	시청역	292,005	741,874	75,025	33,856	173,628	1.95%
	종각역	297,489	801,249	80,761	35,813	202,599	1.04%
	을지로입구역	268,511	946,962	98,698	38,057	229,954	4.47%
GBD	테헤란로	1,074,586	1,820,888	163,225	32,005	327,243	1.11%
	강남대로	511,337	2,090,996	177,793	32,890	339,657	2.12%
	영동대로	269,329	904,730	80,511	32,807	238,260	0.88%
	도산대로	113,677	1,684,278	122,004	32,744	229,428	2.24%
	서초 교대	155,280	1,404,680	124,078	32,775	281,466	2.66%
YBD	동여의도	943,888	1,241,054	123,543	45,126	314,105	1.07%
	서여의도	169,366	456,807	43,034	25,255	119,077	1.37%
	영등포	125,696	715,197	63,183	27,828	163,077	3.45%
ETC	송파 강동	577,368	878,745	67,019	27,361	175,835	0.77%
	광진 성동	165,479	707,626	53,470	19,684	127,693	1.37%
	마포 상암	636,295	746,948	73,429	32,473	182,783	0.86%
	구로 금천	267,661	532,573	50,312	17,734	124,243	6.81%
	관악 동작	157,331	704,277	49,493	21,297	135,578	1.22%
	용산	227,348	771,450	73,895	33,660	188,573	2.28%
PBBD	PTV	406,554	746,420	71,779	27,900	181,086	0.30%
	분당지역	280,034	956,685	76,228	31,720	187,042	3.62%

## 지역 별 사용승인 현황

권역	빌딩명	소재지	주용도	연면적(㎡)	연면적(3.3㎡)	사용승인일
CBD	CASA101	중구 신당동	업무시설	1,999	605	04-Oct
	명동 근린생활시설	중구 명동1가	제1종근린생활시설	1,278	387	27-Oct
GBD	메르세데스벤츠 한성자동차	강남구 율현동	자동차관련시설	8,336	2,522	12-Oct
	PXG빌딩	강남구 도곡동	업무시설	4,589	1,388	26-Oct
	HK빌딩	강남구 대치동	교육연구시설	2,543	769	12-Oct
	더스톤 학여울	강남구 대치동	제2종근린생활시설	2,476	749	14-Oct
	역삼동 근린생활시설	강남구 역삼동	제1종근린생활시설	1,300	393	27-Oct
YBD	KLK U-WIN CITY	영등포구 영등포동7가	공장	14,351	4,341	19-Oct
	양평동 근린생활시설	영등포구 양평동5가	제2종근린생활시설	2,686	813	27-Oct
ETC	피앤피스테이션	강서구 마곡동	교육연구시설	26,370	7,977	04-Oct
	(주) 엑셈	강서구 마곡동	교육연구시설	14,916	4,512	28-Oct
	등촌나인스퀘어	강서구 등촌동	제2종근린생활시설	2,977	901	17-Oct
	민족통일빌딩	동대문구 이문동	교육연구시설	1,490	451	05-Oct
PBBD	더블트리바이힐튼 서울판교	성남시 분당구	숙박시설	83,063	25,127	27-Oct

## 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, November 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 = 1,322.00 KRW (0.76 USD = 1,000 KRW) as of 7th December 2022

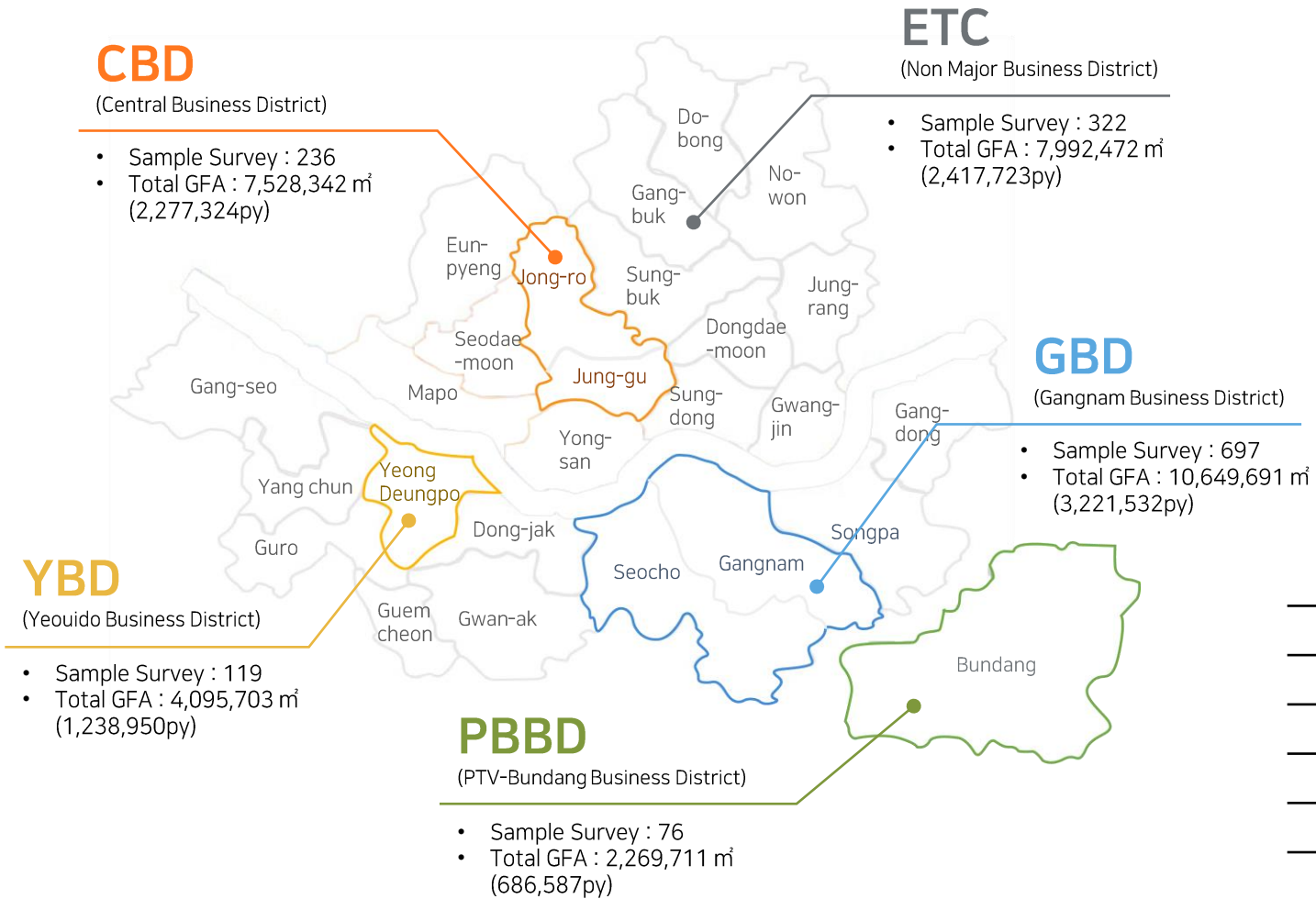
## 5 Regional Divisions in Seoul

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 1,450

	P	S	A	B
CBD	45	68	34	89
GBD	30	83	98	486
YBD	20	24	32	43
ETC	45	64	55	158
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

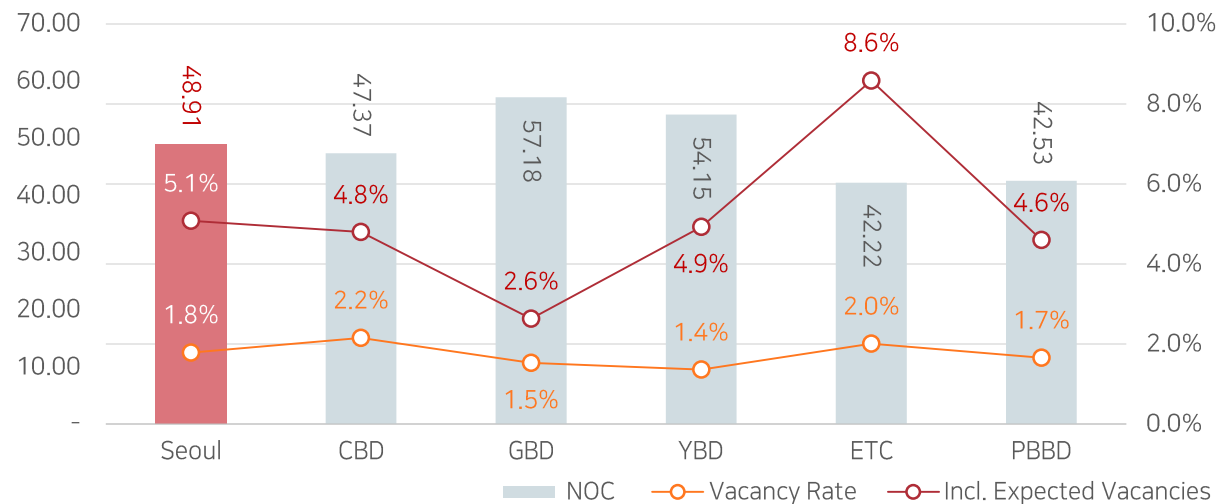
1.79% ↓

Avg, NOC

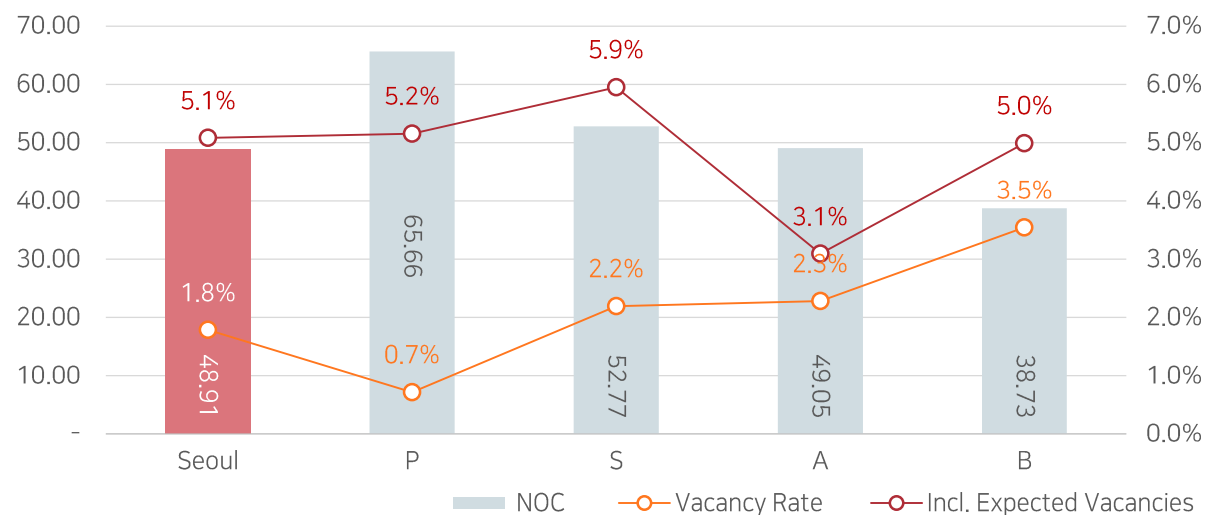
\$48.91 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
20.66	226.36	7.51

The average vacancy rate of the office buildings in Seoul is 1.79 % as of November 2022, and the average NOC is \$ 48.91.



■ Vacancy Rate & NOC in Seoul and Each District



■ Vacancy Rate & NOC in Seoul & Each Building Category

# 01 SBD Seoul Capital Area

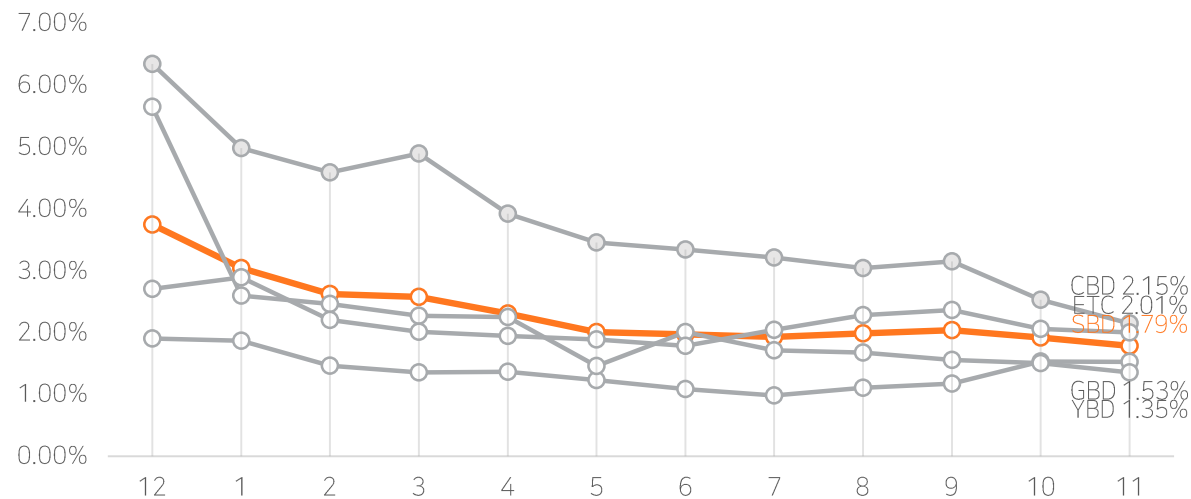
The following charts indicate the vacancy level of Seoul during November 2022.

Youngpoong Building in CBD closed the lease contract with Volkswagen for the office units of 6,210m<sup>2</sup> on the 2 consecutive floors, which was previously rented by SK-on. In Soonhwa Tower previously-vacant units of 4,860m<sup>2</sup> on the 3 floors was rented by CJ MD1.

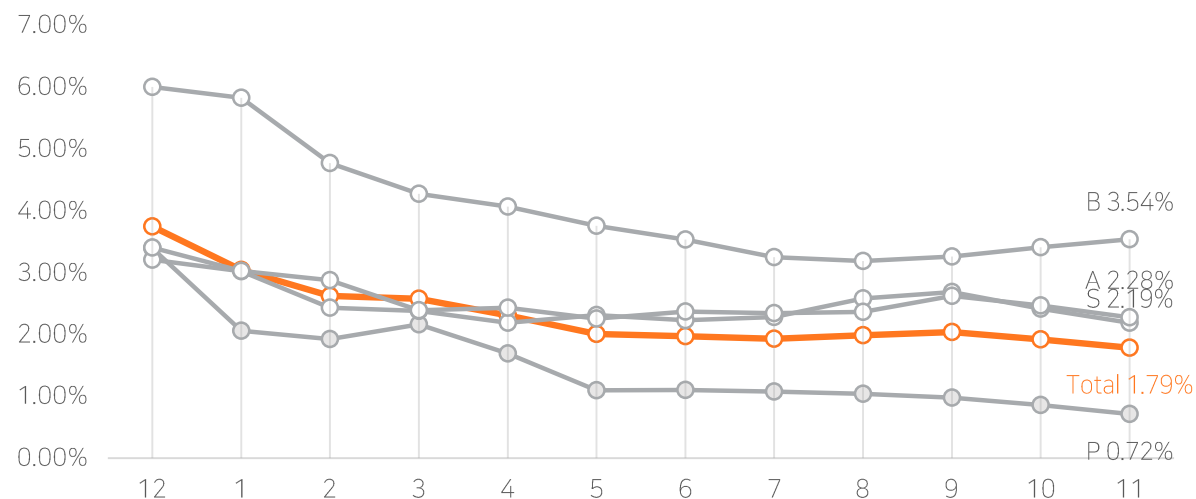
AMC Office Building, a new-built in GBD, successfully leased the vacant units of 3,600m<sup>2</sup> located on the 5 floors in the building. The 2 out of the 5 floors were rented by Haeon Construction.

From Hyundai Motor Securities Building in YBD, the office units of 9,360m<sup>2</sup> on the 5 floors will come on the local lease market on January 2023, which is currently occupied KB Life Insurance. On contrary, Kokem Building leased the office units of 4,430m<sup>2</sup> on the 5 floors, thanks to the new tenant, KB Securities.

In Deungchon-dong, most of the vacant units in NH Seoul Tower, the new-built, were successfully leased by the several tenants including LG affiliates. In Park Square Building in Shindaeabang-dong, the existing tenant decided to continue renting the current units which were consequently removed from the local lease market.



Monthly Vacancy Rate in 5 Main Districts



Monthly Vacancy Rate for Different Size of Buildings

# 02 CBD Central Seoul

Vacancy rate

2.15% ↓

Avg, NOC

\$47.37 ↑

Avg.  
Rent

20.05

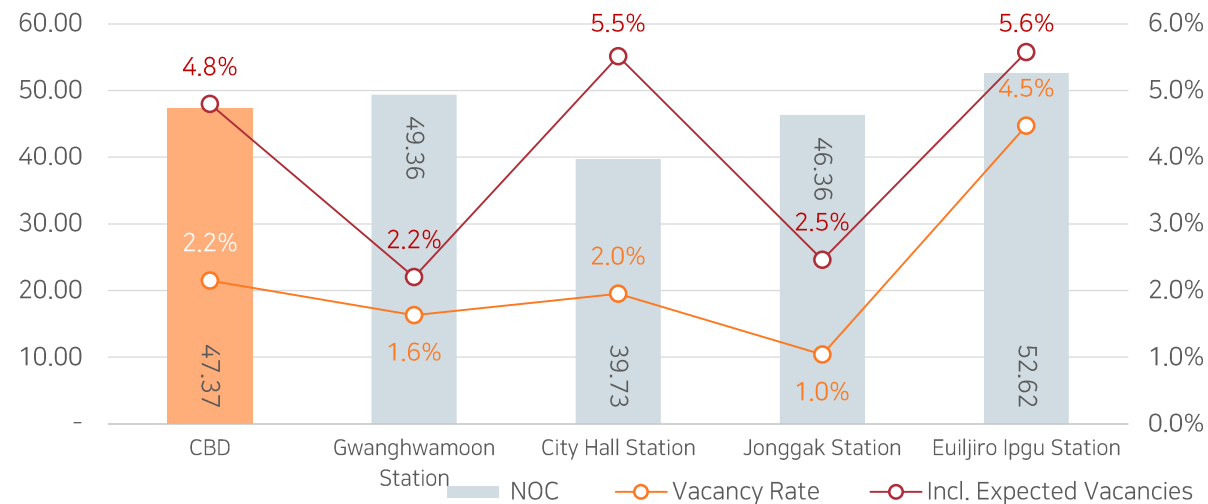
Avg.  
Deposit

205.89

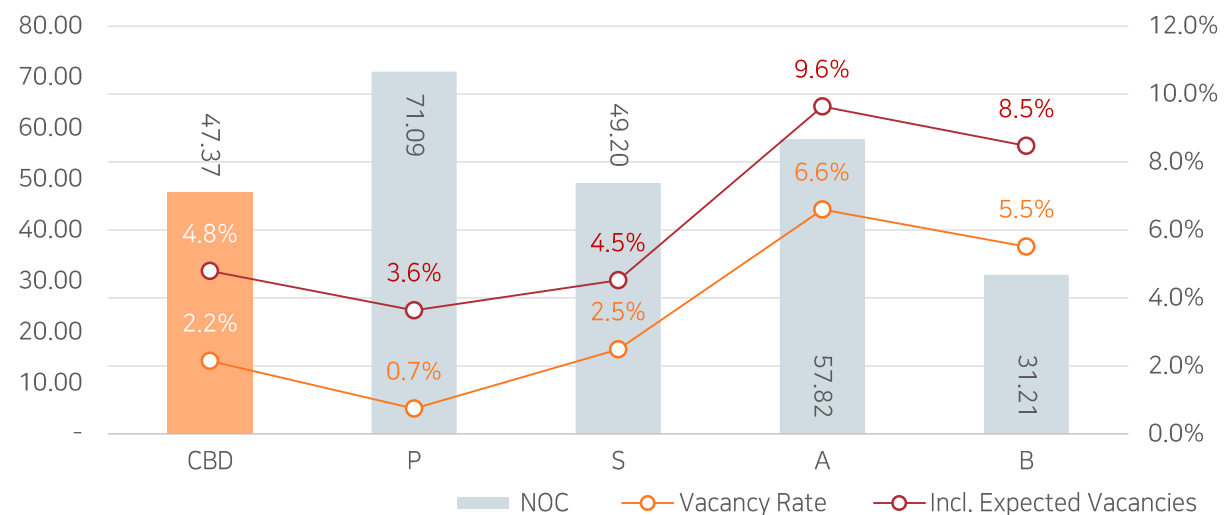
Avg.  
Management.  
Fee

8.21

The average vacancy rate of the office buildings in CBD is 2.15 % as of November 2022, and the average NOC is \$ 47.37.



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



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

# GBD Gangnam

Vacancy rate

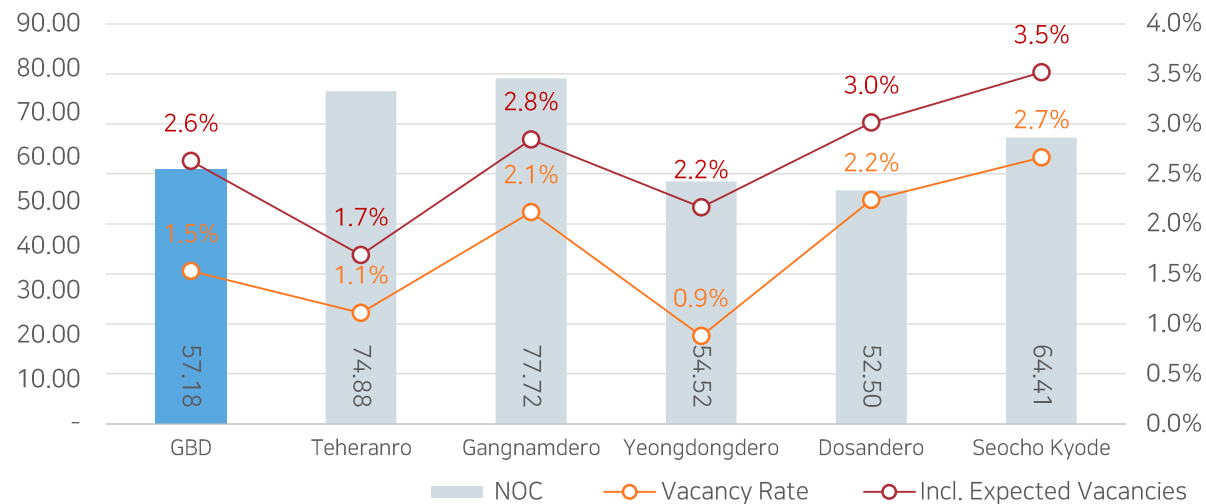
1.53% ↓

Avg, NOC

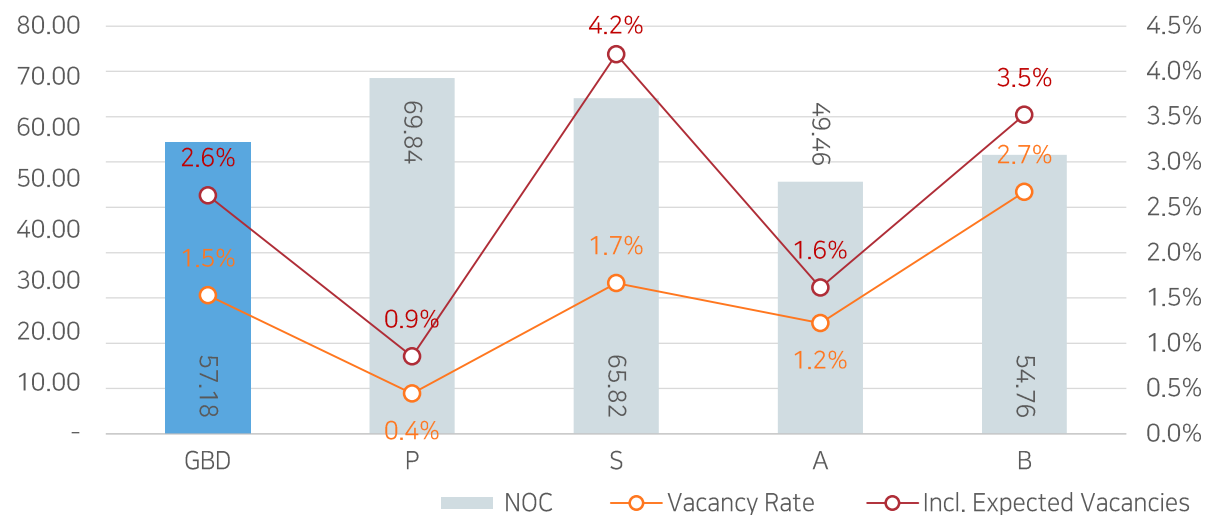
\$ 57.18 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
26.89	328.10	6.96

The average vacancy rate of the office buildings in GBD is 1.53 % as of November 2022, and the average NOC is \$ 57.18.



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



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

# 24 YBD Yeouido & Yeongdeungpo

Vacancy rate

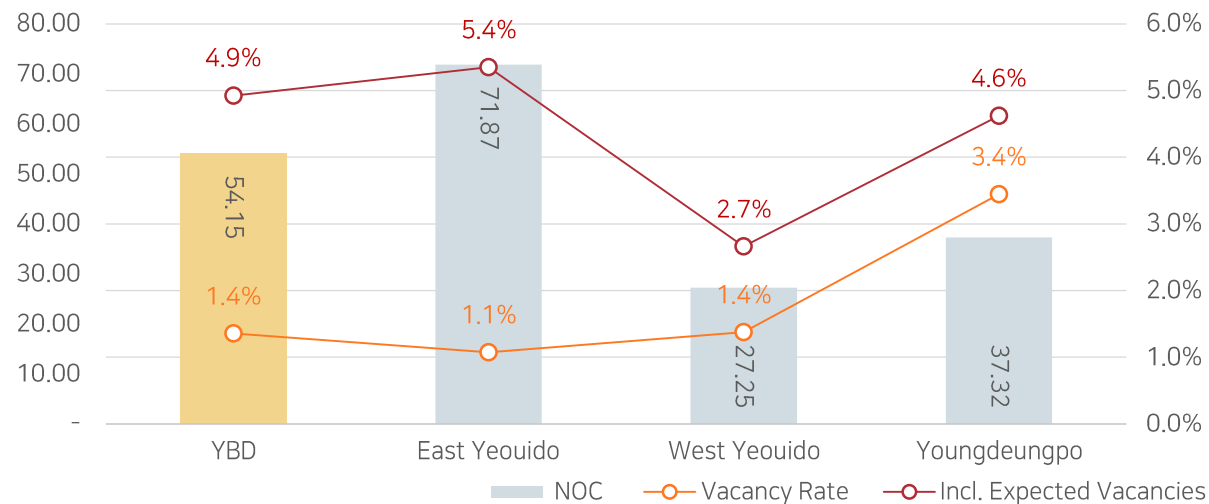
1.35 % ↓

Avg, NOC

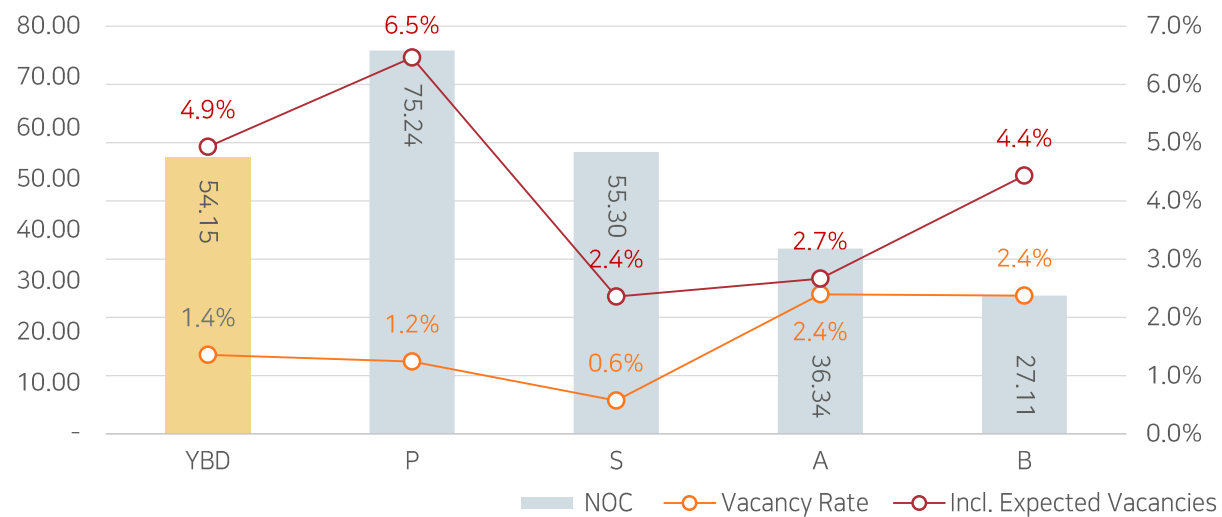
\$ 54.15 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
21.03	216.00	8.48

The average vacancy rate of the office buildings in YBD is 1.35 % as of November 2022, and the average NOC is \$ 54.15.



■ 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

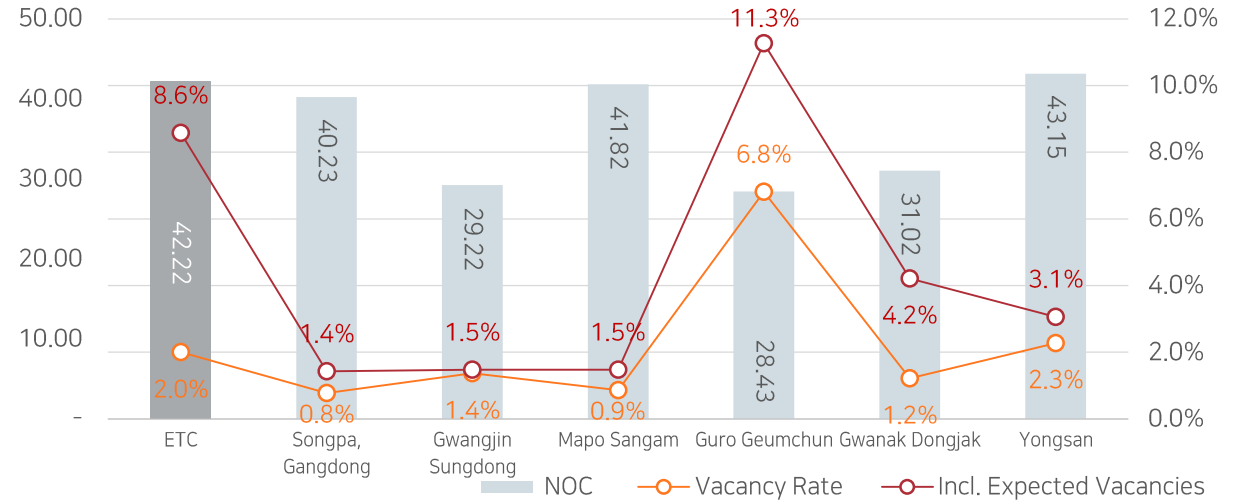
2.01 % ↓

Avg, NOC

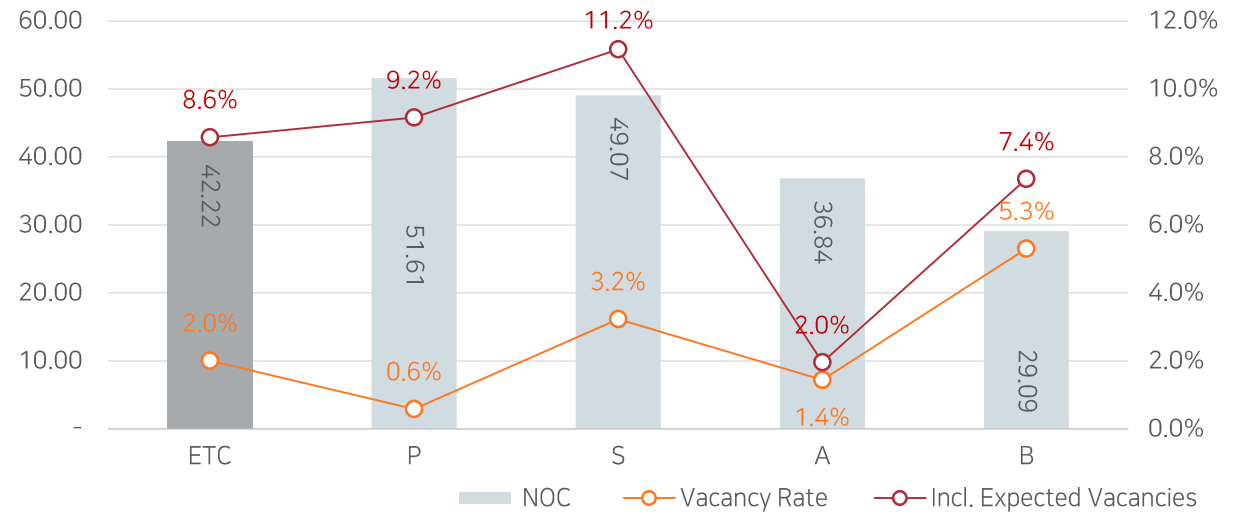
\$ 42.22 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
16.30	175.77	6.54

The average vacancy rate of the office buildings in ETC is 2.01 % as of November 2022, and the average NOC is \$ 42.22.



■ 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

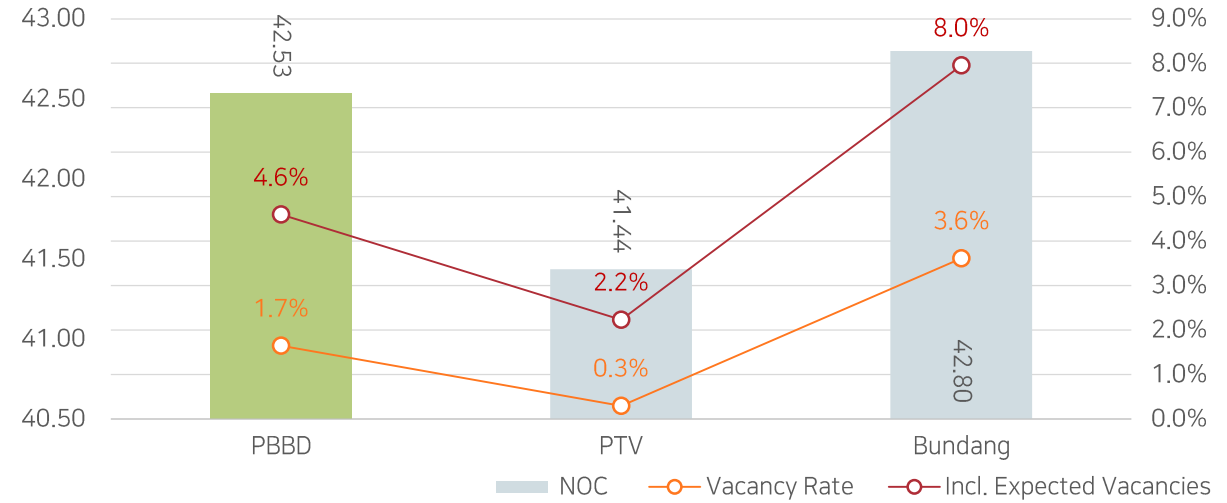
1.65 % ↓

Avg, NOC

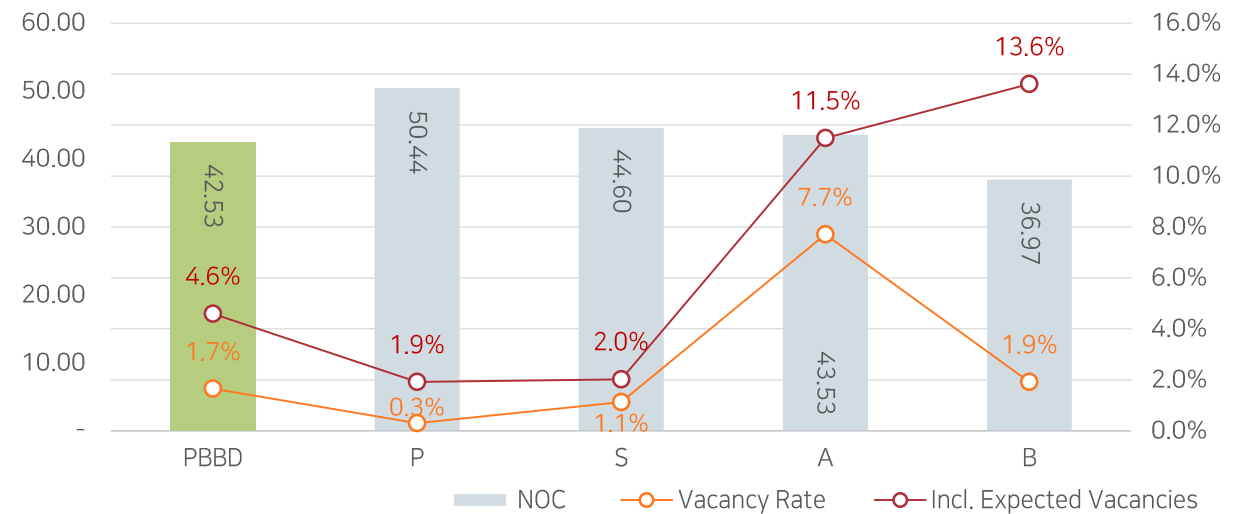
\$ 42.53 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
17.24	209.47	7.09

The average vacancy rate of the office buildings in PBBD is 1.65 % as of November 2022, and the average NOC is \$ 42.53.



■ 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	896,899	215.01	22.13	7.70	49.36	1.63%
	City Hall Station	965,306	169.76	17.17	7.75	39.73	1.95%
	Jonggak Station	983,434	183.34	18.48	8.19	46.36	1.04%
	Euiljiro Ipgu Station	887,639	216.68	22.58	8.71	52.62	4.47%
GBD	Teheranro	3,552,351	416.66	37.35	7.32	74.88	1.11%
	Gangnamdero	1,690,371	478.46	40.68	7.53	77.72	2.12%
	Yeongdongdero	890,344	207.02	18.42	7.51	54.52	0.88%
	Dosandero	375,792	385.40	27.92	7.49	52.50	2.24%
	Seocho Gyodae	513,321	321.42	28.39	7.50	64.41	2.66%
YBD	East Yeouido	3,120,291	283.98	28.27	10.33	71.87	1.07%
	West Yeouido	559,888	104.53	9.85	5.78	27.25	1.37%
	Youngdeungpo	415,523	163.65	14.46	6.37	37.32	3.45%
ETC	Songpa, Gangdong	1,908,655	201.07	15.34	6.26	40.23	0.77%
	Gwangjin Sungdong	547,037	161.92	12.23	4.50	29.22	1.37%
	Mapo Sangam	2,103,453	170.92	16.80	7.43	41.82	0.86%
	Guro Geumchun	884,830	121.86	11.51	4.06	28.43	6.81%
	Gwanak Dongjak	520,101	161.15	11.32	4.87	31.02	1.22%
	Yongsan	751,562	176.52	16.91	7.70	43.15	2.28%
PBBD	PTV	1,343,979	170.80	16.42	6.38	41.44	0.30%
	Bundang	925,731	218.91	17.44	7.26	42.80	3.62%



## Land Use Information by District

District	Building Name	Address	Land Use	GFA (㎡)	Completion
CBD	CASA101	Sindang-dong Jung-gu	Office	1,999	04-Oct
	Myeong-dong 1ga Building	Myeong-dong 1-ga Jung-gu	#1 Commercial	1,278	27-Oct
GBD	Mercedes Benz Hansung Motor	Yulhyeon-dong Gangnam-gu	Automobile-related	8,336	12-Oct
	PXG Building	Dogok-dong Gangnam-gu	Office	4,589	26-Oct
	HK Building	Daechi-dong Gangnam-gu	Educational	2,543	12-Oct
	The Stone HakYeoul	Daechi-dong Gangnam-gu	#2 Commercial	2,476	14-Oct
	Yeoksam-dong Building	Yeoksam-dong Gangnam-gu	#1 Commercial	1,300	27-Oct
YBD	KLK U-WIN CITY	Yeongdeungpo-dong 7-ga Yeongdeungpo-gu	Factory	14,351	19-Oct
	Yangpyeong-dong 5-ga Building	Yangpyeong-dong 5-ga Yeongdeungpo-gu	#2 Commercial	2,686	27-Oct
ETC	PNP Station	Magok-dong Gangseo-gu	Educational	26,370	04-Oct
	Ex-em Ltd.	Magok-dong Gangseo-gu	Educational	14,916	28-Oct
	Deungchon Nine Square	Deungchon-dong Gangseo-gu	#2 Commercial	2,977	17-Oct
	Minjok Tongil Building	Imun-dong Dongdaemun-gu	Educational	1,490	05-Oct
PBBD	DoubleTree by Hilton Seoul Pangyo	Bundang-gu Seongnam-si	Hospitality	83,063	27-Oct



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