

# SEOUL OFFICE LEASING

March 2023 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	2023년 2월 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

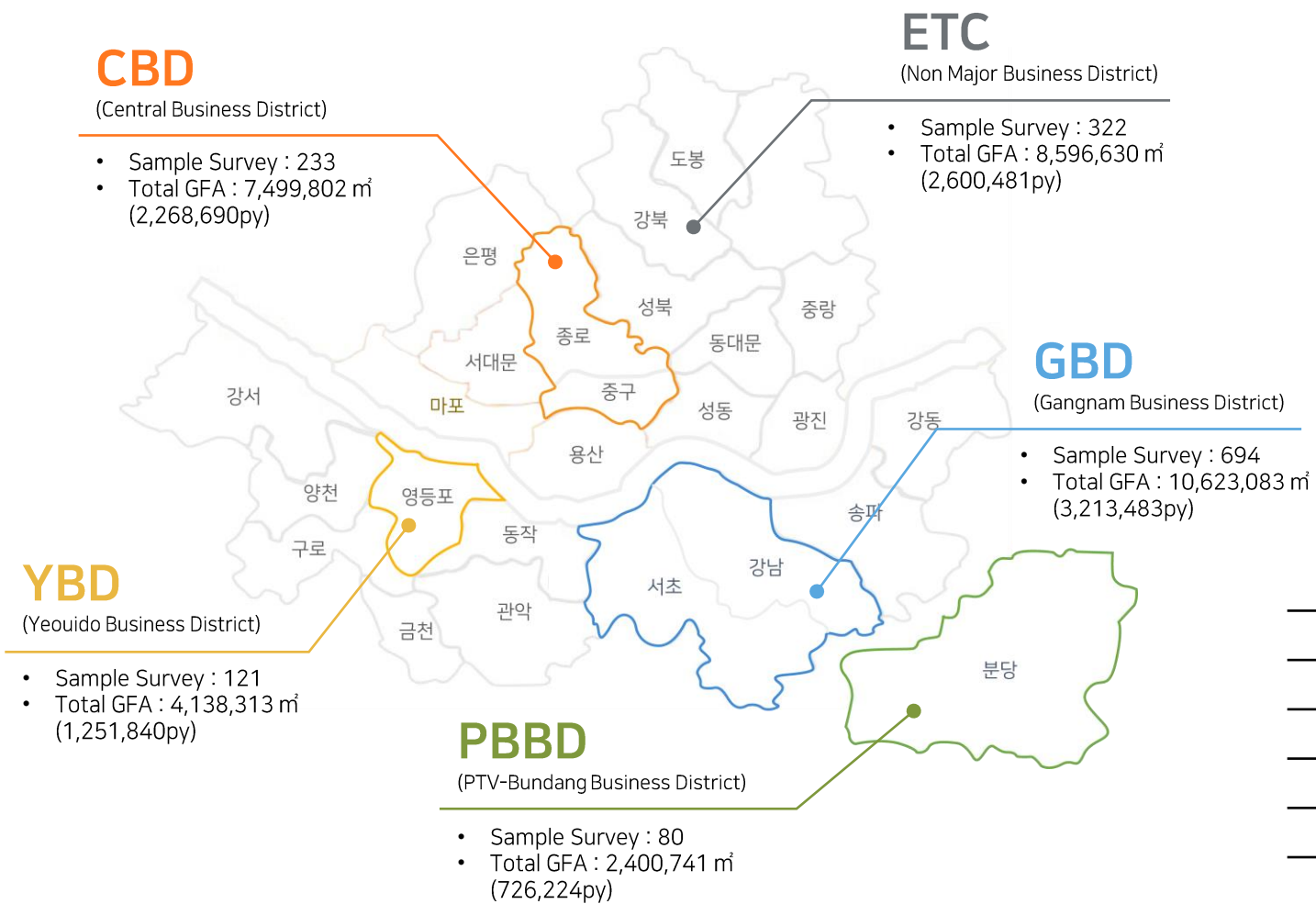
**여의도권**  
여의도, 영등포구 일대

**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	67	35	86
GBD	30	86	93	485
YBD	20	25	33	43
ETC	48	60	59	155
PBBD	12	17	17	34

● 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

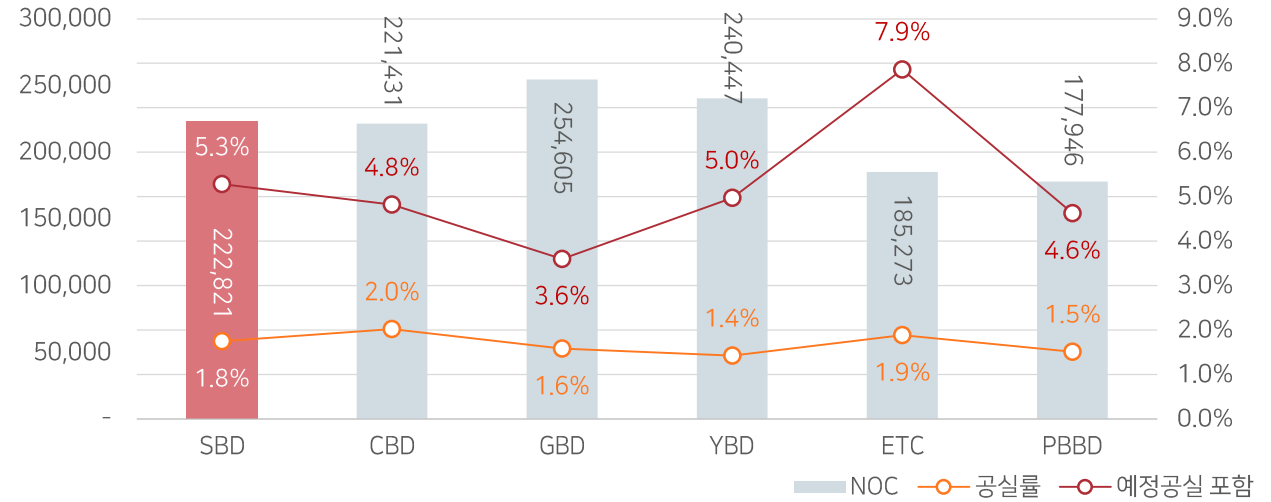
# 01 SBD 서울 전체

공실률  
1.75% ↓

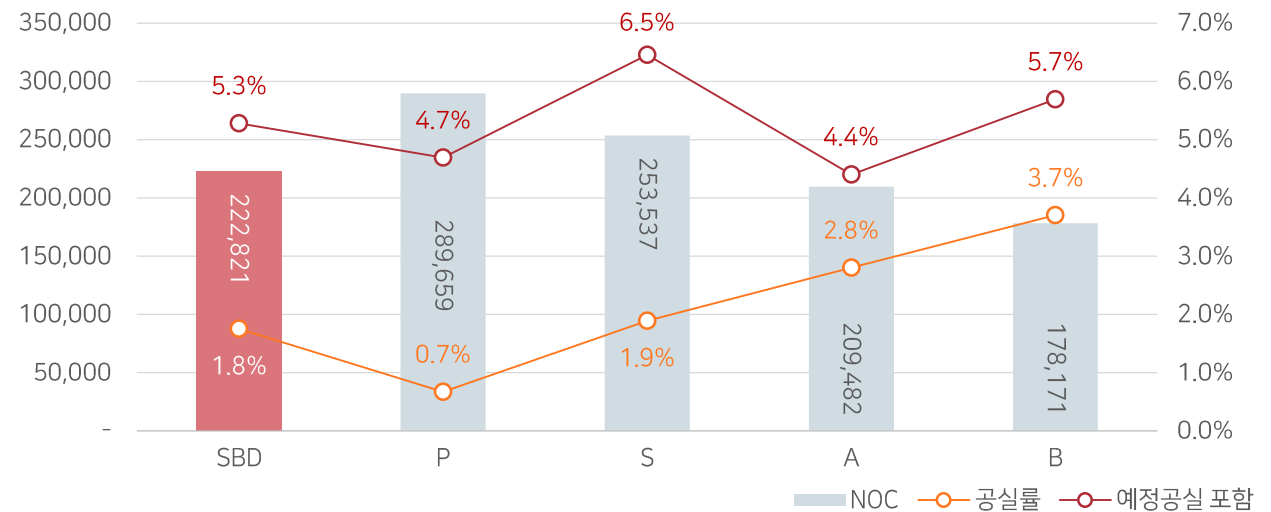
평균 NOC  
₩ 222,821 ↑

평균 임대료	평균 보증금	평균 관리비
92,448	1,010,350	33,432

2023년도 2월 조사한 서울지역 오피스의  
평균 공실률은 1.75%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 222,821원으로 조사되었다.



■ 서울 전체 권역 별 공실률 / NOC



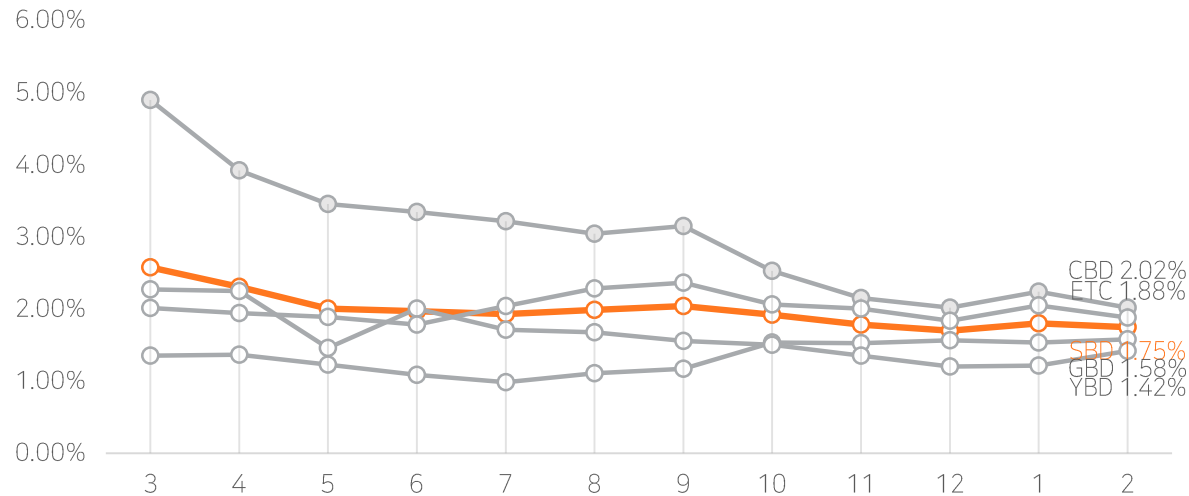
■ 서울 전체 규모 별 공실률 / NOC



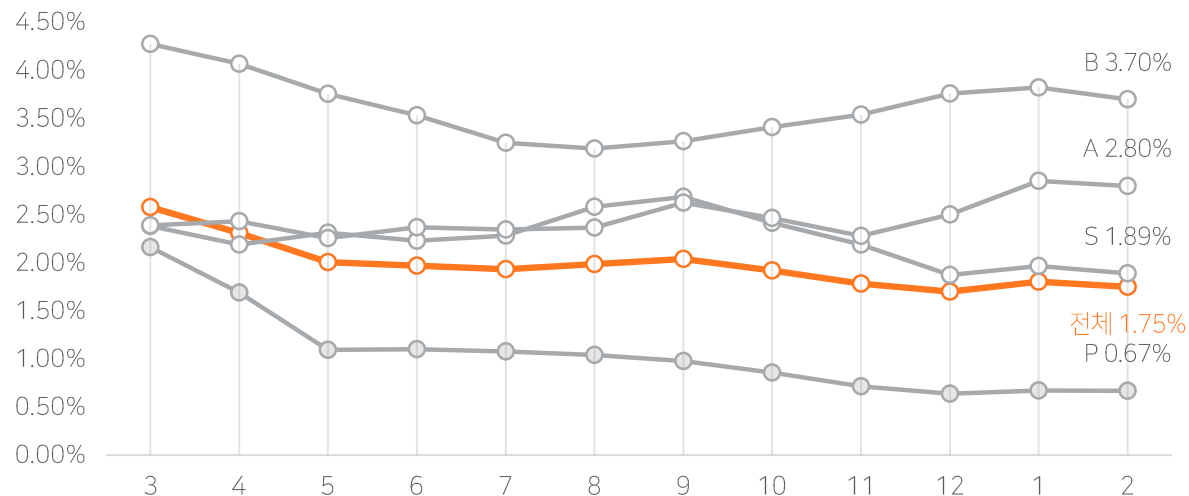
# 01 SBD 서울 전체

2023년 2월 서울권역의 공실률 흐름은 다음과 같이 조사되었다.

CBD의 한국은행 본관의 리모델링이 완공됨에 따라 삼성생명본관에 한국은행 임시본부가 사용중인 약 8,000평의 면적이 2023년 중순에 임대시장에 나올 예정이고, 센터플레이스에서 하나카드가 사용중인 7개층 3,790평의 면적이 7월 임대시장에 추가될 예정이다. GBD의 원일빌딩에서는 종합건축사사무소근정이 과천으로 이전하며 1개층 370평의 공실이 추가되었다. 구로동의 지벨리비즈프라자에 현대해상이 입주하며 1개층 990평의 공실이 해소되었다.



■ 서울 권역별 공실률 변화



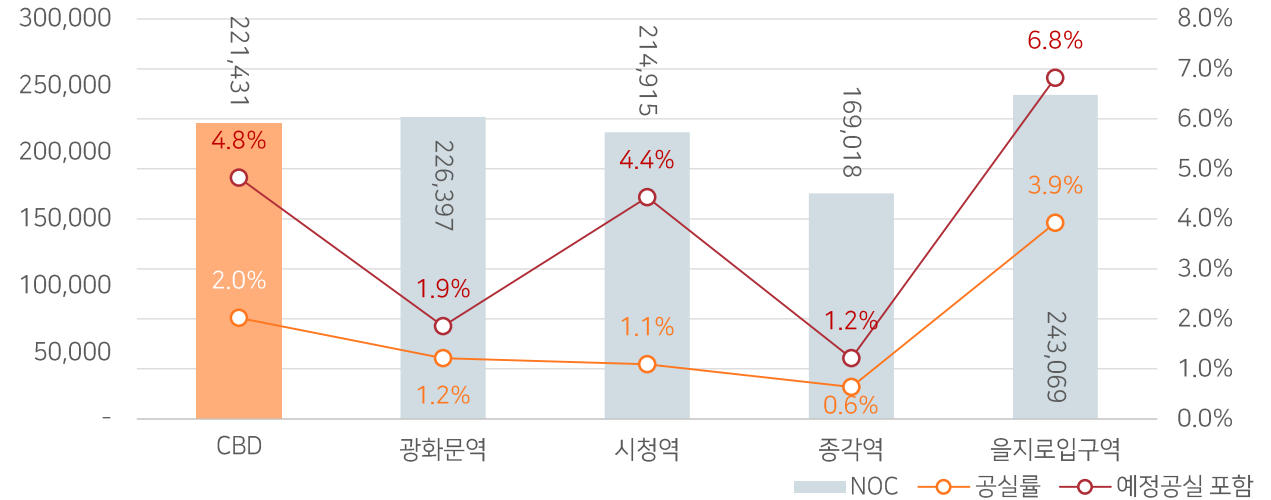
■ 서울 규모별 공실률 변화

# 02 CBD 도심권역

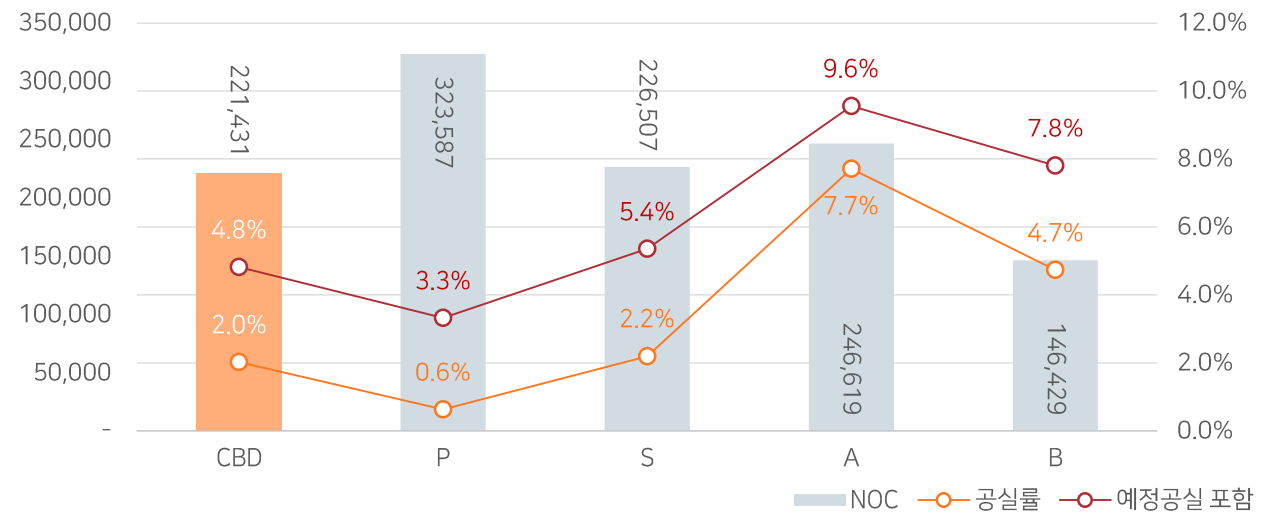
공실률 2.02% ↓ 평균 NOC ₩ 221,431 ↑

평균 임대료	평균 보증금	평균 관리비
90,766	929,896	37,260

2023년도 2월 조사한 도심지역 오피스의 평균 공실률은 2.02%로 조사되었으며, 전용면적 1평당 사용할 때 드는 비용을 계산한 평균 NOC는 221,431원으로 조사되었다.



■ CBD 지역 세부권역별 공실률/NOC



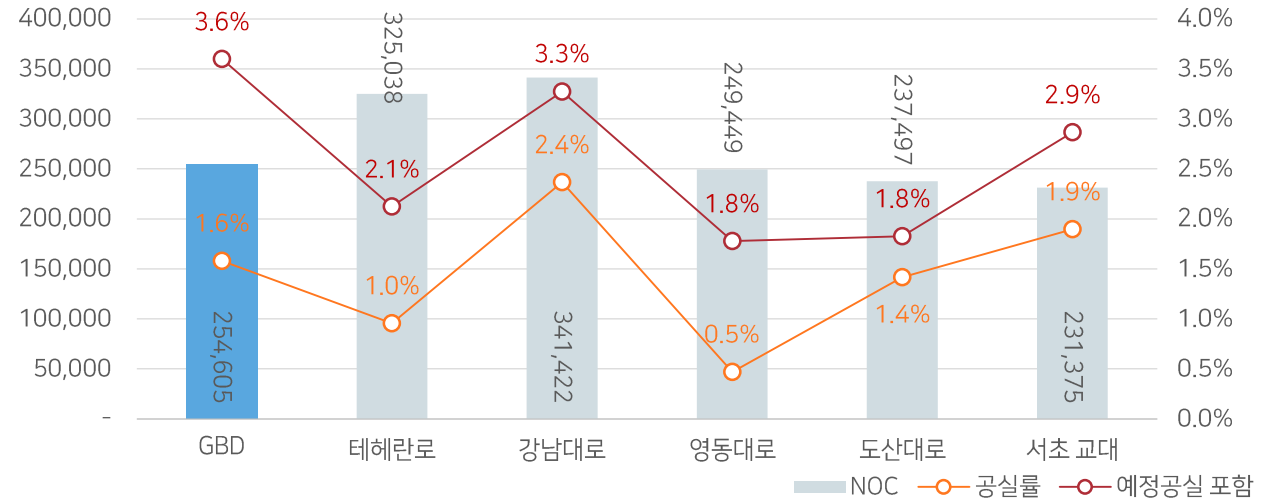
■ CBD 지역 규모별 공실률/NOC

# 73 GBD 강남권역

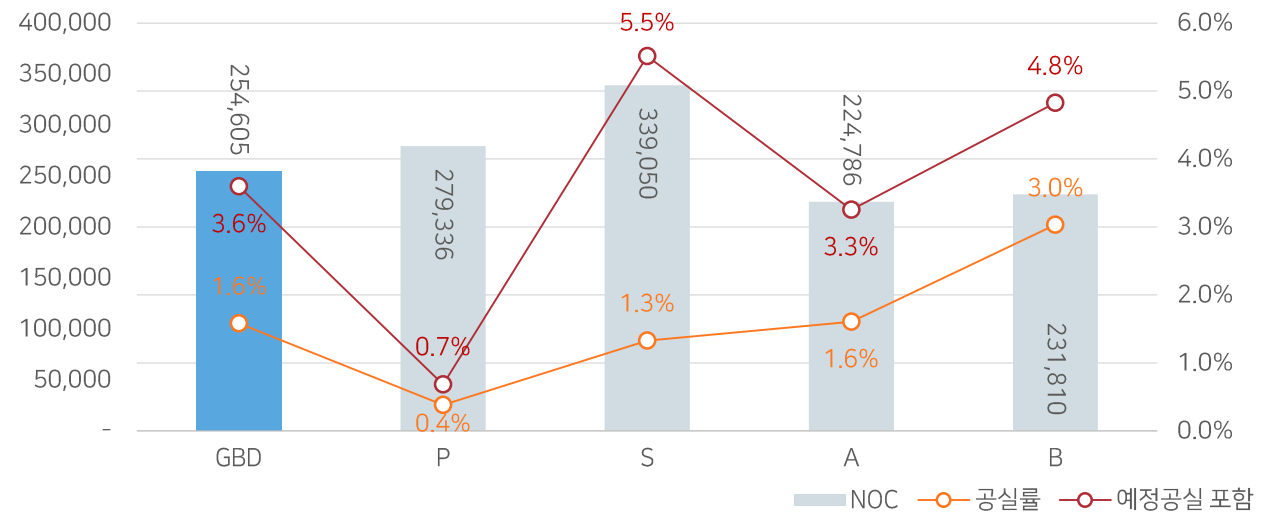
공실률 1.58% ↑ 평균 NOC ₩ 254,605 ↓

평균 임대료	평균 보증금	평균 관리비
117,716	1,371,754	31,810

2023년도 2월 조사한 강남지역 오피스의  
평균 공실률은 1.58%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 254,605원으로 조사되었다.



GBD 지역 세부권역별 공실률/NOC



GBD 지역 규모 별 공실률/NOC

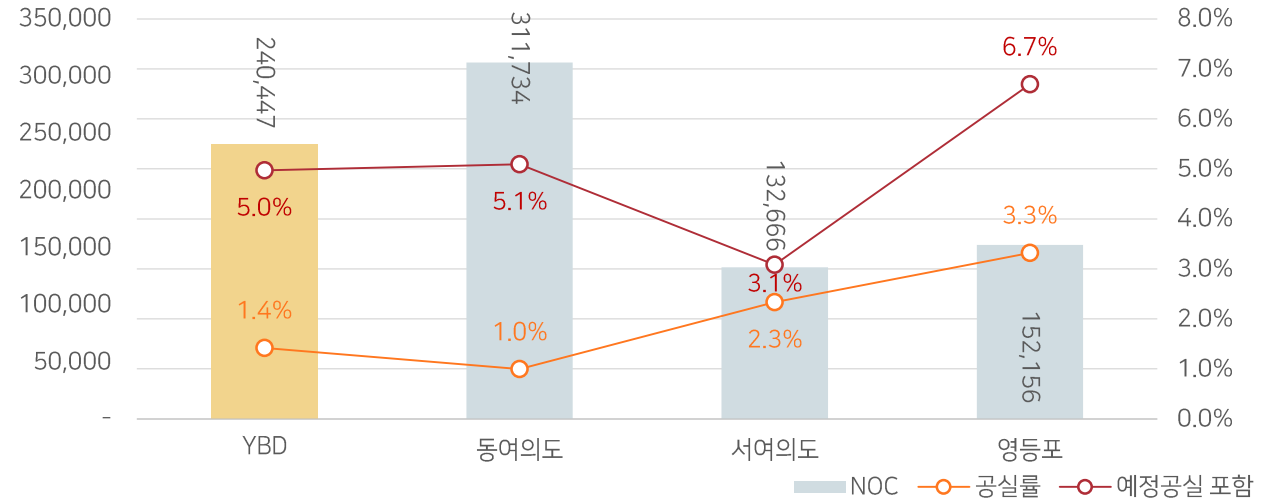
# 24 YBD 여의도, 영등포 권역

공실률  
1.42% ↑

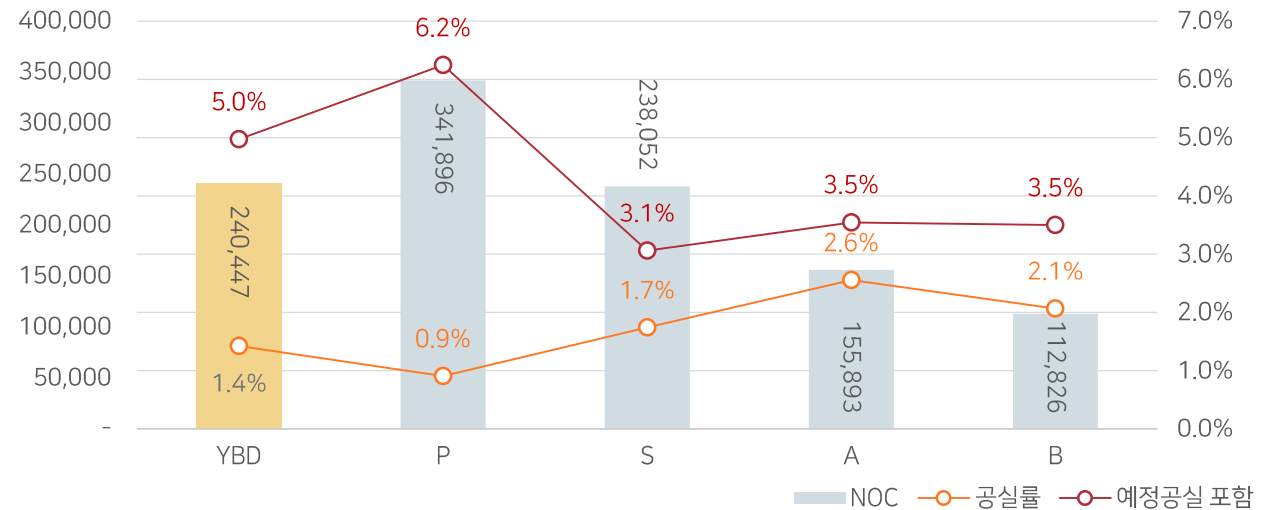
평균 NOC  
₩ 240,447 ↑

평균 임대료	평균 보증금	평균 관리비
90,973	943,130	36,924

2023년도 2월 조사한 여의도, 영등포 지역  
오피스의 평균 공실률은 1.42%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 240,447원으로 조사되었다.



■ YBD 지역세부권역별 공실률/NOC



■ YBD 지역규모 별 공실률/NOC



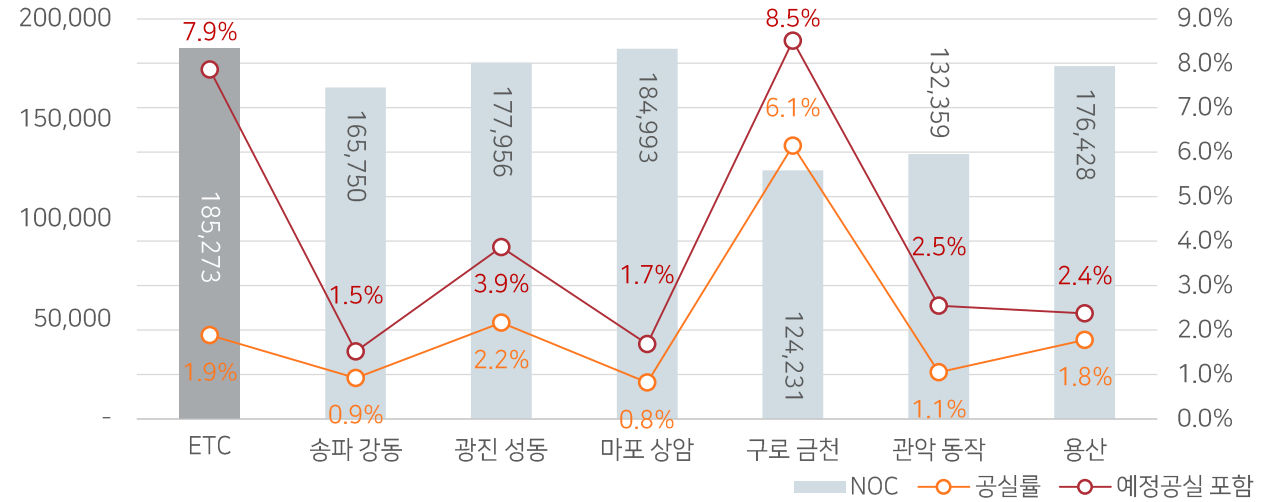
# 75 ETC 서울 기타권역

공실률  
1.88% ↓

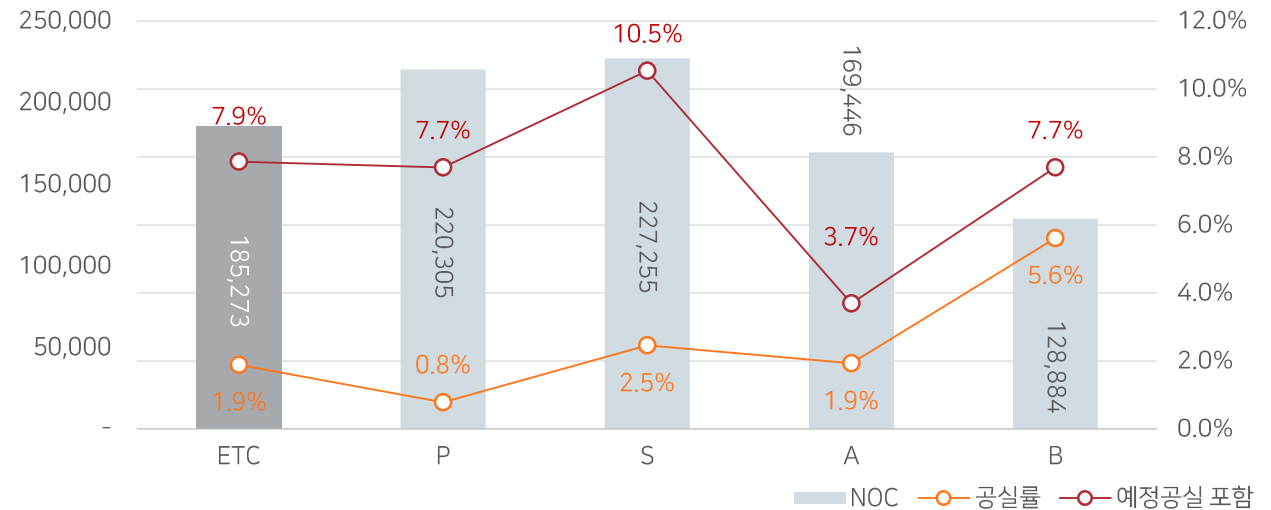
평균 NOC  
₩ 185,273 ↑

평균 임대료	평균 보증금	평균 관리비
69,406	773,169	28,447

2023년도 2월 조사한 서울 기타지역 오피스의  
평균 공실률은 1.88%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 185,273원으로 조사되었다.



ETC 지역 세부권역별 공실률/NOC



ETC 지역 규모별 공실률/NOC

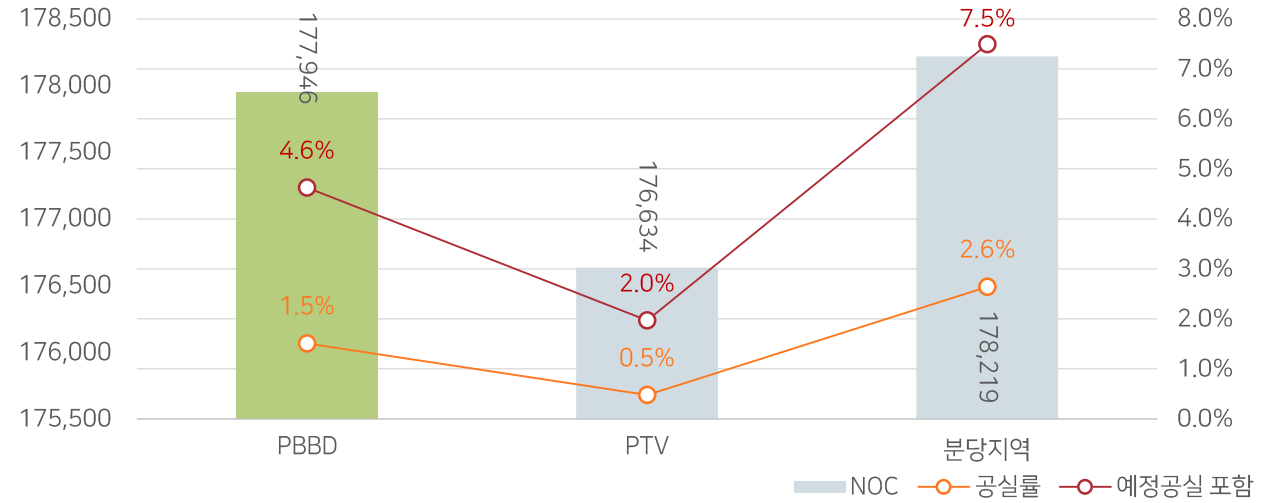
# 76 PBBD 판교, 분당 권역

공실률  
1.51% ↓

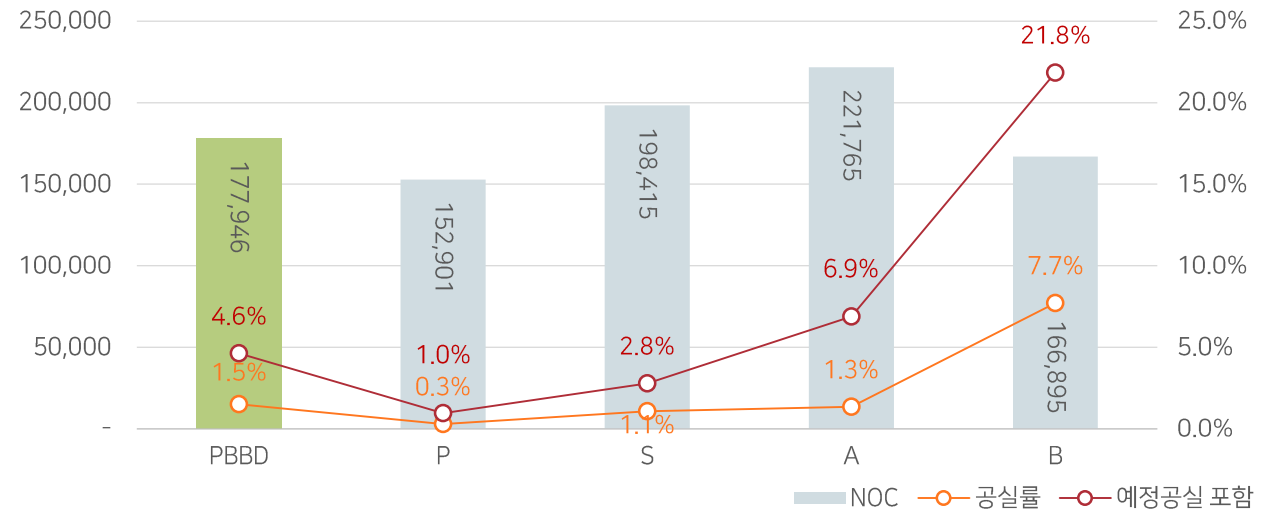
평균 NOC  
₩ 177,946 ↑

평균 임대료	평균 보증금	평균 관리비
61,634	756,567	26,714

2023년도 2월 조사한 판교, 분당지역 오피스의  
평균 공실률은 1.51%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 177,946원으로 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	269,383	967,468	100,695	35,586	226,397	1.21%
	시청역	288,406	830,445	82,128	36,211	214,915	1.09%
	종각역	286,304	711,448	71,288	31,893	169,018	0.64%
	을지로입구역	255,270	1,029,256	103,662	39,398	243,069	3.92%
GBD	테헤란로	1,070,814	1,763,536	162,217	34,916	325,038	0.95%
	강남대로	491,694	1,958,716	174,736	35,228	341,422	2.37%
	영동대로	274,657	960,943	85,919	32,826	249,449	0.47%
	도산대로	106,025	1,861,491	111,261	35,523	237,497	1.42%
	서초 교대	152,354	1,388,983	107,288	28,328	231,375	1.90%
YBD	동여의도	947,713	1,200,044	118,535	43,966	311,734	1.00%
	서여의도	177,355	503,210	45,705	26,451	132,666	2.34%
	영등포	126,771	674,439	60,294	27,678	152,156	3.32%
ETC	송파 강동	744,015	841,416	63,803	26,771	165,750	0.92%
	광진 성동	175,928	997,426	87,236	19,955	177,956	2.17%
	마포 상암	646,811	725,756	71,643	32,491	184,993	0.82%
	구로 금천	281,835	520,948	50,003	16,846	124,231	6.15%
	관악 동작	143,537	589,312	46,028	22,509	132,359	1.05%
	용산	221,651	706,944	58,074	32,171	176,428	1.78%
PBBD	PTV	380,150	630,612	63,300	26,400	176,634	0.48%
	분당지역	346,074	782,807	61,287	26,781	178,219	2.64%

# 지역 별 사용승인 현황

권역	빌딩명	소재지	주용도	연면적(m <sup>2</sup> )	연면적(3.3m <sup>2</sup> )	사용승인일
CBD	2BOM	중구 신당동	제2종근린생활시설	1,003	303	09-Jan
	DS타워	서초구 서초동	제1종근린생활시설	8,519	2,577	20-Jan
	성우빌딩	강남구 역삼동	업무시설	1,890	572	10-Jan
	이안빌딩	서초구 양재동	제2종근린생활시설	1,422	430	10-Jan
GBD	역삼동 신축	강남구 역삼동	제2종근린생활시설	1,155	349	05-Jan
	PS-263빌딩	강남구 논현동	제2종근린생활시설	1,131	342	06-Jan
	삼성동 신축	강남구 삼성동	제2종근린생활시설	1,113	337	04-Jan
	청담동 근생빌딩	강남구 청담동	제2종근린생활시설	1,087	329	26-Jan
ETC	KM TOWER	금천구 가산동	공장	28,595	8,650	19-Jan
	대릉테크노타운 22차	금천구 가산동	공장	27,687	8,375	05-Jan
	KR산업 위례빌딩	송파구 장지동	업무시설	19,162	5,796	27-Jan
	에이스메디칼타워	강동구 고덕동	업무시설	18,046	5,459	30-Jan
	LG베스트샵 군자점	광진구 중곡동	판매시설	2,530	765	06-Jan
	SKY1997	강서구 방화동	업무시설	1,683	509	03-Jan
	초록빌딩	동대문구 휘경동	제1종근린생활시설	1,588	480	19-Jan
	JS 빌딩	송파구 방이동	제1종근린생활시설	1,352	409	13-Jan
	아이엘스퀘어(IL SQUARE)	송파구 문정동	제2종근린생활시설	1,085	328	11-Jan
PBBD	이레	성남시 분당구	제2종근린생활시설	2,650	802	17-Jan

## 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, February 2023
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 = 1,309.00 KRW (0.76 USD = 1,000 KRW) as of 22nd March 2023

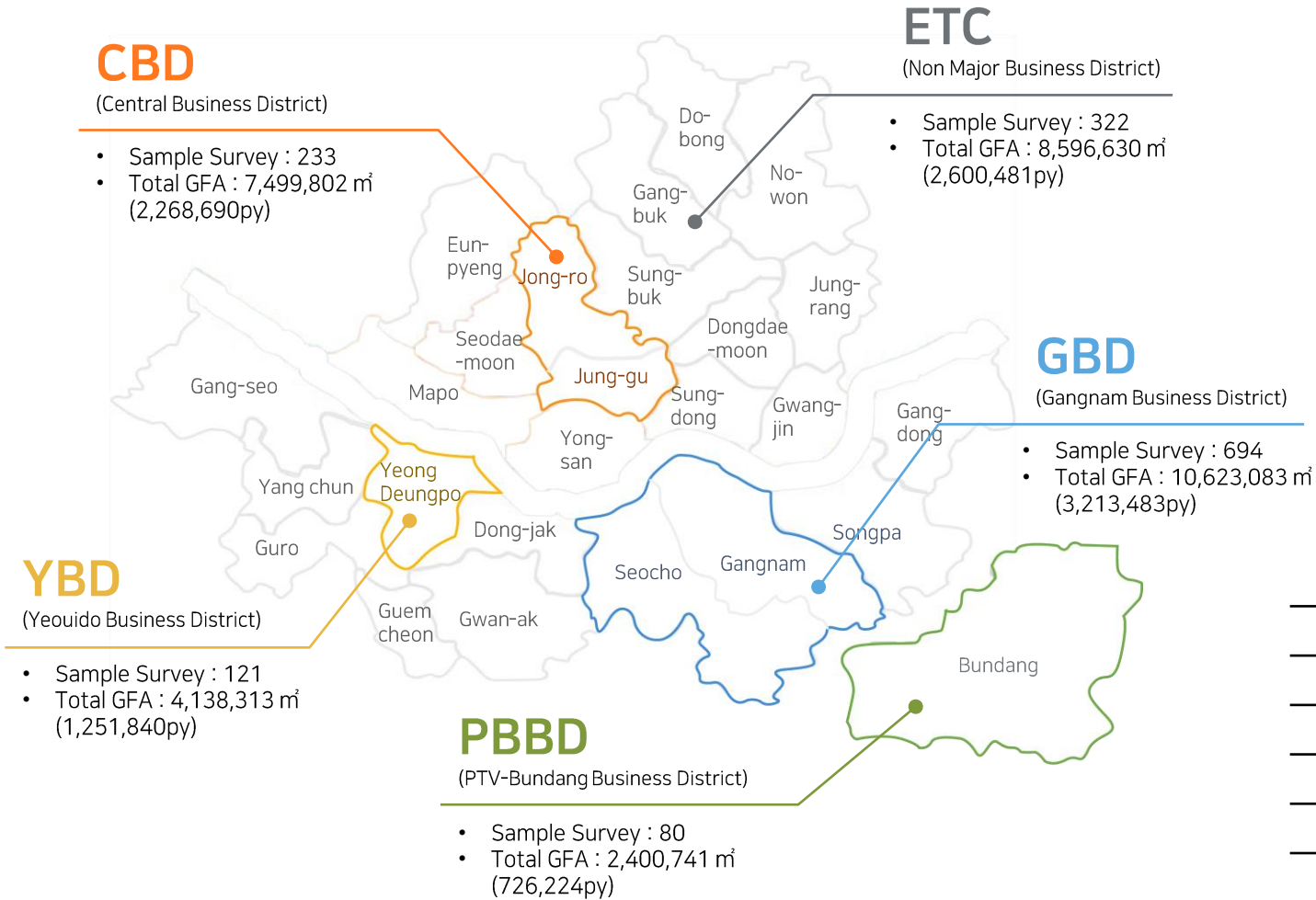
## 5 Regional Divisions in Seoul

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	67	35	86
GBD	30	86	93	485
YBD	20	25	33	43
ETC	48	60	59	155
PBBD	12	17	17	34

### • 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

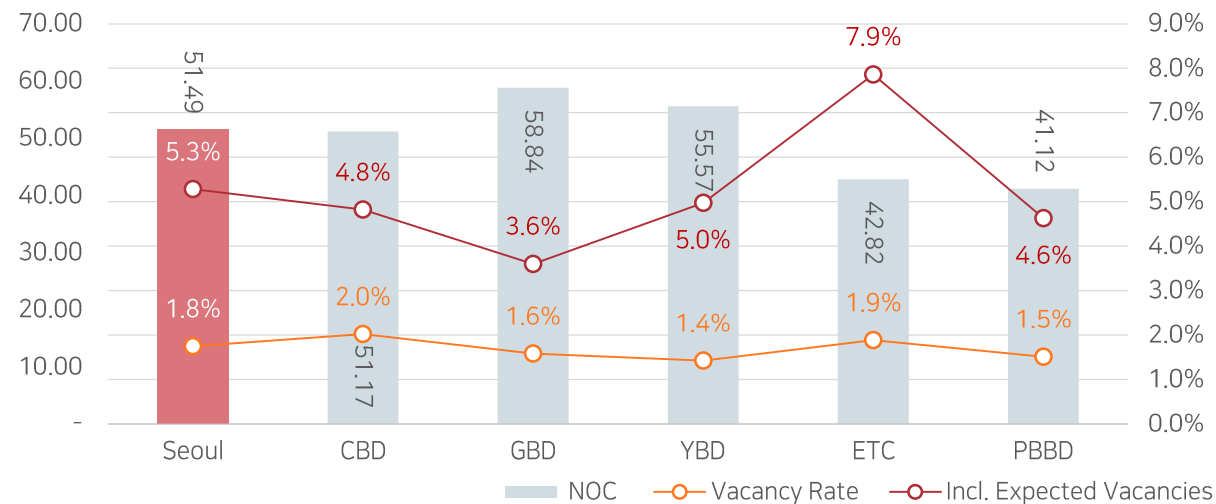
1.75% ↓

Avg, NOC

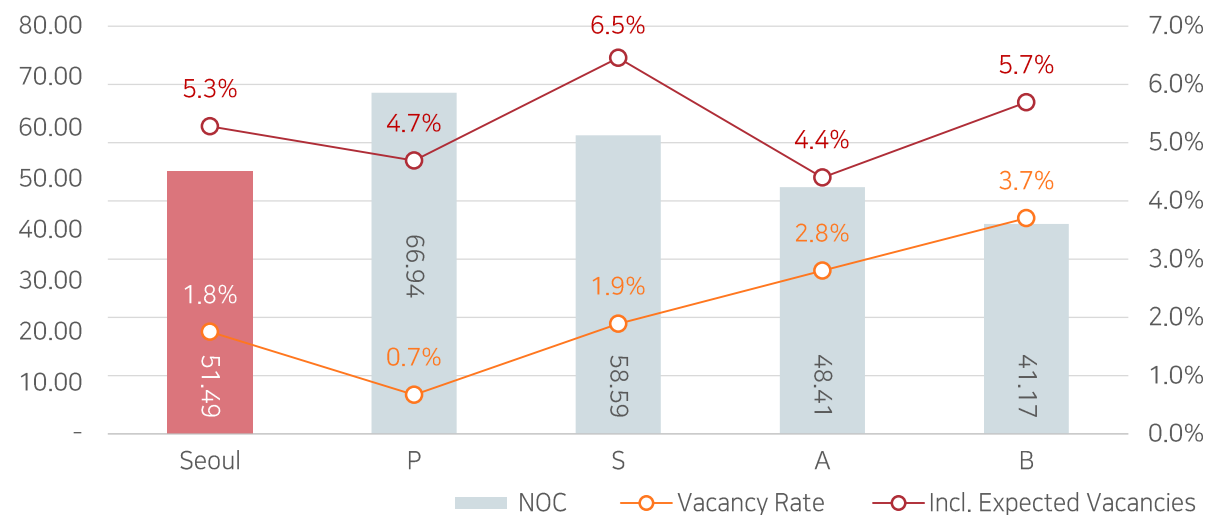
\$ 51.49 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
21.36	233.48	7.73

The average vacancy rate of the office buildings in Seoul is 1.75 % as of February 2023, and the average NOC is \$ 51.49.



■ Vacancy Rate & NOC in Seoul and Each District



■ Vacancy Rate & NOC in Seoul & Each Building Category

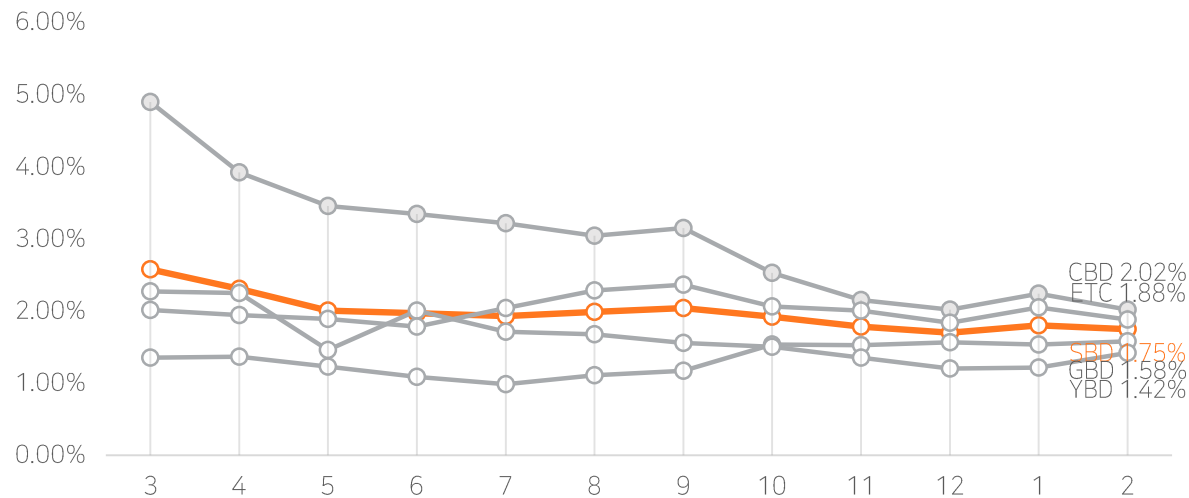
# 01 SBD Seoul Capital Area

The following charts indicate the vacancy level of Seoul during February 2023.

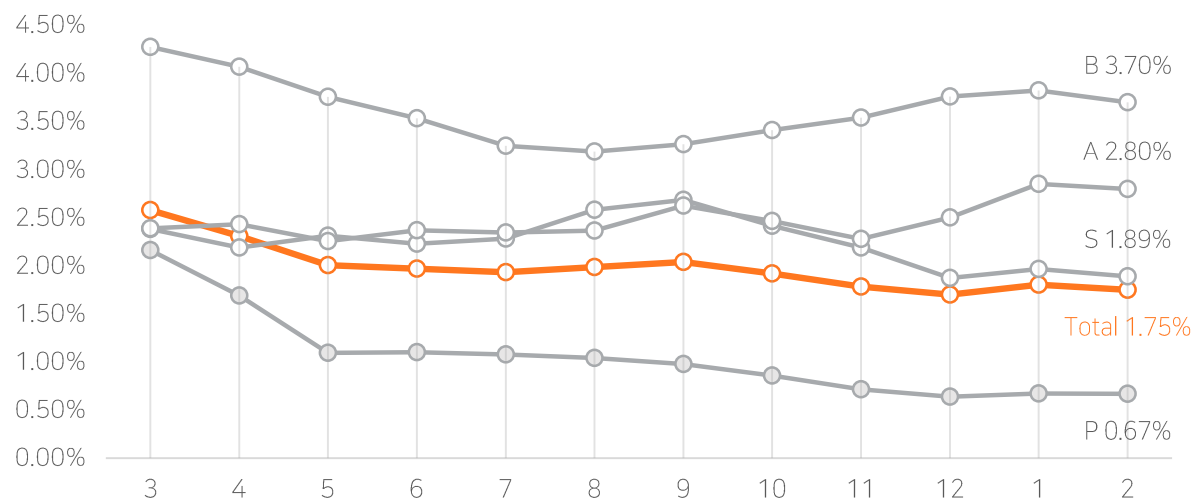
In Samsung Life Insurance Building (CBD), the office units of 26,450m<sup>2</sup>, currently rented by Bank of Korea, will come on the lease market in Seoul in mid-2023. And this regional office of Bank of Korea will move back to its head office building in CBD as the head office completed the recent renovation works to the building. Likewise, in Center Place Building (CBD), the 7 floors of 12,520m<sup>2</sup>, currently rented by Hana Card, will come on the market by July 2023.

In Won Il Building (GBD), one of its tenants, Keunjung Architects & Engineers moved to Gwacheon City and thus it created the additional vacancy of 1,210m<sup>2</sup> in the building.

In G-valley Biz Plaza Building in Guro-dong, Hyundai Marine & Fire Insurance moved in as a new tenant and began to use the vacant floor of 3,290m<sup>2</sup> in the building.



Monthly Vacancy Rate in 5 Main Districts



Monthly Vacancy Rate for Different Size of Buildings

# 02 CBD Central Seoul

Vacancy rate

2.02% ↓

Avg, NOC

\$ 51.17 ↓

Avg.  
Rent

20.98

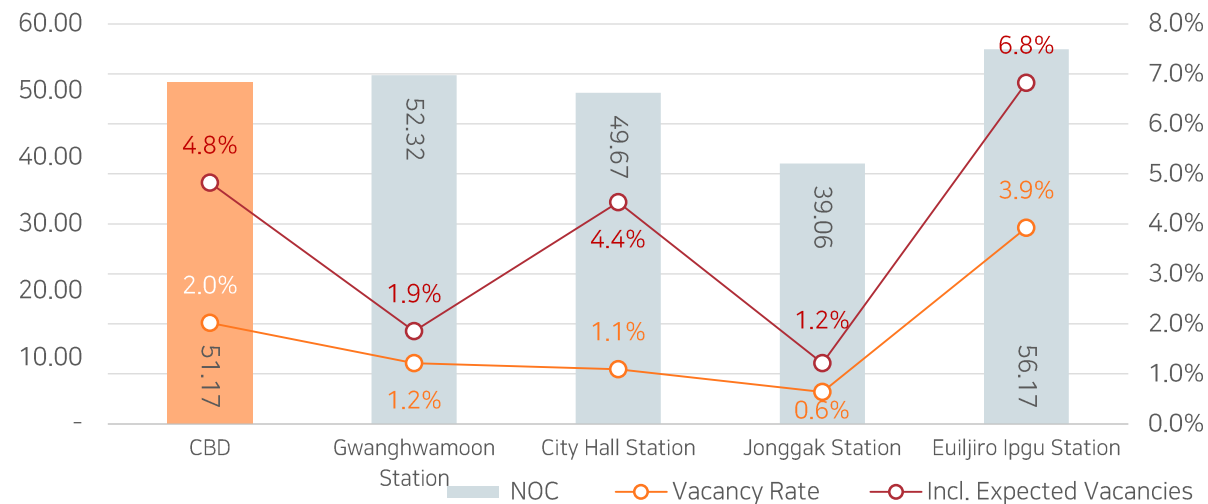
Avg.  
Deposit

214.89

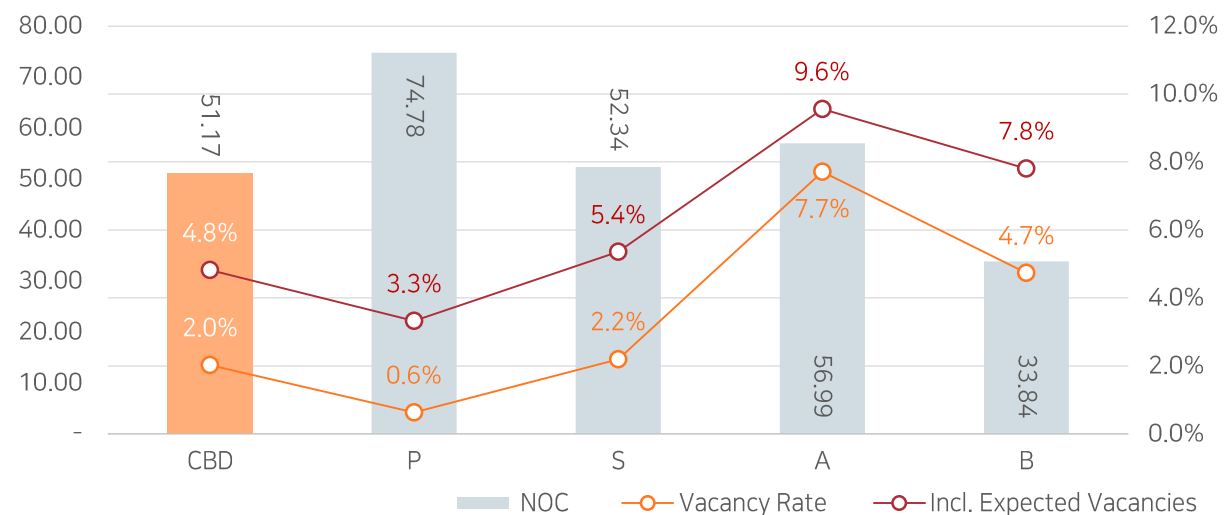
Avg.  
Management  
Fee

8.61

The average vacancy rate of the office buildings in CBD is 2.02 % as of February 2023, and the average NOC is \$ 51.17.



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



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

# GBD Gangnam

Vacancy rate

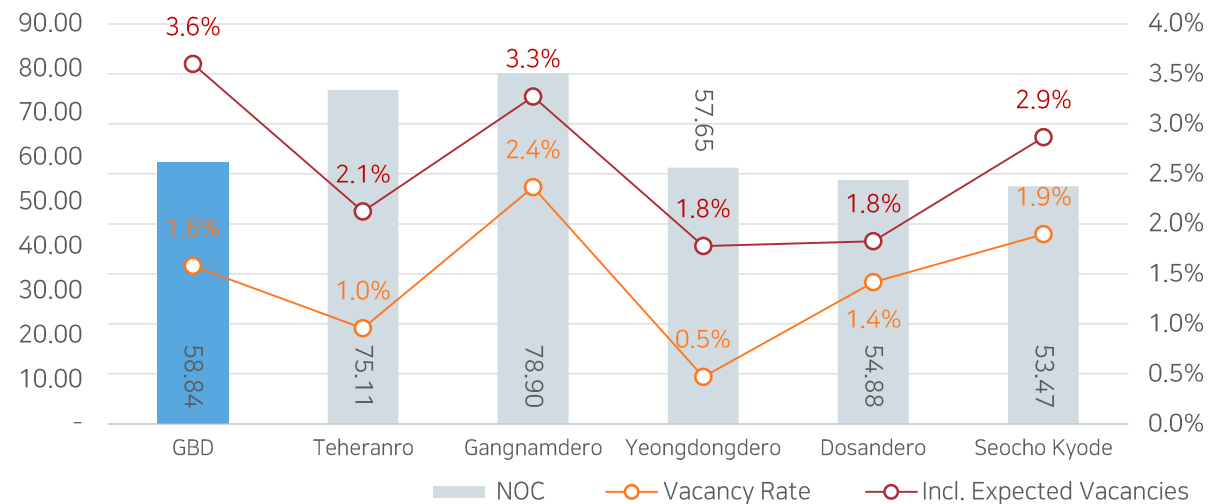
1.58 % ↑

Avg, NOC

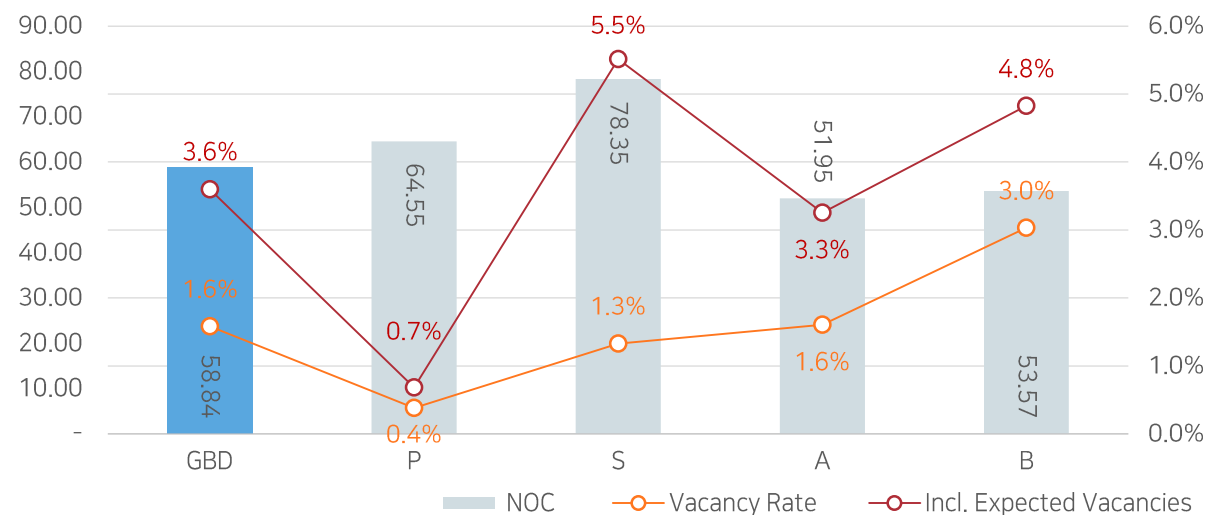
\$ 58.84 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
27.20	317.00	7.35

The average vacancy rate of the office buildings in GBD is 1.58 % as of February 2023, and the average NOC is \$ 58.84.



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



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

# 24 YBD Yeouido & Yeongdeungpo

Vacancy rate

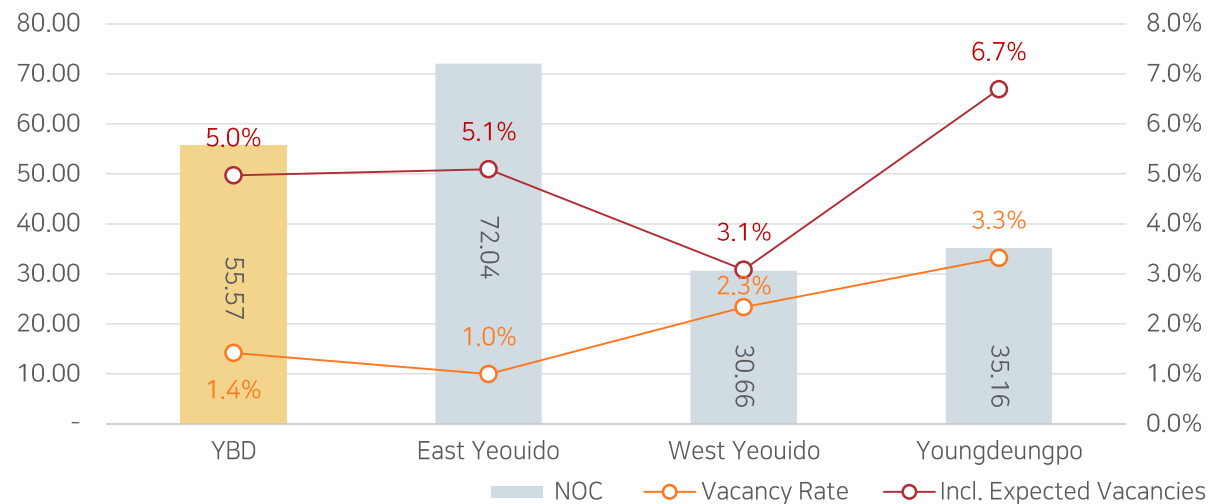
1.42% ↑

Avg, NOC

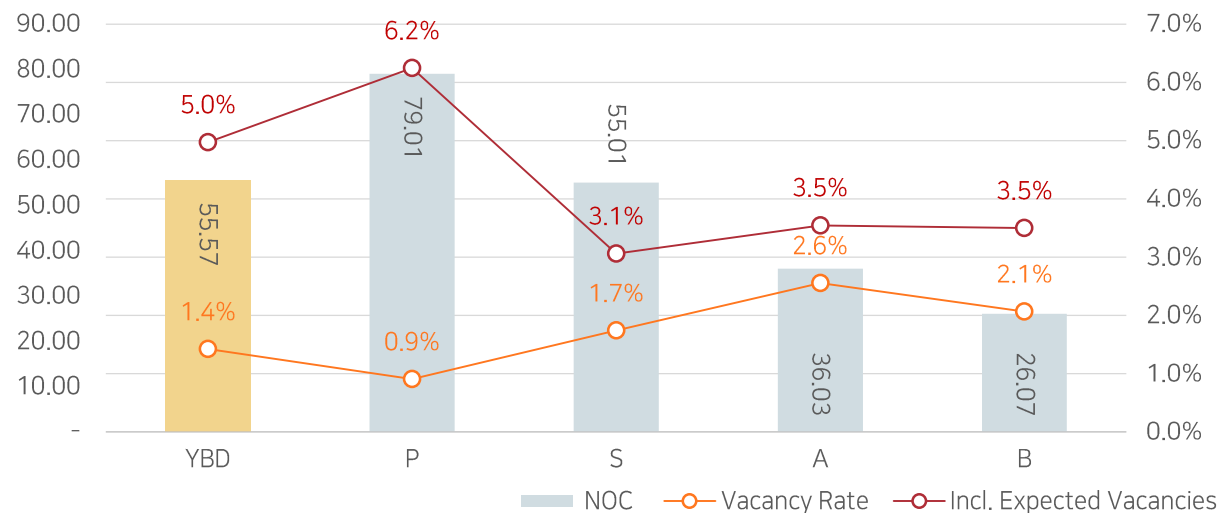
\$ 55.57 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
21.02	217.95	8.53

The average vacancy rate of the office buildings in YBD is 1.42 % as of February 2023, and the average NOC is \$ 55.57.



■ 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

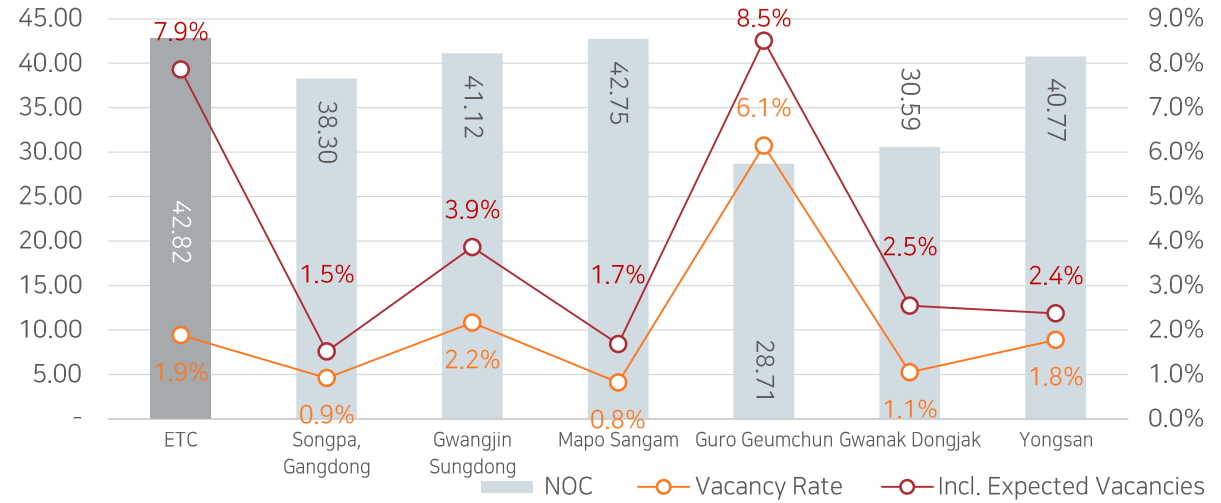
1.88 % ↓

Avg, NOC

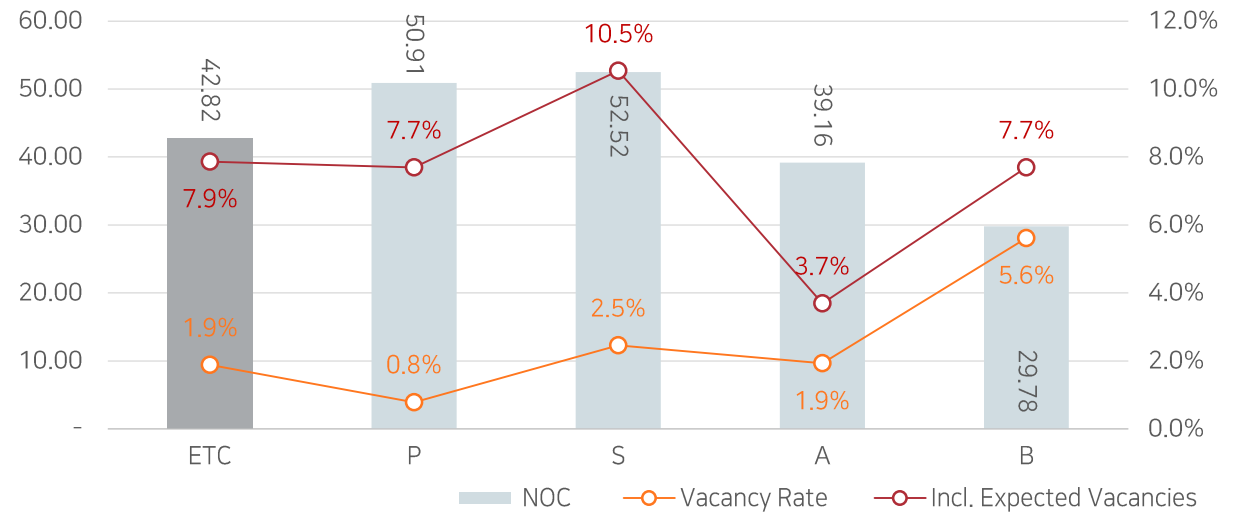
\$ 42.82 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
16.04	178.67	6.57

The average vacancy rate of the office buildings in ETC is 1.88 % as of February 2023, and the average NOC is \$ 42.82.



■ 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

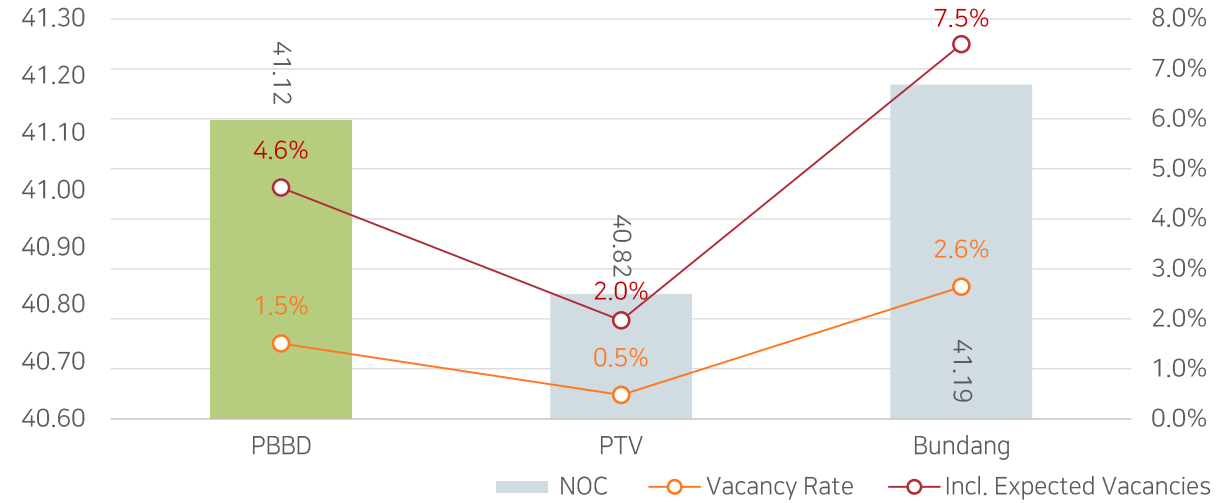
1.51 % ↓

Avg, NOC

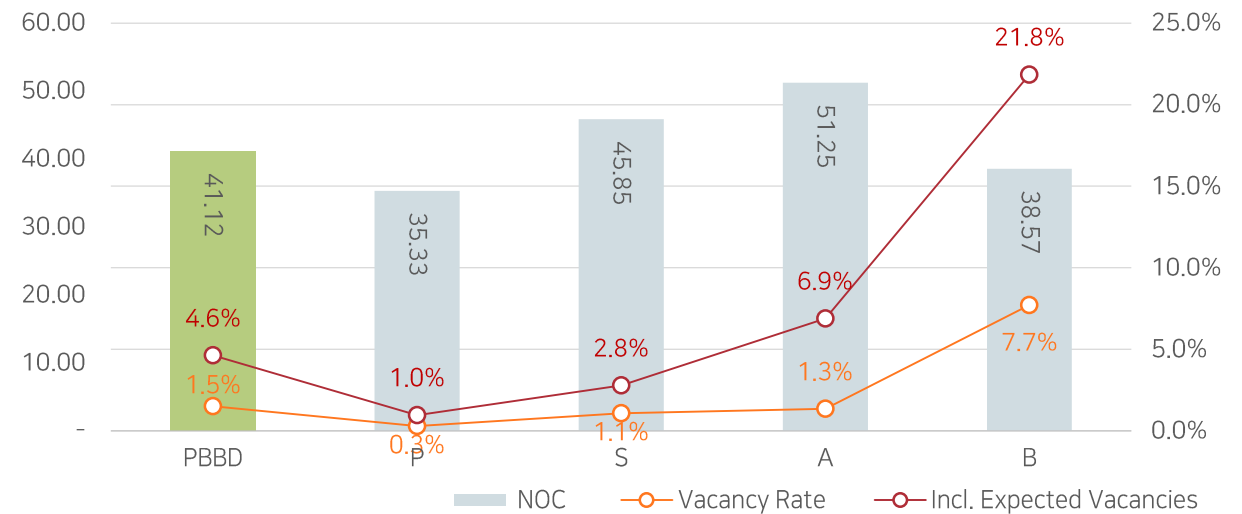
\$ 41.12 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
14.24	174.84	6.17

The average vacancy rate of the office buildings in PBBD is 1.51 % as of February 2023, and the average NOC is \$ 41.12.



■ 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	890,523	223.57	23.27	8.22	52.32	1.21%
	City Hall Station	953,407	191.91	18.98	8.37	49.67	1.09%
	Jonggak Station	946,459	164.41	16.47	7.37	39.06	0.64%
	Euiljiro Ipgu Station	843,868	237.85	23.96	9.10	56.17	3.92%
GBD	Teheranro	3,539,883	407.54	37.49	8.07	75.11	0.95%
	Gangnamdero	1,625,435	452.64	40.38	8.14	78.90	2.37%
	Yeongdongdero	907,956	222.07	19.86	7.59	57.65	0.47%
	Dosandero	350,496	430.18	25.71	8.21	54.88	1.42%
	Seocho Gyodae	503,650	320.98	24.79	6.55	53.47	1.90%
YBD	East Yeouido	3,132,937	277.32	27.39	10.16	72.04	1.00%
	West Yeouido	586,298	116.29	10.56	6.11	30.66	2.34%
	Youngdeungpo	419,078	155.86	13.93	6.40	35.16	3.32%
ETC	Songpa, Gangdong	2,459,555	194.44	14.74	6.19	38.30	0.92%
	Gwangjin Sungdong	581,581	230.50	20.16	4.61	41.12	2.17%
	Mapo Sangam	2,138,219	167.72	16.56	7.51	42.75	0.82%
	Guro Geumchun	931,685	120.39	11.56	3.89	28.71	6.15%
	Gwanak Dongjak	474,503	136.19	10.64	5.20	30.59	1.05%
	Yongsan	732,731	163.37	13.42	7.43	40.77	1.78%
PBBD	PTV	1,256,695	145.73	14.63	6.10	40.82	0.48%
	Bundang	1,144,046	180.90	14.16	6.19	41.19	2.64%



## Land Use Information by District

District	Building Name	Address	Land Use	GFA (㎡)	Completion
CBD	2BOM	Sindang-dong Jung-gu	#2 Commercial	1,003	09-Jan
	DS Tower	Seocho-dong Seocho-gu	#1 Commercial	8,519	20-Jan
	Sungwoo Building	Yeoksam-dong Gangnam-gu	Office	1,890	10-Jan
	Yi An Building	Yangjae-dong Seocho-gu	#2 Commercial	1,422	10-Jan
GBD	Yeoksam-dong Newbuild	Yeoksam-dong Gangnam-gu	#2 Commercial	1,155	05-Jan
	PS-263 Building	Nonhyeon-dong Gangnam-gu	#2 Commercial	1,131	06-Jan
	Samsung-dong Newbuild	Samseong-dong Gangnam-gu	#2 Commercial	1,113	04-Jan
	Cheongdam-dong Commercial	Cheongdam-dong Gangnam-gu	#2 Commercial	1,087	26-Jan
ETC	KM TOWER	Gasam-dong Geumcheon-gu	Factory	28,595	19-Jan
	Daereung Techno Town #22	Gasam-dong Geumcheon-gu	Factory	27,687	05-Jan
	KR Industrial Wirye Building	Jangji-dong Songpa-gu	Office	19,162	27-Jan
	Ace Medical Tower	Godeok-dong Gangdong-gu	Office	18,046	30-Jan
	LG Best Shop Gunja	Junggok-dong Gwangjin-gu	Sales	2,530	06-Jan
	SKY1997	Banghwa-dong Gangseo-gu	Office	1,683	03-Jan
	Chorok Building	Hwigyeong-dong Dongdaemun-gu	#1 Commercial	1,588	19-Jan
	JS Building	Bangi-dong Songpa-gu	#1 Commercial	1,352	13-Jan
	IL SQUARE	Munjeong-dong Songpa-gu	#2 Commercial	1,085	11-Jan
PBBD	Yirye	Bundang-gu Seongnam-si	#2 Commercial	2,650	17-Jan



# OKEY RESEARCH CENTER

+82.2.6205.0884 okey@naikora.com www.okeyok.com

Copyright 2019 OKEY OfficeKey All rights reserved. Office Platform OKEY OfficeKey  
Okey Corp. 10F Jungheon Building Teheranro 516, Gangnam-gu, Seoul

**NAI**Korea  
Commercial Real Estate Services, Worldwide.

REAL ESTATE LABEL OFFICE KEY  
**OKEY**