

SEOUL OFFICE LEASING

April 2023 Monthly Market Review

조사개요

지역	서울 전 지역 및 판교, 분당 지역
대상	연면적 1,000m ² (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 3월 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

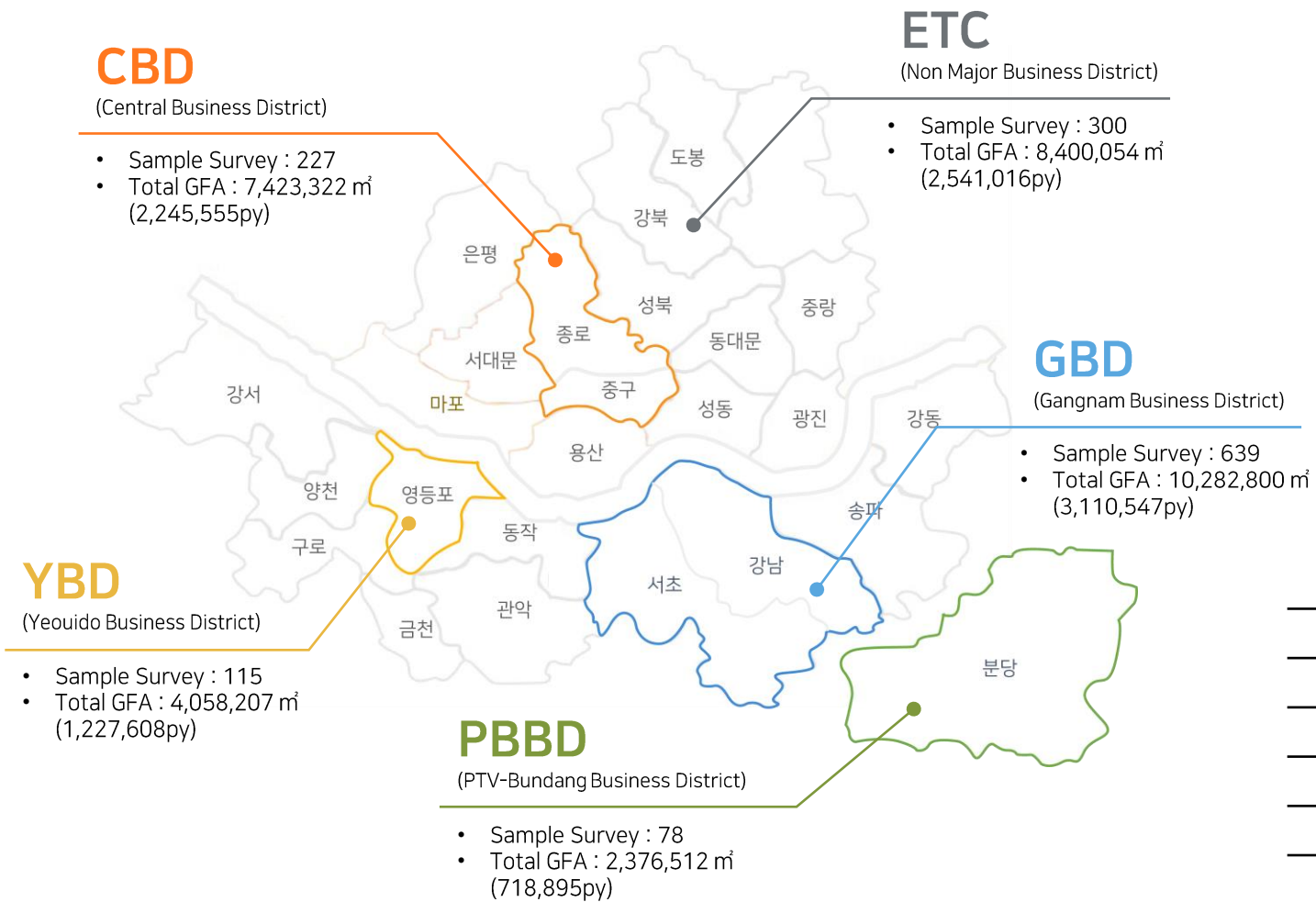
여의도권
여의도, 영등포구 일대

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 1,359

	P	S	A	B
CBD	45	65	36	81
GBD	31	86	85	437
YBD	19	26	32	38
ETC	49	56	57	138
PBBD	12	16	18	32

● 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

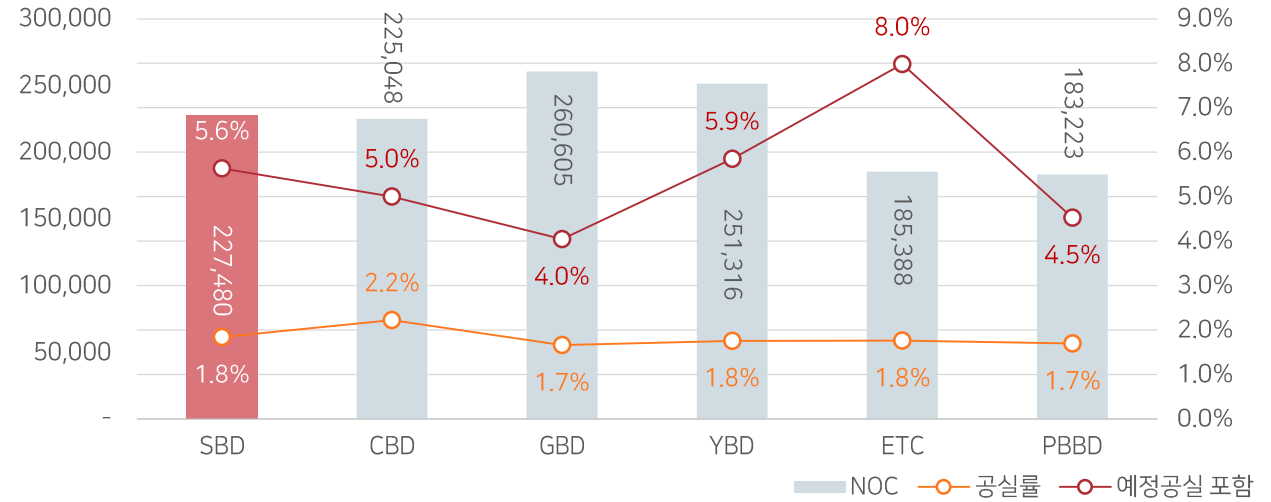
01 SBD 서울 전체

공실률
1.84% ↑

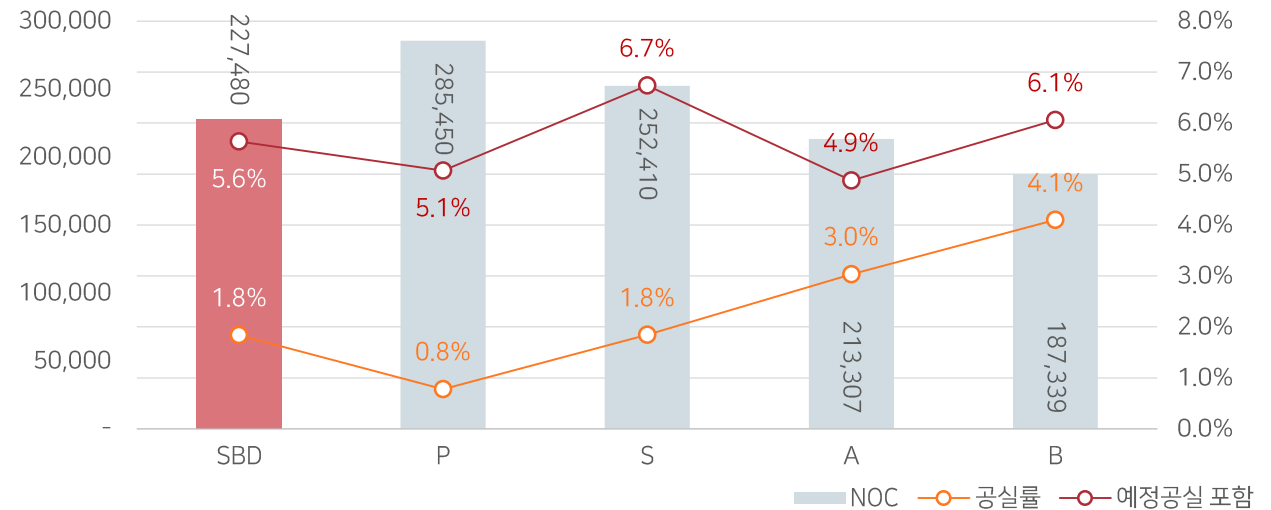
평균 NOC
₩ 227,480 ↑

평균 임대료	평균 보증금	평균 관리비
94,083	1,021,084	34,110

2023년도 3월 조사한 서울지역 오피스의
평균 공실률은 1.84%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 227,480원으로 조사되었다.



■ 서울 전체 권역 별 공실률 / NOC



■ 서울 전체 규모 별 공실률 / NOC

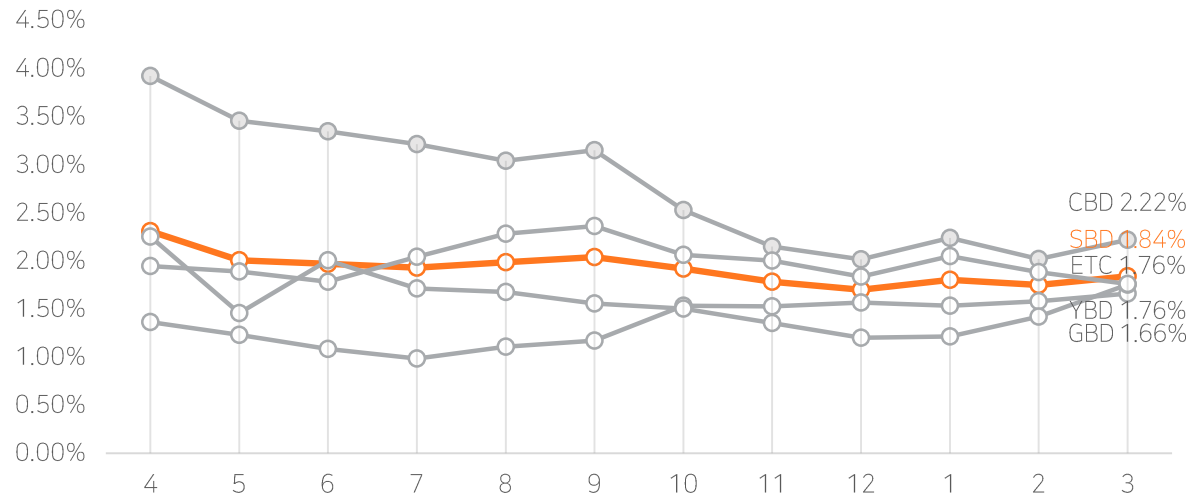
01 SBD 서울 전체

2023년 3월 서울권역의 공실률 흐름은 다음과 같이 조사되었다.

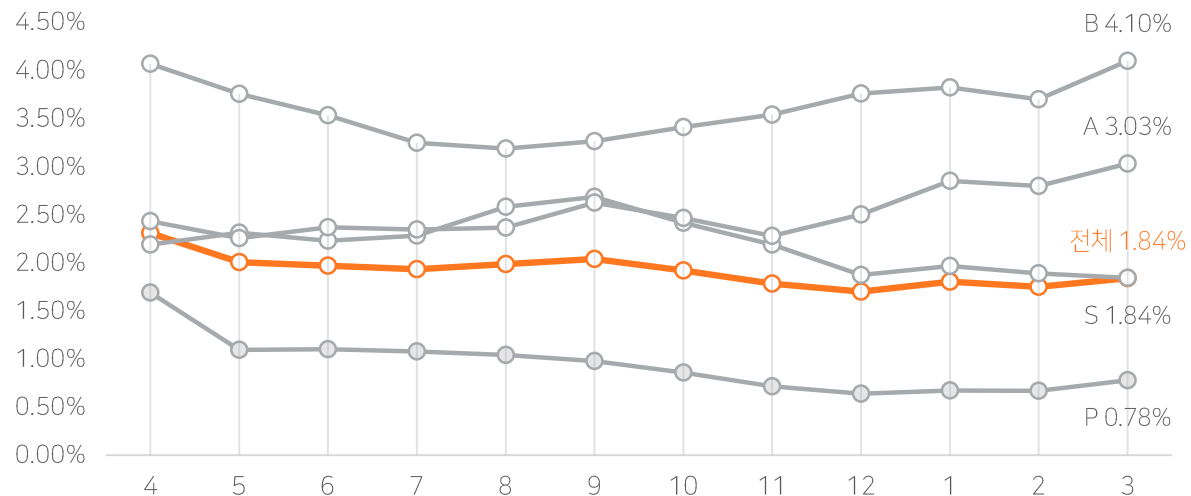
CBD의 우리빌딩은 신한라이프에서 사용중인 4개층 2,190평을 포함한 총 3,090평의 면적이 임대시장에 추가되었고, 알파빌딩에서 한솔교육, 독서실 등이 사용중인 6개층 1,350평의 면적이 임대시장에 추가되었다.

GBD의 신축빌딩 Tiger318에 현대차가 입주를 검토중인 것으로 조사되었다.

YBD의 파크원에뱅크샐러드가 사용중인 2개층 1,610평의 면적이 임대시장에 추가되었고, 세미콜론 문래에 Citi은행이 사용 중인 면적 중 3개층 3,080평의 면적이 10월에, AZ금융서비스가 사용중인 2개층 2,330평의 면적이 8월에 임대시장에 추가 될 예정이다.



■ 서울 권역별 공실률 변화



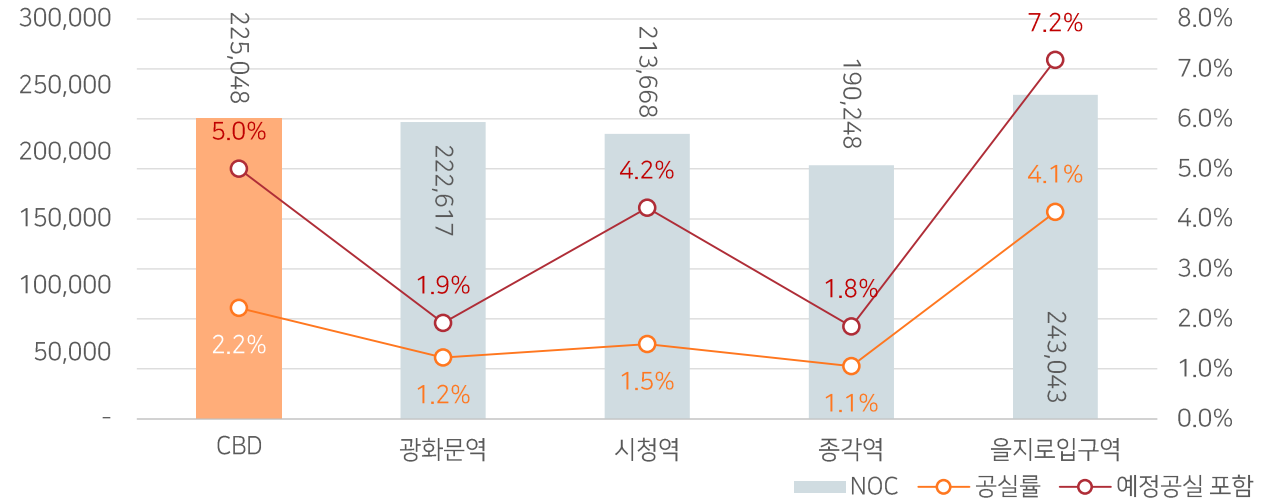
■ 서울 규모별 공실률 변화

02 CBD 도심권역

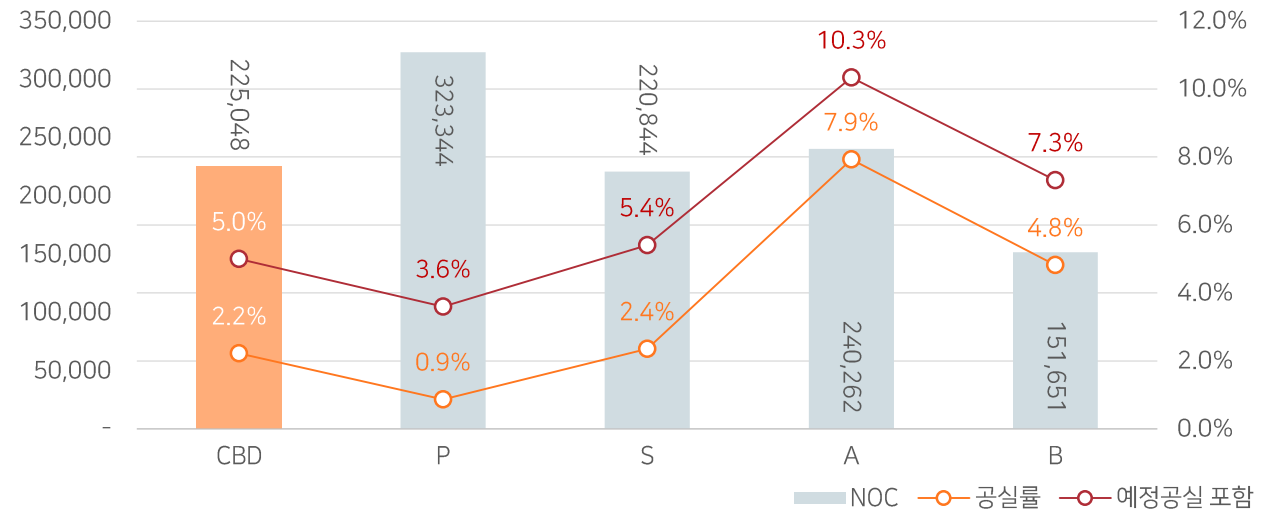
공실률 2.22% ↑ | 평균 NOC ₩ 225,048 ↑

평균 임대료	평균 보증금	평균 관리비
92,691	950,217	37,707

2023년도 3월 조사한 도심지역 오피스의 평균 공실률은 2.22%로 조사되었으며, 전용면적 1평당 사용할 때 드는 비용을 계산한 평균 NOC는 225,048원으로 조사되었다.



■ CBD 지역 세부권역별 공실률/NOC



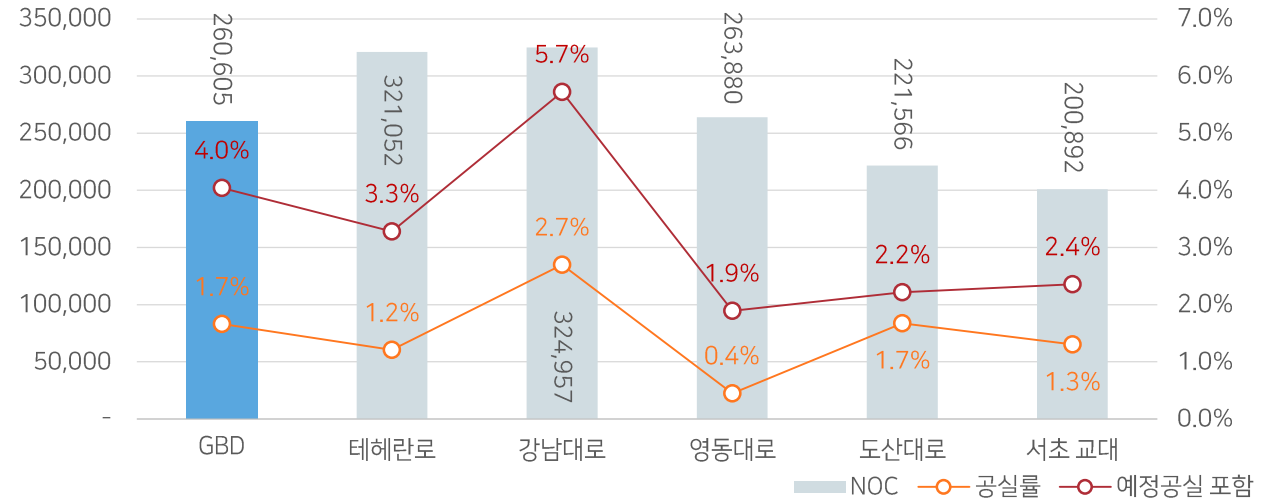
■ CBD 지역 규모별 공실률/NOC

73 GBD 강남권역

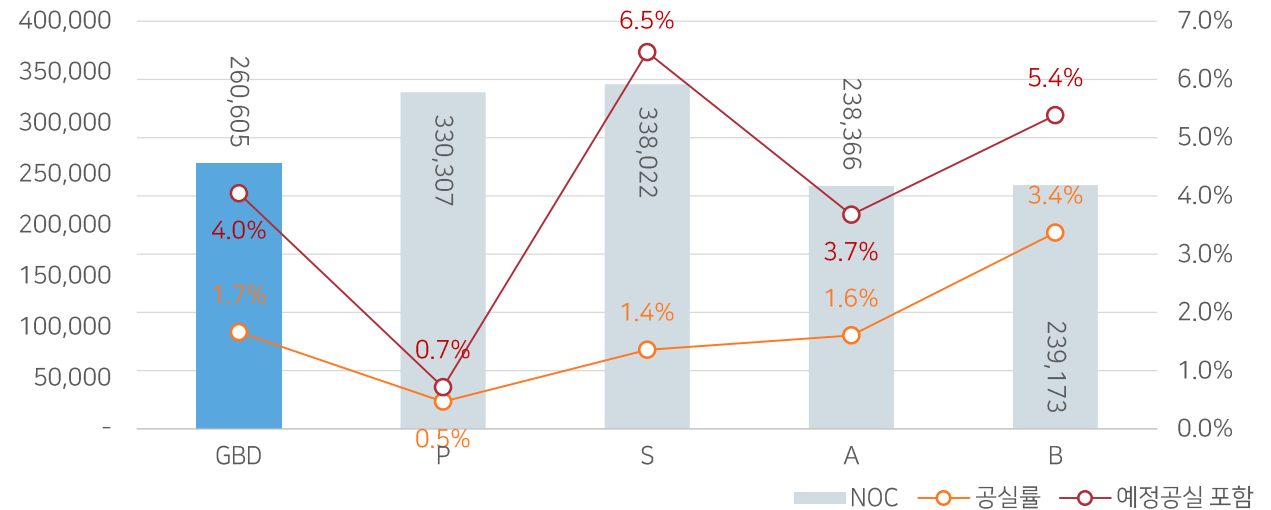
공실률 1.66% ↑
 평균 NOC ₩ 260,605 ↑

평균 임대료	평균 보증금	평균 관리비
119,165	1,365,746	33,130

2023년도 3월 조사한 강남지역 오피스의
 평균 공실률은 1.66%로 조사되었으며,
 전용면적 1평당 사용할 때 드는 비용을 계산한
 평균 NOC는 260,605원으로 조사되었다.



■ GBD 지역 세부권역별 공실률/NOC



■ GBD 지역 규모 별 공실률/NOC

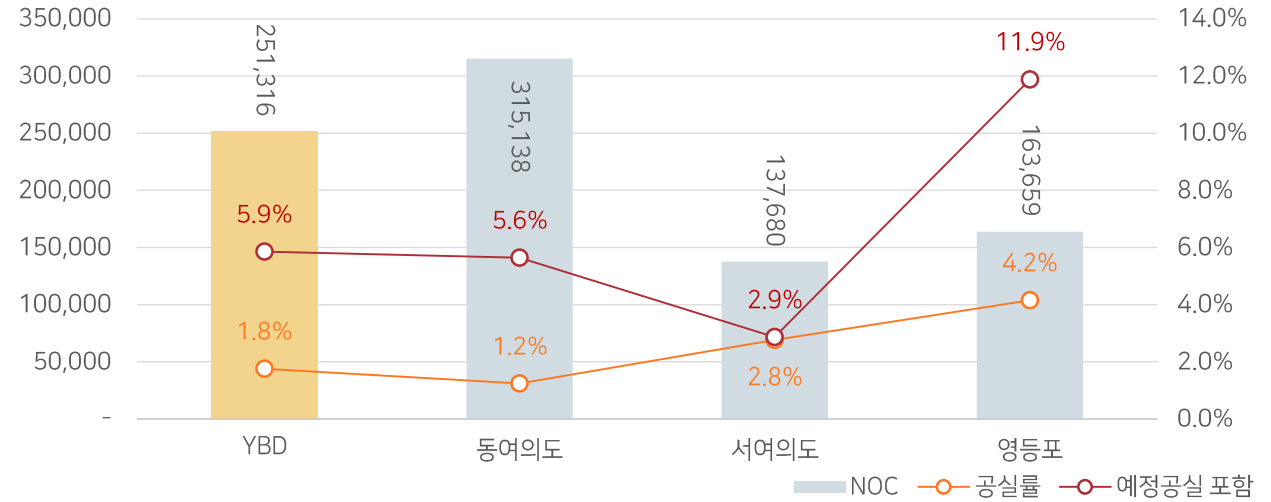
24 YBD 여의도, 영등포 권역

공실률
1.76% ↑

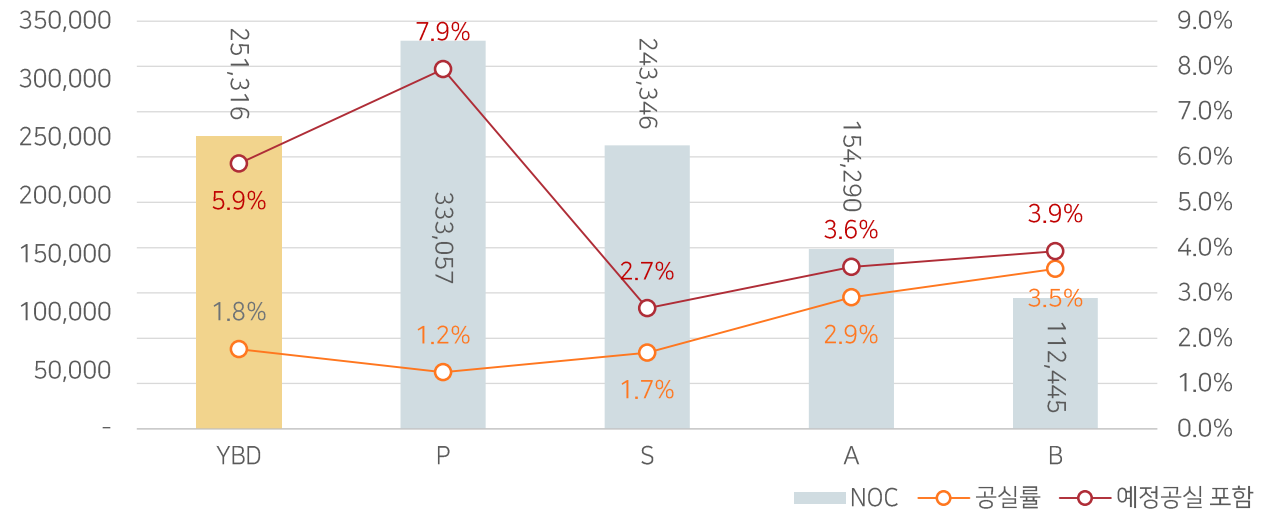
평균 NOC
₩ 251,316 ↑

평균 임대료	평균 보증금	평균 관리비
93,966	970,021	38,063

2023년도 3월 조사한 여의도, 영등포 지역
오피스의 평균 공실률은 1.76%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 251,316원으로 조사되었다.



■ YBD 지역세부권역별 공실률/NOC



■ YBD 지역규모 별 공실률/NOC

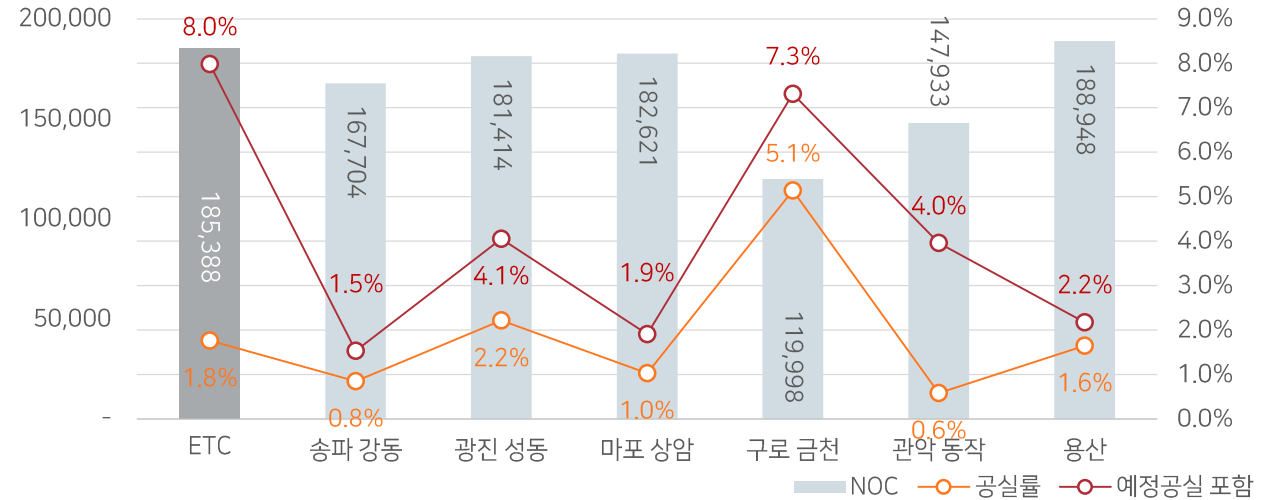
75 ETC 서울 기타권역

공실률
1.76% ↓

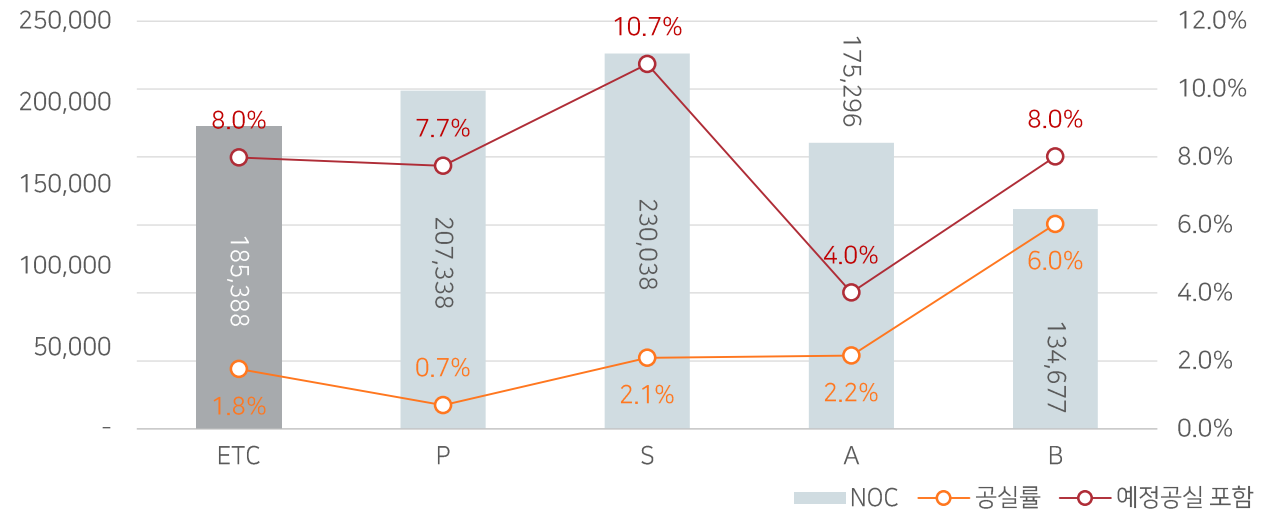
평균 NOC
₩ 185,388 ↑

평균 임대료	평균 보증금	평균 관리비
69,005	764,188	28,707

2023년도 3월 조사한 서울 기타지역 오피스의
평균 공실률은 1.76%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 185,388원으로 조사되었다.



ETC 지역 세부권역별 공실률/NOC



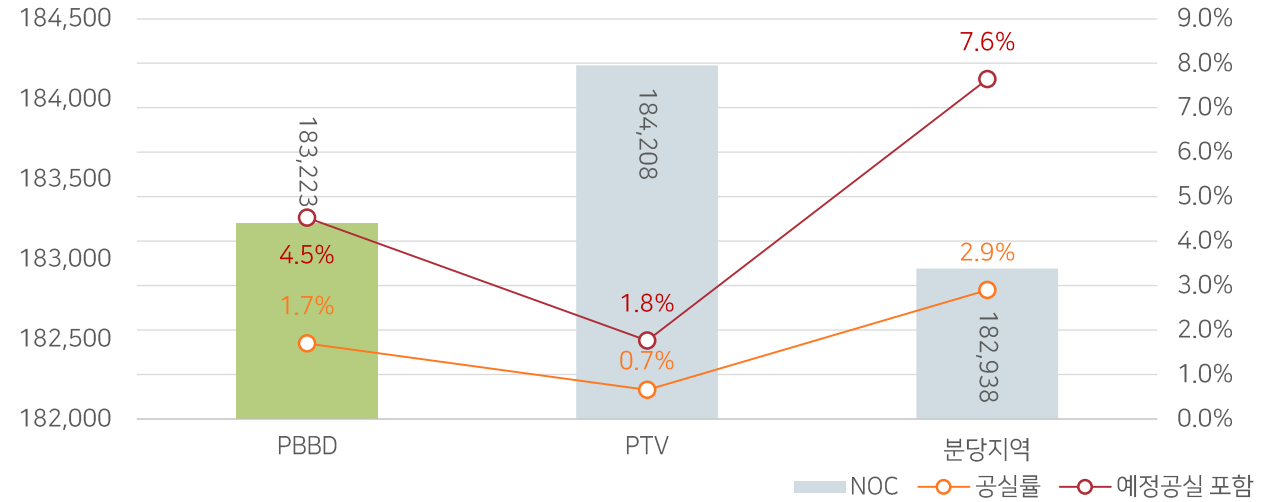
ETC 지역 규모별 공실률/NOC

76 PBBD 판교, 분당 권역

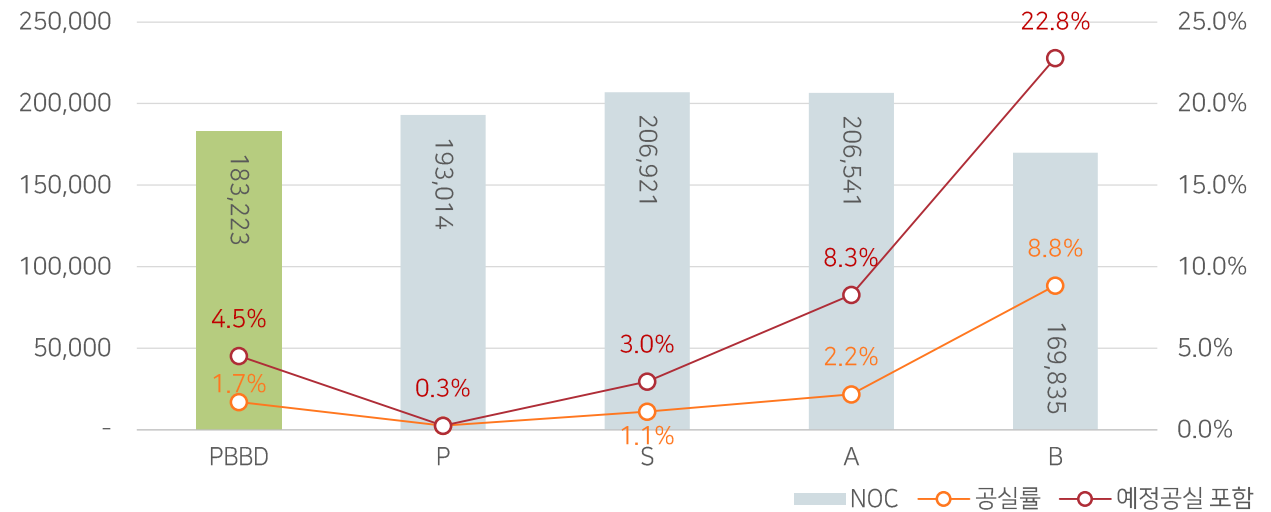
공실률 1.70% ↑ | 평균 NOC ₩ 183,223 ↑

평균 임대료	평균 보증금	평균 관리비
63,307	751,118	27,331

2023년도 3월 조사한 판교, 분당지역 오피스의 평균 공실률은 1.70%로 조사되었으며, 전용면적 1평당 사용할 때 드는 비용을 계산한 평균 NOC는 183,223원으로 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	269,383	997,146	103,663	36,356	222,617	1.23%
	시청역	278,773	830,312	82,100	36,853	213,668	1.49%
	종각역	271,108	770,118	77,129	33,957	190,248	1.05%
	을지로입구역	246,195	1,022,006	102,927	40,187	243,043	4.14%
GBD	테헤란로	1,071,751	1,622,452	155,130	36,205	321,052	1.21%
	강남대로	474,879	1,737,137	162,992	35,295	324,957	2.70%
	영동대로	288,549	956,337	88,627	35,062	263,880	0.45%
	도산대로	100,853	1,434,381	104,108	35,137	221,566	1.67%
	서초 교대	140,046	1,058,563	82,915	31,665	200,892	1.30%
YBD	동여의도	923,847	1,206,944	119,239	44,230	315,138	1.24%
	서여의도	179,680	504,846	48,578	27,516	137,680	2.77%
	영등포	124,081	668,989	59,473	29,266	163,659	4.15%
ETC	송파 강동	726,785	855,568	65,218	27,279	167,704	0.85%
	광진 성동	157,338	998,898	90,823	19,575	181,414	2.21%
	마포 상암	615,237	778,692	73,921	31,081	182,621	1.03%
	구로 금천	276,936	515,852	49,052	16,348	119,998	5.14%
	관악 동작	168,997	337,434	32,250	26,469	147,933	0.58%
	용산	218,985	744,768	61,837	32,950	188,948	1.65%
PBBD	PTV	384,824	669,438	64,920	25,846	184,208	0.65%
	분당지역	334,071	774,714	62,841	27,760	182,938	2.90%

지역 별
사용승인 현황

권역	빌딩명	소재지	주용도	연면적(㎡)	연면적(3.3㎡)	사용승인일
GBD	W빌딩	강남구 논현동	제2종근린생활시설	4,174	1,263	09-Feb
	거스트앤게일	강남구 역삼동	제2종근린생활시설	2,175	658	28-Feb
	골드만컨설팅사옥	서초구 서초동	제1종근린생활시설	2,043	618	09-Feb
	오스카	강남구 역삼동	제2종근린생활시설	1,881	569	28-Feb
	천마빌딩	강남구 역삼동	업무시설	1,661	502	07-Feb
	제일엔지니어링 제1별관	서초구 양재동	업무시설	1,519	460	14-Feb
	꿈비빌딩	강남구 논현동	제2종근린생활시설	1,490	451	13-Feb
	그레이스타워	강남구 청담동	제2종근린생활시설	1,371	415	22-Feb
ETC	반도 IVY VALLEY	금천구 가산동	공장	40,819	12,348	17-Feb
	양화로 복합시설	마포구 동고동	제1종근린생활시설	16,924	5,119	24-Feb
	케이씨(주) R&D센터	강서구 마곡동	교육연구시설	8,441	2,553	03-Feb
	제일프라자	종량구 망우동	제1종근린생활시설	4,542	1,374	16-Feb
	방이동 신축	송파구 방이동	업무시설	2,797	846	15-Feb

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, March 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 = 1,312.00 KRW (0.76 USD = 1,000 KRW) as of 5th April 2023

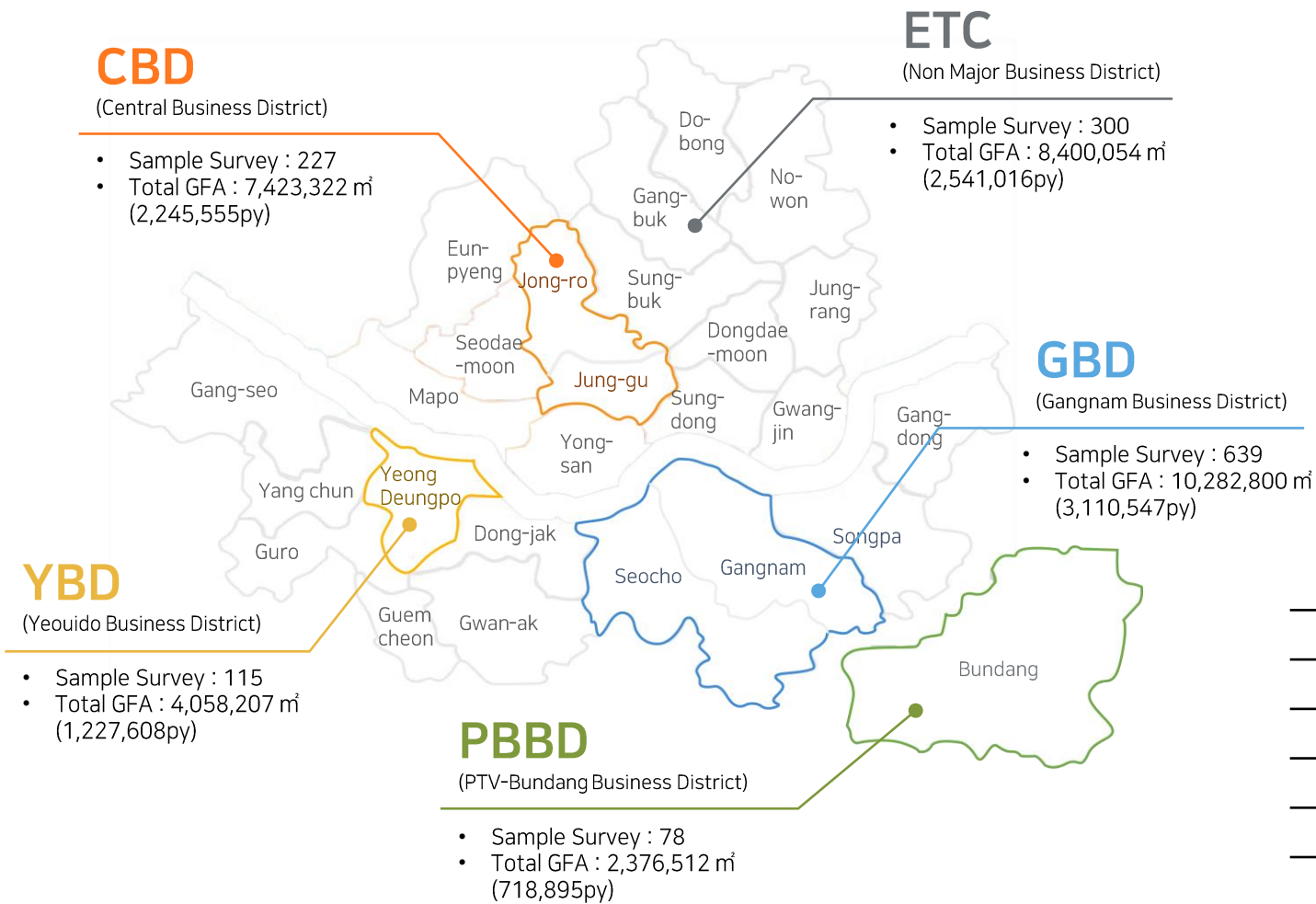
5 Regional Divisions in Seoul

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 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 1,359

	P	S	A	B
CBD	45	65	36	81
GBD	31	86	85	437
YBD	19	26	32	38
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• NOC (Net Occupancy Cost)

The monthly cost that 1m² 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

1.84% ↑

Avg, NOC

\$ 52.45 ↑

Avg.
Rent

21.69

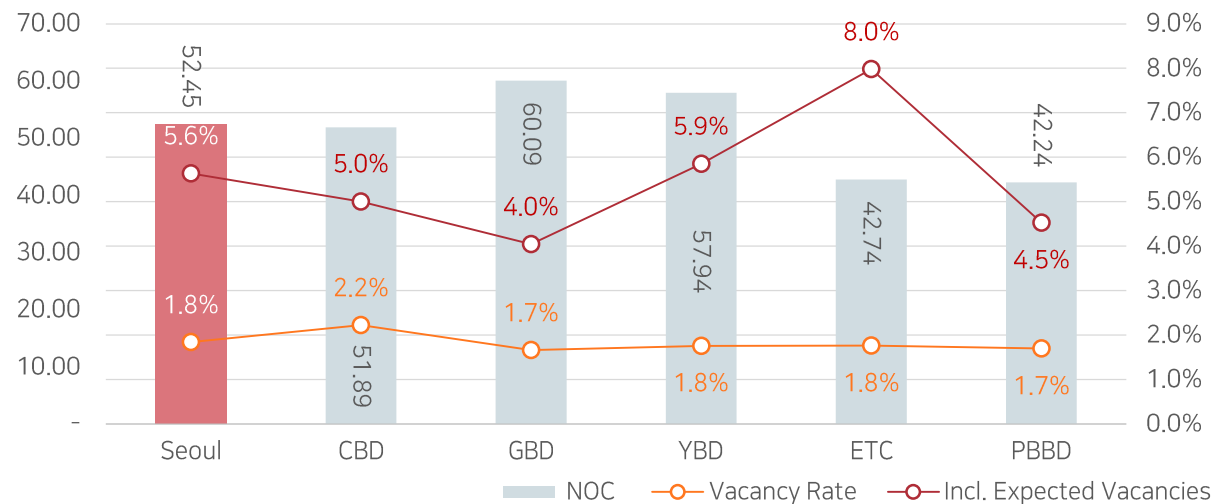
Avg.
Deposit

235.43

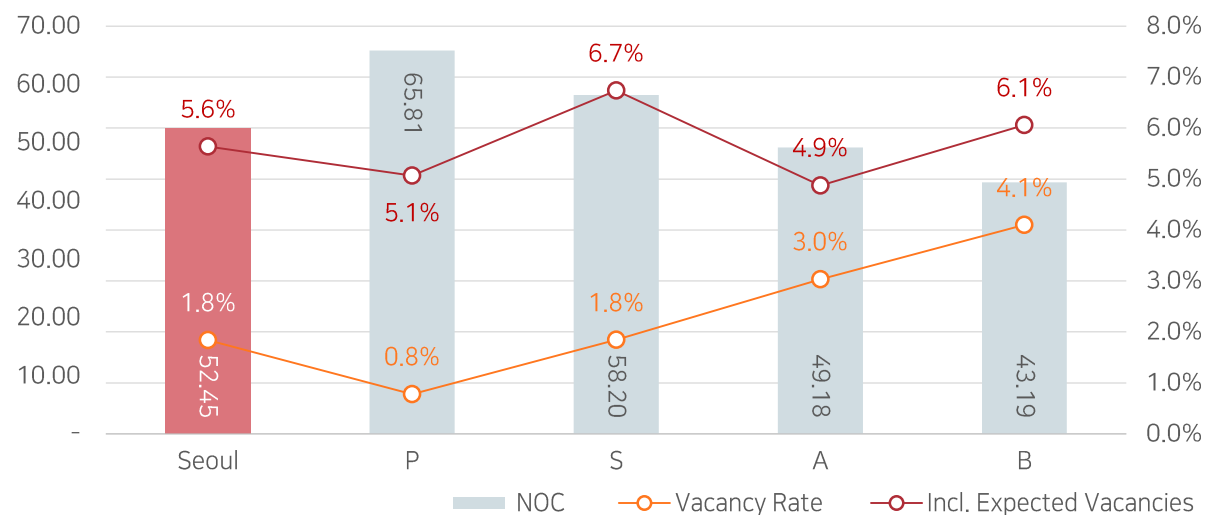
Avg.
Management.
Fee

7.86

The average vacancy rate of the office buildings in Seoul is 1.84 % as of March 2023, and the average NOC is \$ 52.45.



■ Vacancy Rate & NOC in Seoul and Each District



■ Vacancy Rate & NOC in Seoul & Each Building Category

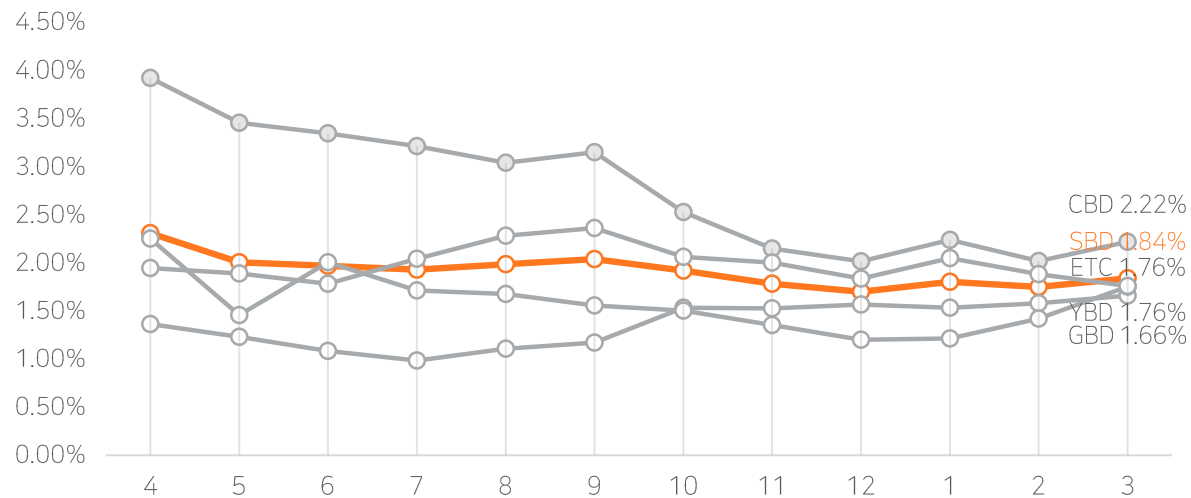
01 SBD Seoul Capital Area

The following chart indicates the vacancy level during March 2023.

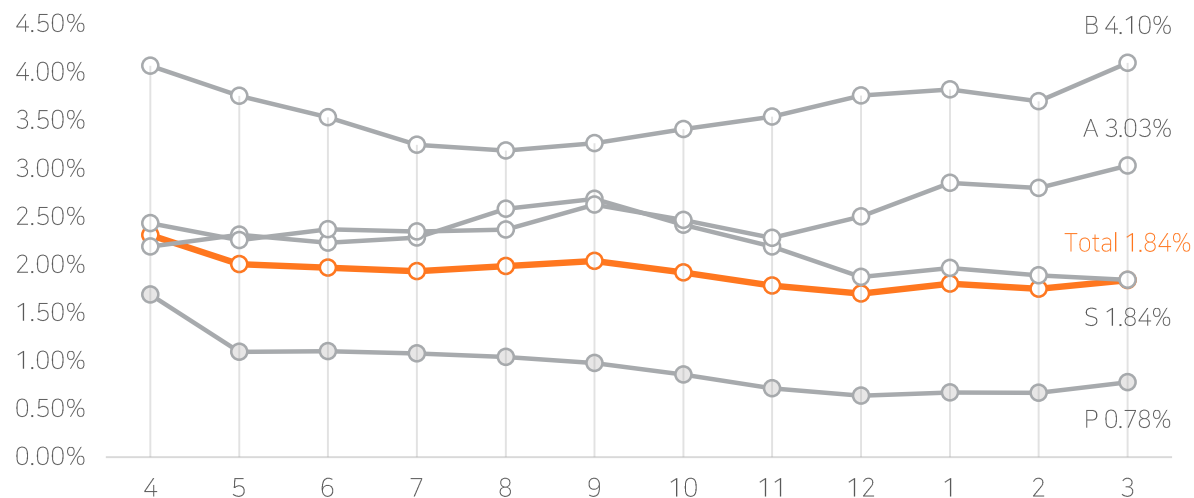
The office units of 10,200m² in Woori Building in CBD came on the lease market in Seoul; 7,240m² out of the 10,200m² are currently occupied by Shinhan Life Corp, located on the 4 floors in the building. Likewise, the 6 floors of 4,450m² in Alpha Building, currently occupied by Hansol Education, local library etc., came on the lease market in Seoul.

Hyundai Motor is considering to move in to Tiger 318 Building, a newbuild in GBD.

The 2 floors of 5,310m² in Parc I Tower in YBD, currently rented by Bank Salad, also came on the lease market. Likewise, 3 floors of 10,180m², currently with Citi Bank, and the 2 floors of 7,700m², currently with AZ Financial Service, in Semicolon Building in Mullaee will come on the lease market in October and August in 2023, respectively.



Monthly Vacancy Rate in 5 Main Districts



Monthly Vacancy Rate for Different Size of Buildings

02 CBD Central Seoul

Vacancy rate

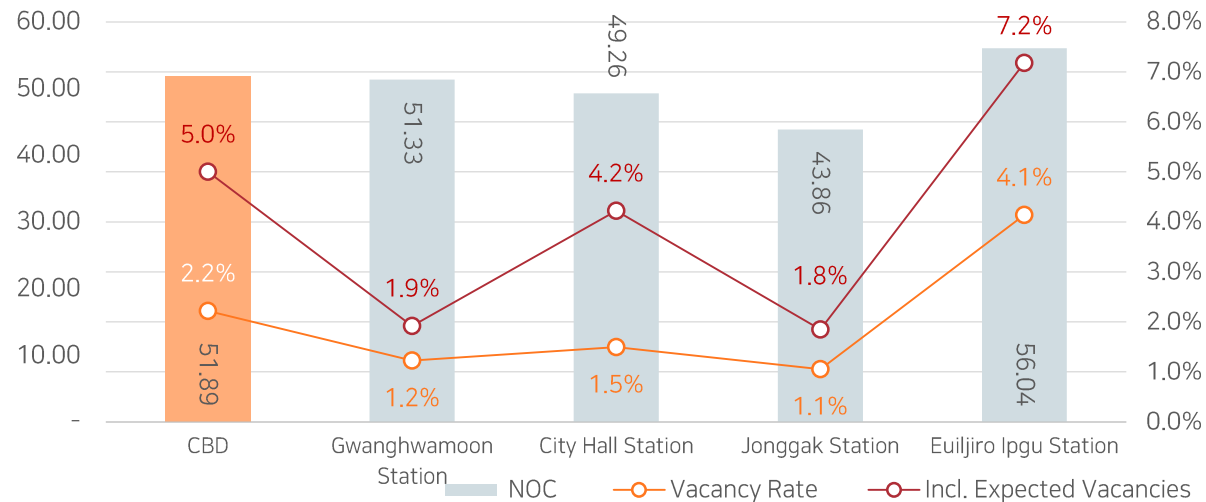
2.22% ↑

Avg, NOC

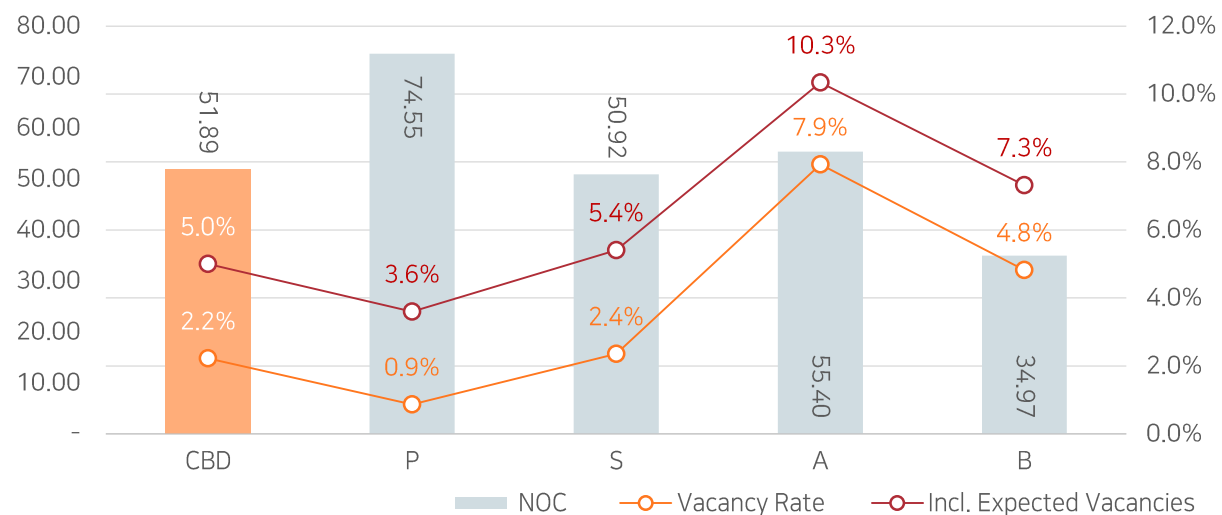
\$ 51.89 ↑

Avg. Rent	Avg. Deposit	Avg. Management Fee
21.37	219.09	8.69

The average vacancy rate of the office buildings in CBD is 2.22 % as of March 2023, and the average NOC is \$ 51.89.



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



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

GBD Gangnam

Vacancy rate

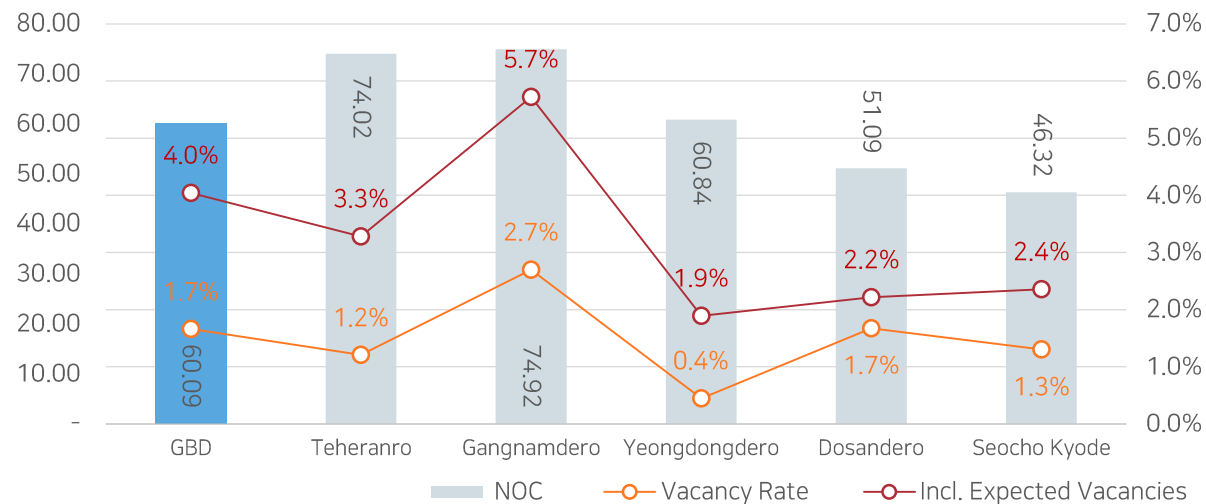
1.66 % ↑

Avg, NOC

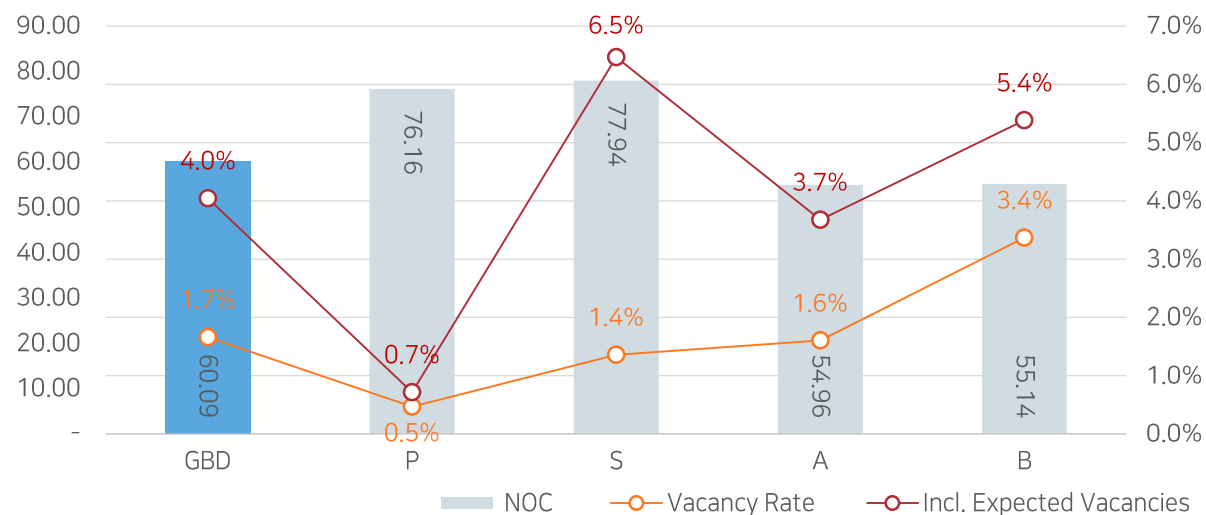
\$ 60.09 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
27.48	314.89	7.64

The average vacancy rate of the office buildings in GBD is 1.66 % as of March 2023, and the average NOC is \$ 60.09.



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



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

24 YBD Yeouido & Yeongdeungpo

Vacancy rate

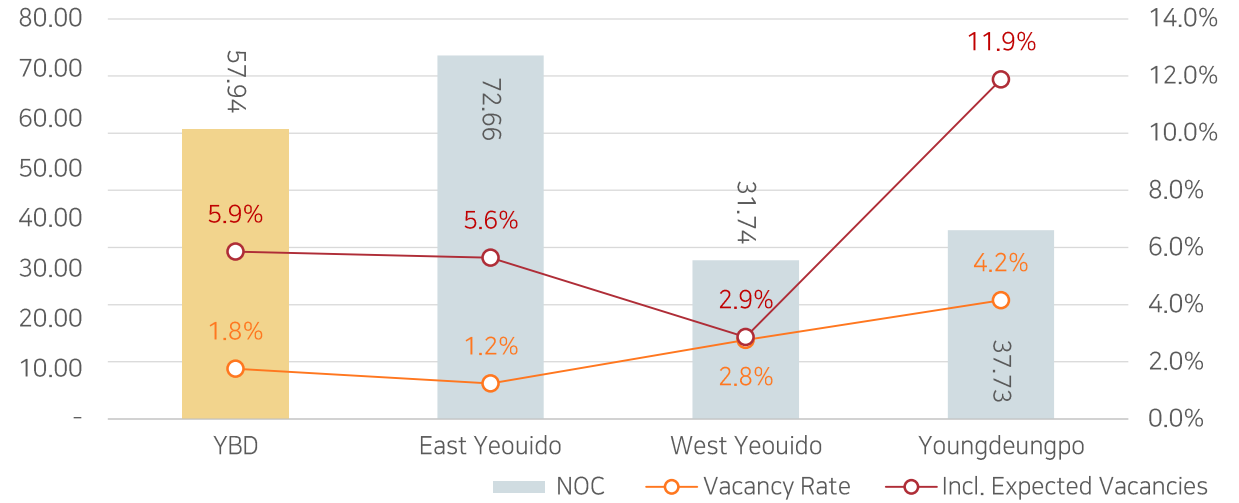
1.76% ↑

Avg, NOC

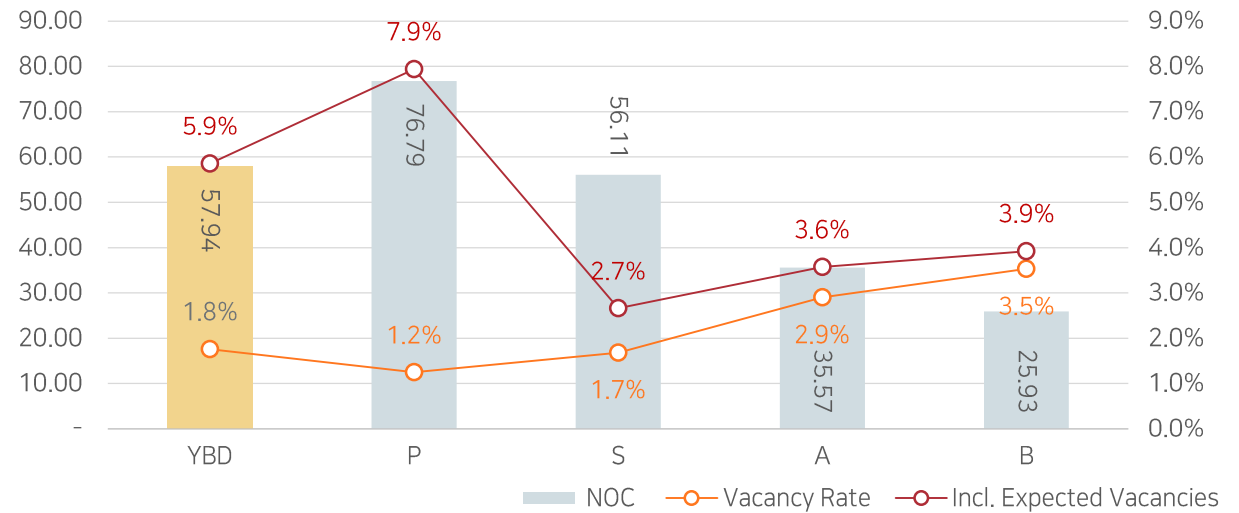
\$ 57.94 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
21.67	223.65	8.78

The average vacancy rate of the office buildings in YBD is 1.76 % as of March 2023, and the average NOC is \$ 57.94.



■ 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

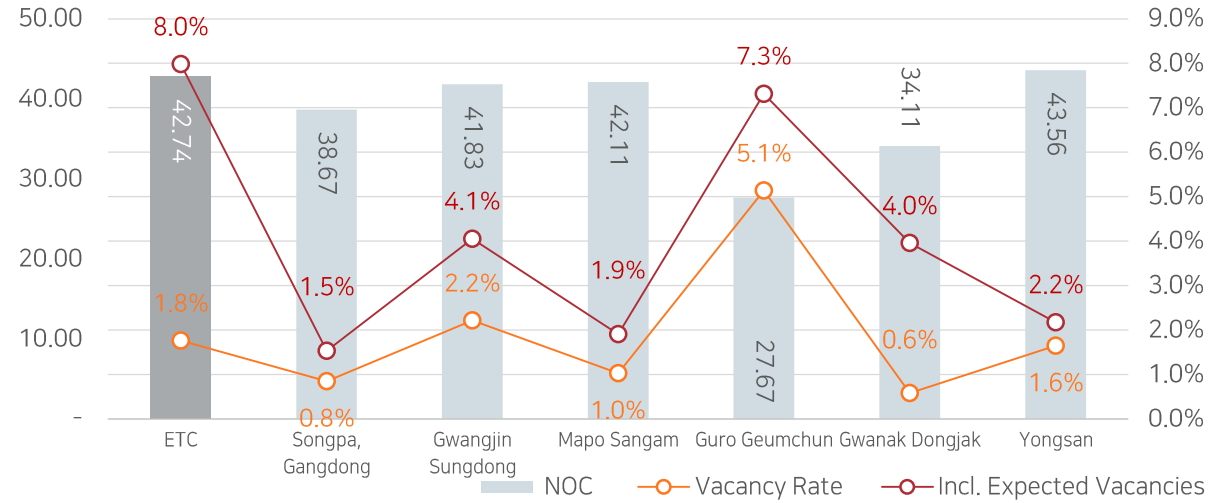
1.76 % ↓

Avg, NOC

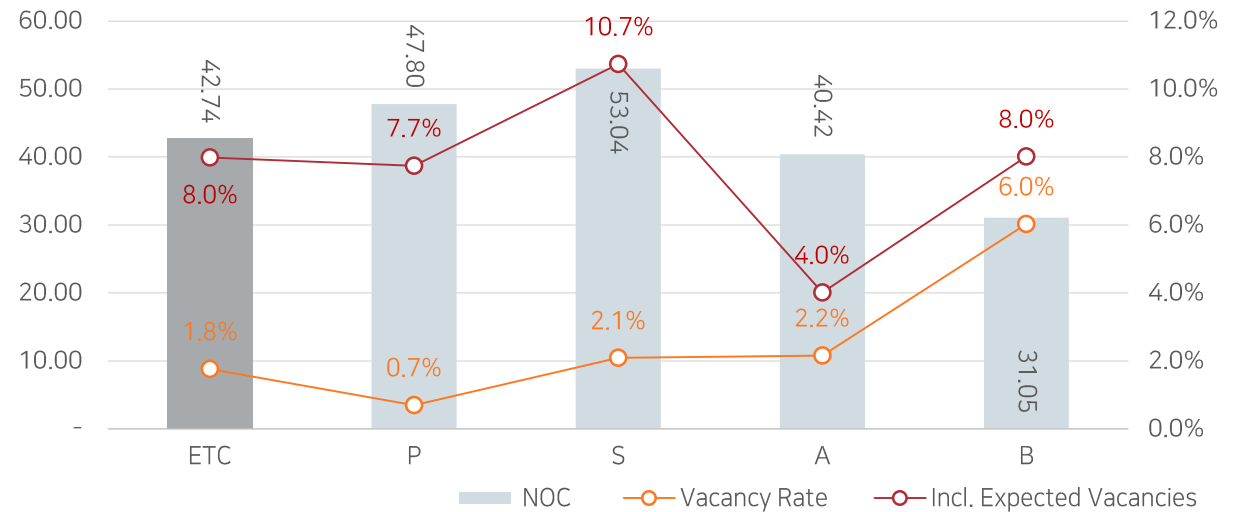
\$ 42.74 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
15.91	176.19	6.62

The average vacancy rate of the office buildings in ETC is 1.76 % as of March 2023, and the average NOC is \$ 42.74.



■ 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

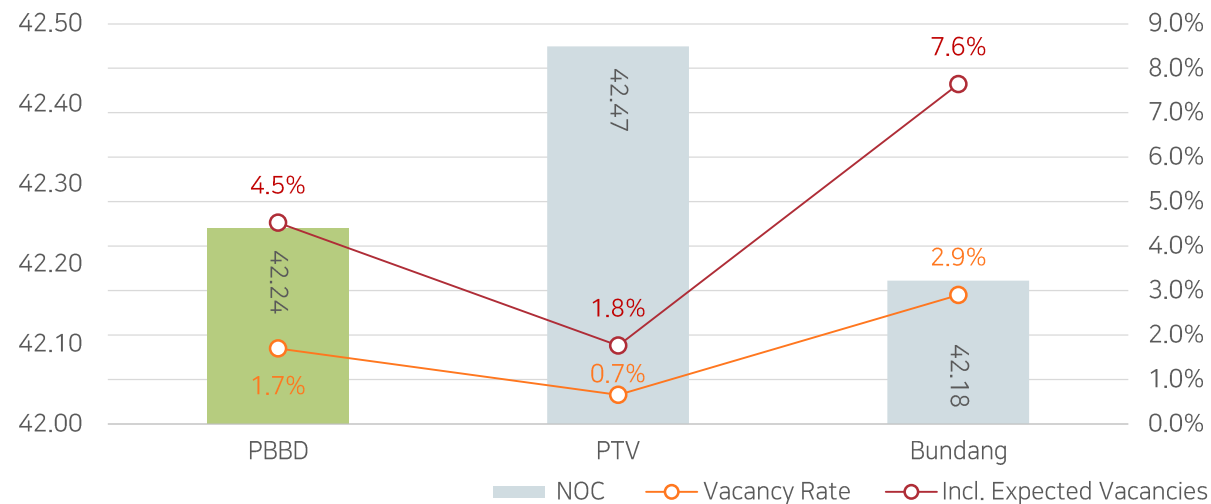
1.70% ↑

Avg, NOC

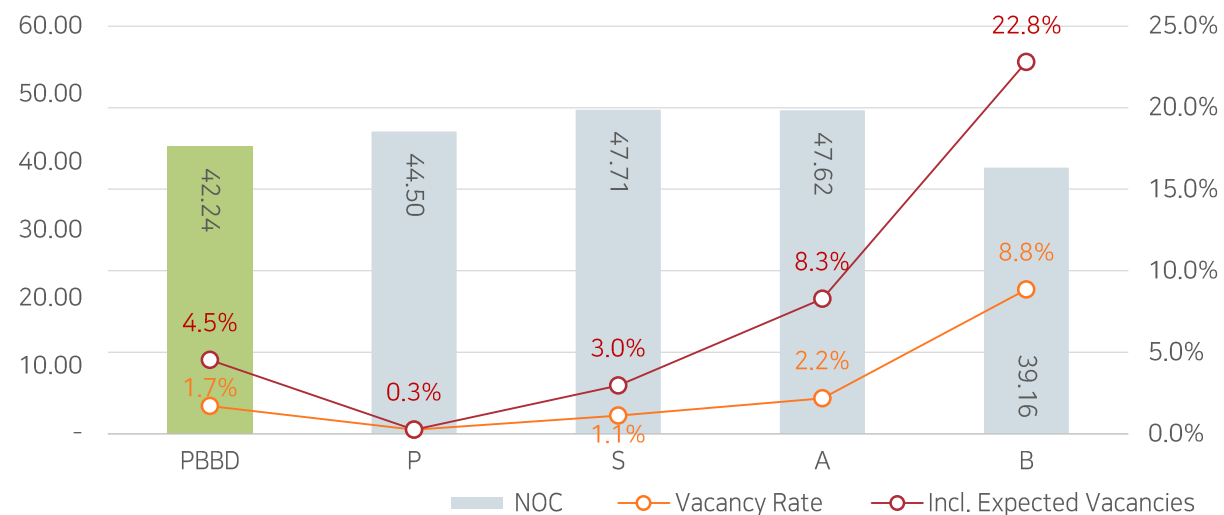
\$ 42.24 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
14.60	173.18	6.30

The average vacancy rate of the office buildings in PBBD is 1.70 % as of March 2023, and the average NOC is \$ 42.24.



■ 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	229.91	23.90	8.38	51.33	1.23%
	City Hall Station	921,564	191.44	18.93	8.50	49.26	1.49%
	Jonggak Station	896,225	177.56	17.78	7.83	43.86	1.05%
	Euiljiro Ipgu Station	813,869	235.64	23.73	9.27	56.04	4.14%
GBD	Teheranro	3,542,980	374.08	35.77	8.35	74.02	1.21%
	Gangnamdero	1,569,848	400.52	37.58	8.14	74.92	2.70%
	Yeongdongdero	953,880	220.50	20.43	8.08	60.84	0.45%
	Dosandero	333,398	330.72	24.00	8.10	51.09	1.67%
	Seochogyodae	462,961	244.07	19.12	7.30	46.32	1.30%
YBD	East Yeouido	3,054,040	278.28	27.49	10.20	72.66	1.24%
	West Yeouido	593,983	116.40	11.20	6.34	31.74	2.77%
	Youngdeungpo	410,185	154.24	13.71	6.75	37.73	4.15%
ETC	Songpa, Gangdong	2,402,595	197.26	15.04	6.29	38.67	0.85%
	Gwangjin Sungdong	520,124	230.31	20.94	4.51	41.83	2.21%
	Mapo Sangam	2,033,842	179.54	17.04	7.17	42.11	1.03%
	Guro Geumchun	915,490	118.94	11.31	3.77	27.67	5.14%
	Gwanak Dongjak	558,669	77.80	7.44	6.10	34.11	0.58%
	Yongsan	723,916	171.72	14.26	7.60	43.56	1.65%
PBBD	PTV	1,272,145	154.35	14.97	5.96	42.47	0.65%
	Bundang	1,104,368	178.62	14.49	6.40	42.18	2.90%



Land Use Information by District

District	Building Name	Address	Land Use	GFA (㎡)	Completion
GBD	W Building	Nonhyeon-dong Gangnam-gu	#2 Commercial	4,174	09-Feb
	Gust N' Gale	Yeoksam-dong Gangnam-gu	#2 Commercial	2,175	28-Feb
	Goldman Consulting Office Building	Seocho-dong Seocho-gu	#1 Commercial	2,043	09-Feb
	Oscar	Yeoksam-dong Gangnam-gu	#2 Commercial	1,881	28-Feb
	Cheonma Building	Yeoksam-dong Gangnam-gu	Office	1,661	07-Feb
	Jaeil Engineering Unit 1	Yangjae-dong Seocho-gu	Office	1,519	14-Feb
	Ggombi Building	Nonhyeon-dong Gangnam-gu	#2 Commercial	1,490	13-Feb
	Grace Tower	Cheongdam-dong Gangnam-gu	#2 Commercial	1,371	22-Feb
ETC	Bando IVY VALLEY	Gasam-dong Geumcheon-gu	Factory	40,819	17-Feb
	Yanghwa-ro Complex Facility	Donggyo-dong Mapo-gu	#1 Commercial	16,924	24-Feb
	KC R&D Center	Magok-dong Gangseo-gu	Educational	8,441	03-Feb
	Jaeil Plaza	Mangu-dong Jungnang-gu	#1 Commercial	4,542	16-Feb
	Bangi-dong Newbuild	Bangi-dong Songpa-gu	Office	2,797	15-Feb



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