

# SEOUL OFFICE LEASING

May 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 4월 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

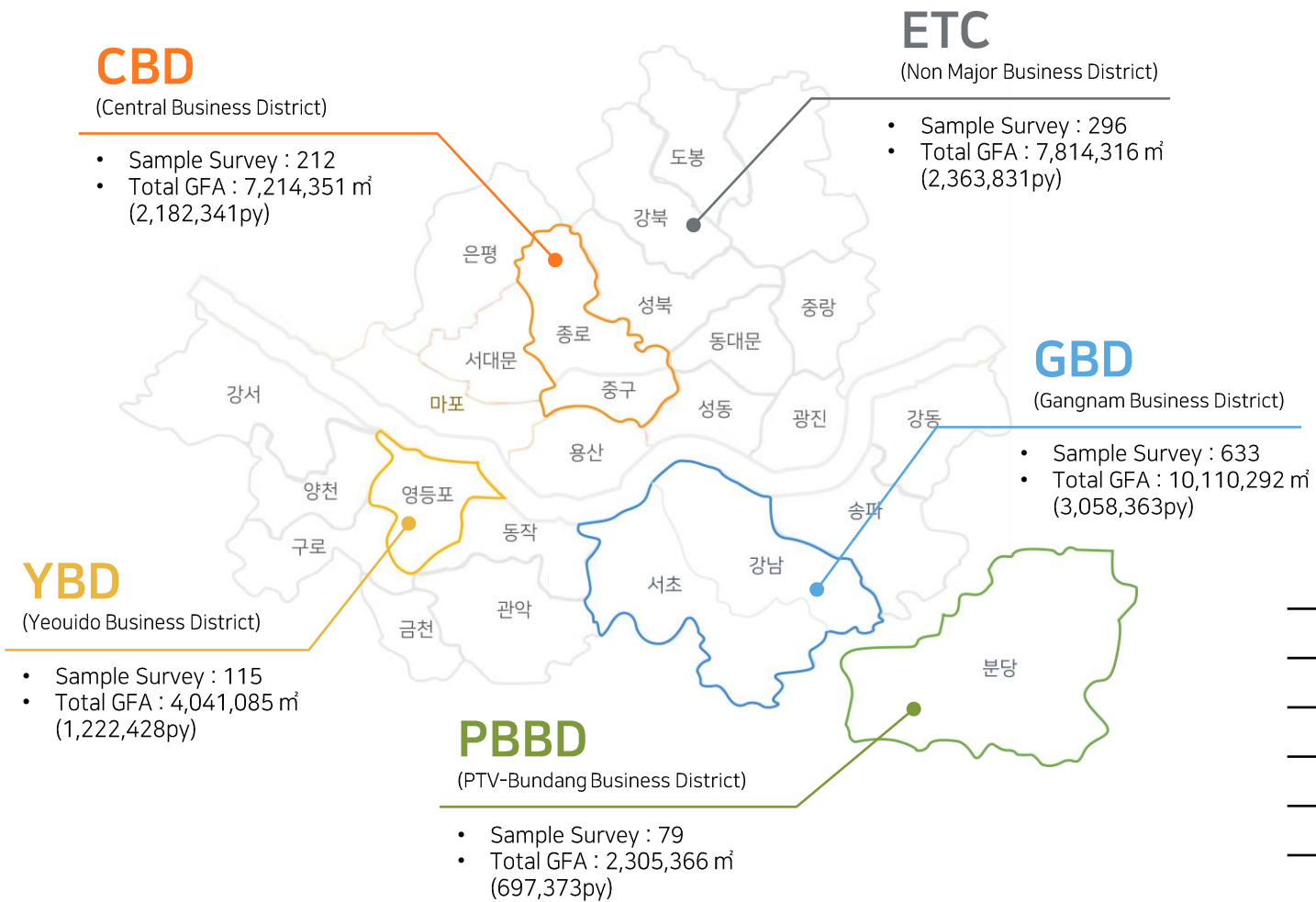
**여의도권**  
여의도, 영등포구 일대

**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 1,335

	P	S	A	B
CBD	45	63	31	73
GBD	31	81	89	432
YBD	20	27	28	40
ETC	46	56	53	141
PBBD	11	17	20	31

● 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

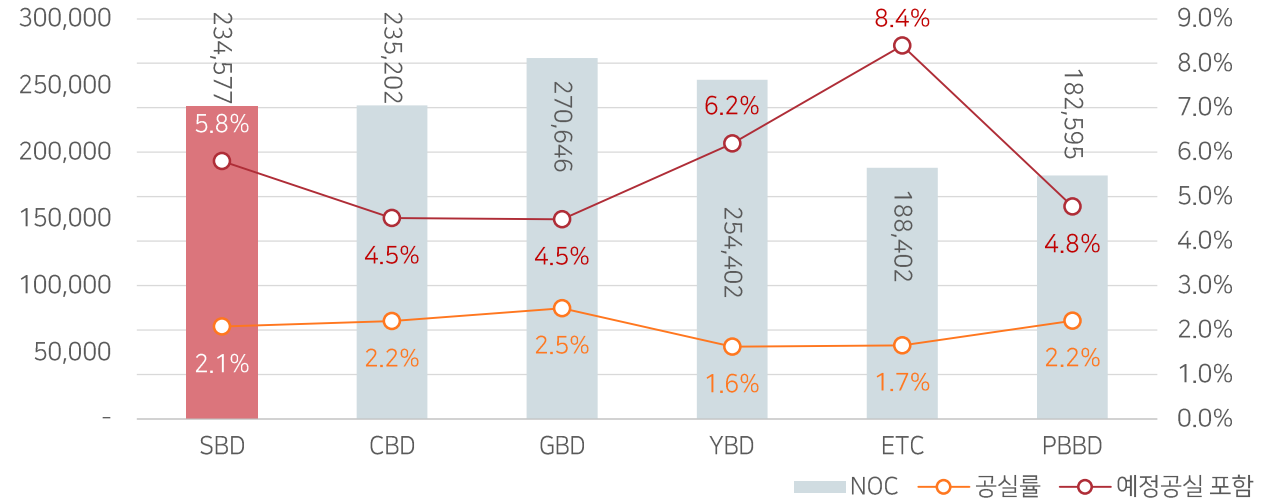
# 01 SBD 서울 전체

공실률  
2.08% ↑

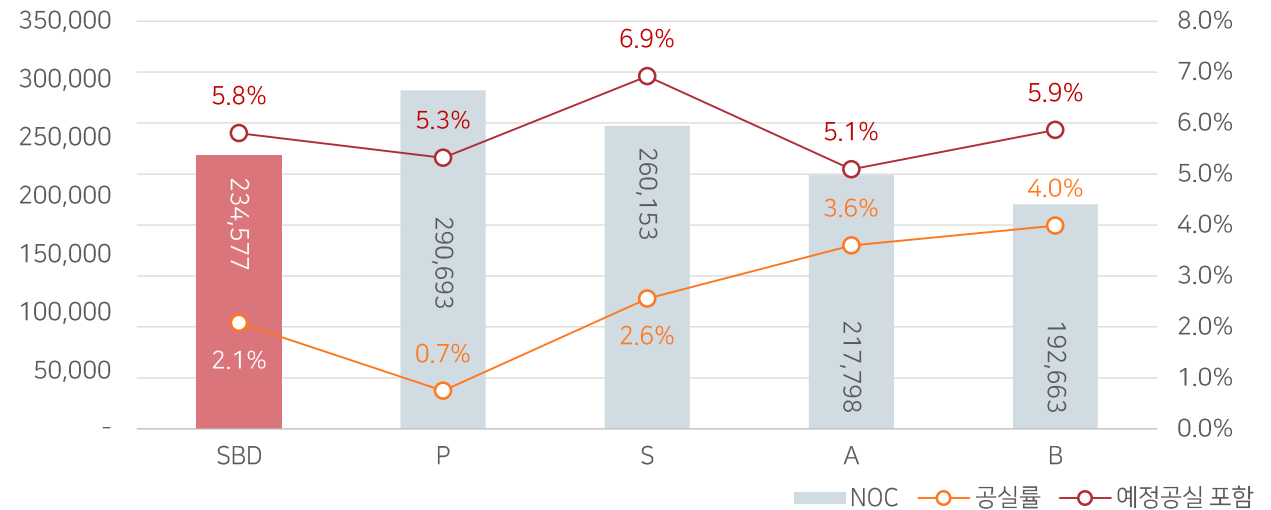
평균 NOC  
₩ 234,577 ↑

평균 임대료	평균 보증금	평균 관리비
97,282	1,020,394	34,783

2023년도 4월 조사한 서울지역 오피스의  
평균 공실률은 2.08%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 234,577원으로 조사되었다.



■ 서울 전체 권역 별 공실률 / NOC



■ 서울 전체 규모 별 공실률 / NOC



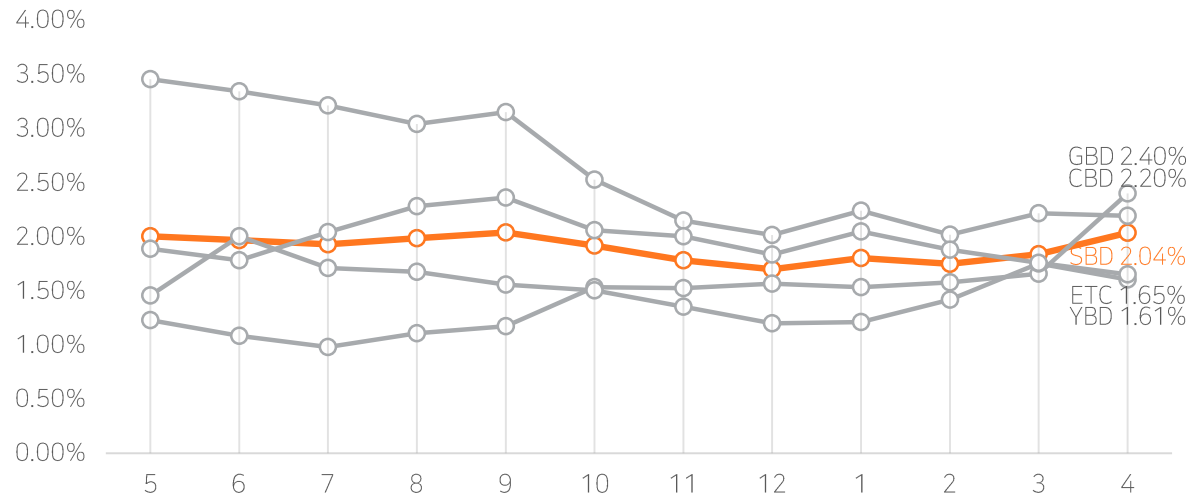
# 01 SBD 서울 전체

2023년 4월 서울권역의 공실률 흐름은 다음과 같이 조사되었다.

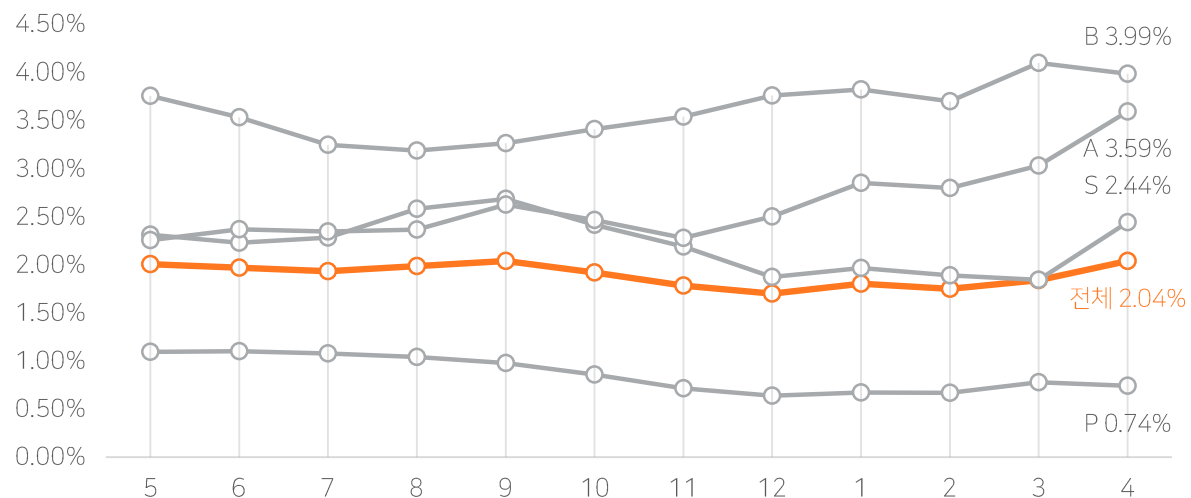
CBD의 종로플레이스에서 대우에스티가 사용중인 1개층 970평의 면적이 임대시장에 추가되었다.

GBD의 에이프로스퀘어에 아이엘츠어학원이 사용중인 2개층과 시프트업에서 사용중인 2개층, 피부과, 안과 등 총 7개층 3,580평의 면적이 임대시장에 추가되었고, 엑슬루프라임이 완공되며 2,960평의 공실이 임대시장에 추가되었다.

용산에서는 KDB생명빌딩에서 KDB생명이 사용중인 면적 중 3개층 1,600평의 면적이 임대시장에 추가되었다.



■ 서울 권역별 공실률 변화



■ 서울 규모별 공실률 변화

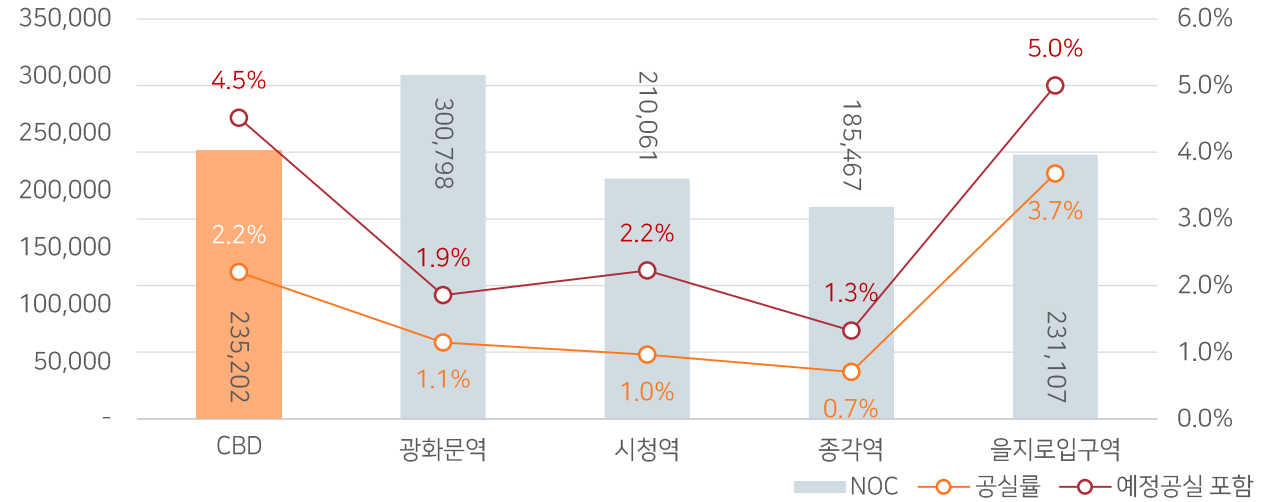
# 02 CBD 도심권역

공실률  
2.20% ↓

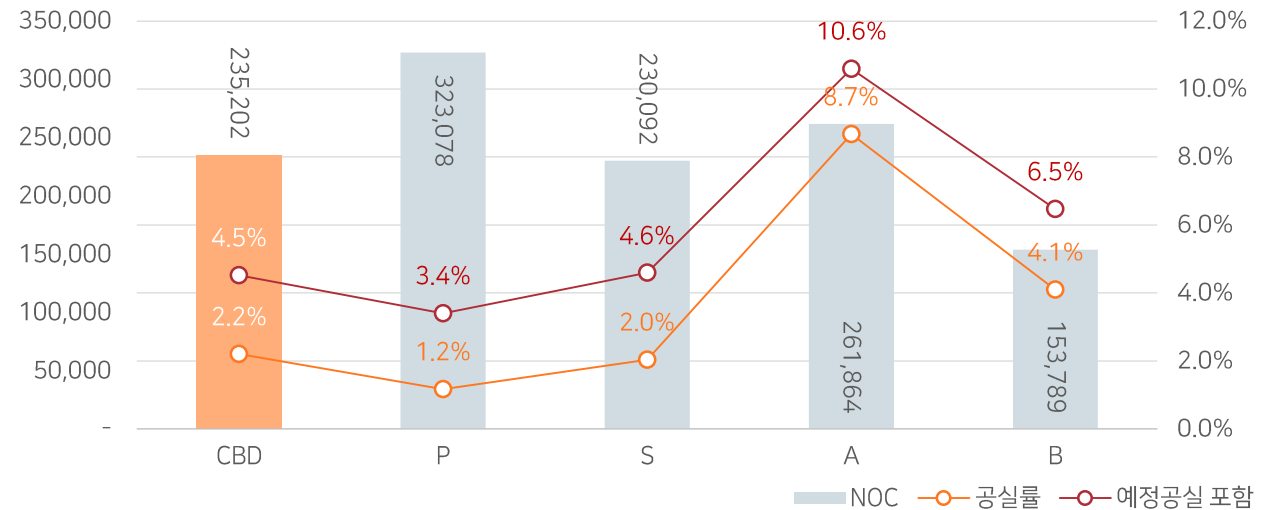
평균 NOC  
₩ 235,202 ↑

평균 임대료	평균 보증금	평균 관리비
98,434	961,865	39,347

2023년도 4월 조사한 도심지역 오피스의  
평균 공실률은 2.20%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 235,202원으로 조사되었다.



■ CBD 지역 세부권역별 공실률/NOC



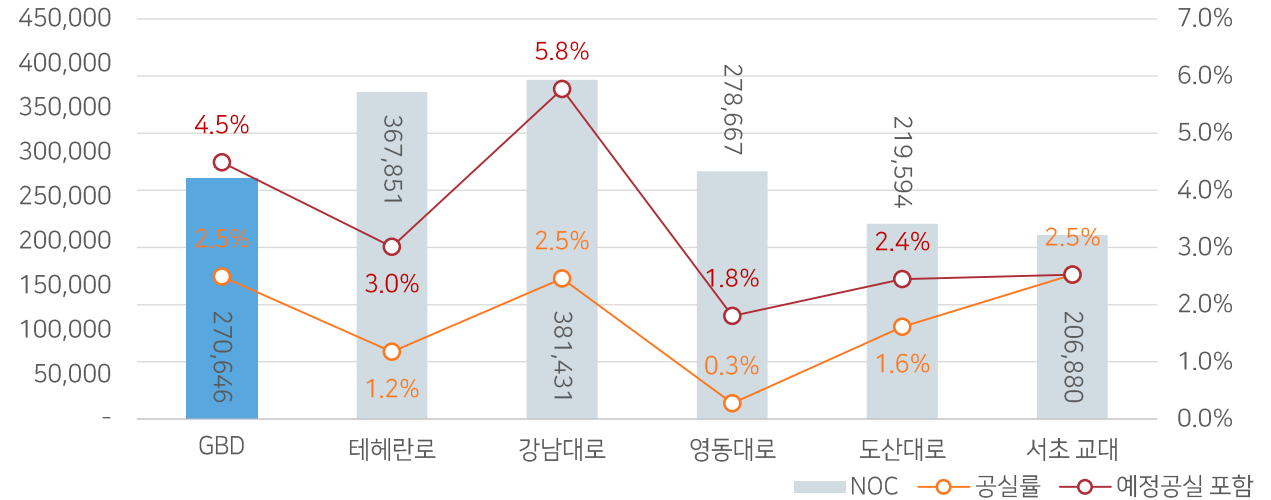
■ CBD 지역 규모별 공실률/NOC

# 73 GBD 강남권역

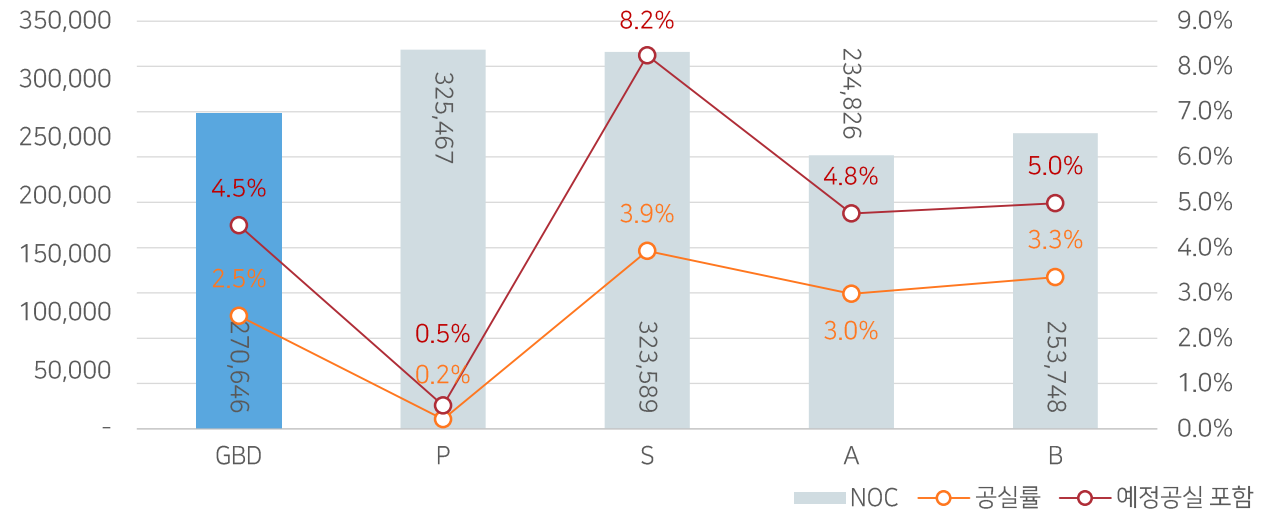
공실률 2.49% ↑  
 평균 NOC ₩ 270,646 ↑

평균 임대료	평균 보증금	평균 관리비
122,904	1,353,108	33,443

2023년도 4월 조사한 강남지역 오피스의  
 평균 공실률은 2.49%로 조사되었으며,  
 전용면적 1평당 사용할 때 드는 비용을 계산한  
 평균 NOC는 270,646원으로 조사되었다.



GBD 지역 세부권역별 공실률/NOC



GBD 지역 규모 별 공실률/NOC

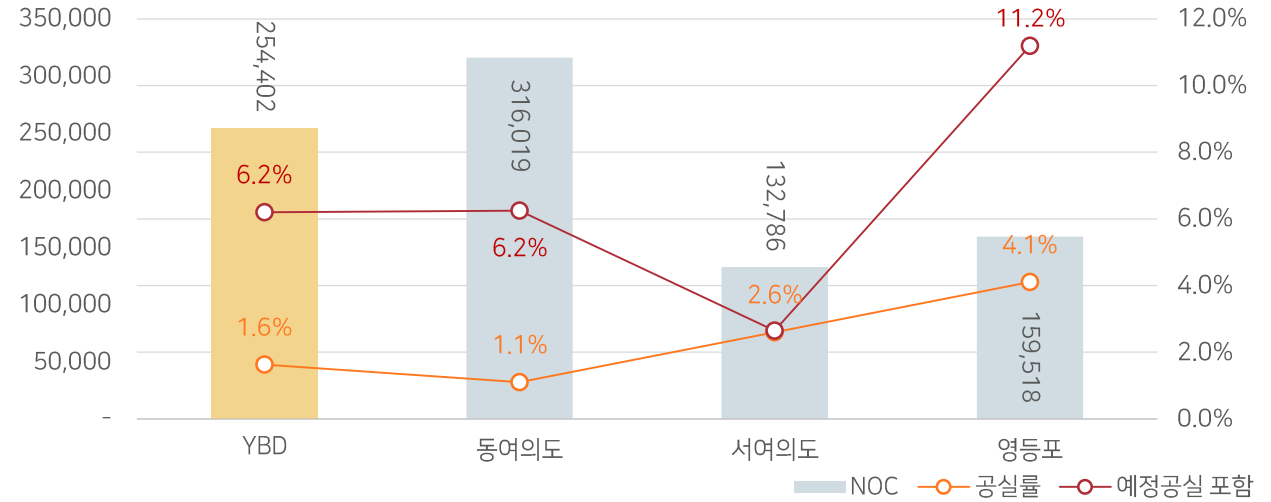
# 24 YBD 여의도, 영등포 권역

공실률  
1.63% ↓

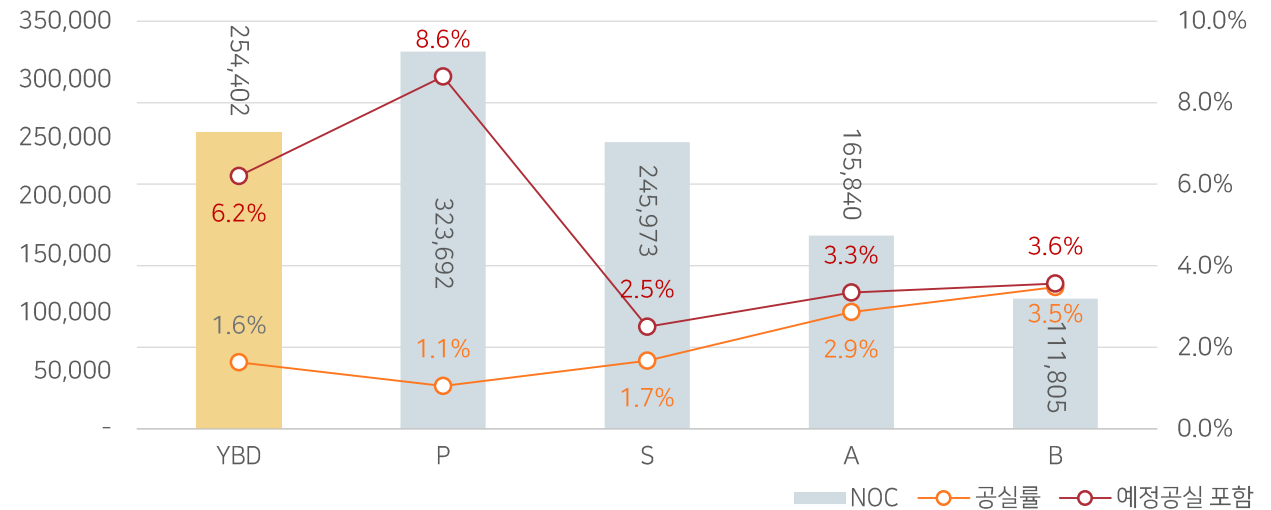
평균 NOC  
₩ 254,402 ↑

평균 임대료	평균 보증금	평균 관리비
96,186	996,219	39,048

2023년도 4월 조사한 여의도, 영등포 지역  
오피스의 평균 공실률은 1.63%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 254,402원으로 조사되었다.



■ YBD 지역세부권역별 공실률/NOC



■ YBD 지역규모 별 공실률/NOC



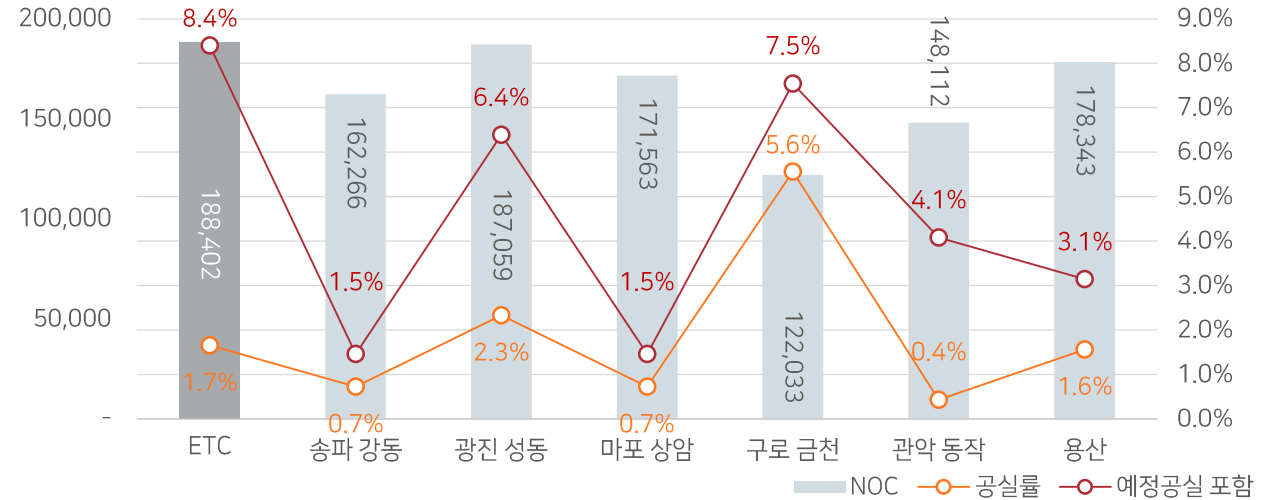
# 75 ETC 서울 기타권역

공실률  
1.65% ↓

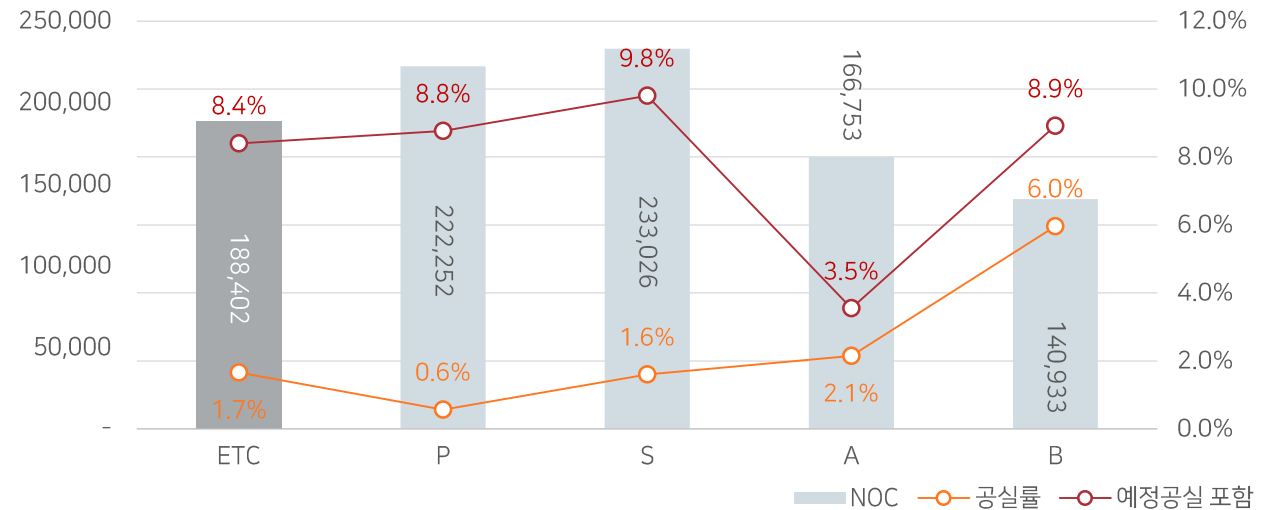
평균 NOC  
₩ 188,402 ↑

평균 임대료	평균 보증금	평균 관리비
70,430	753,188	29,362

2023년도 4월 조사한 서울 기타지역 오피스의  
평균 공실률은 1.65%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 188,402원으로 조사되었다.



ETC 지역 세부권역별 공실률/NOC



ETC 지역 규모별 공실률/NOC

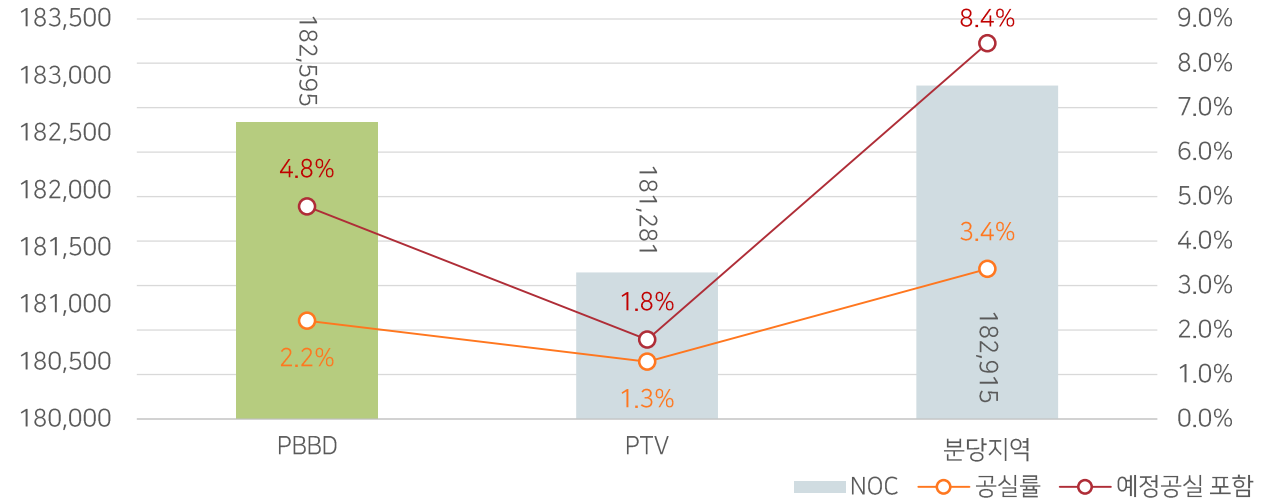
# 76 PBBD 판교, 분당 권역

공실률  
2.21% ↑

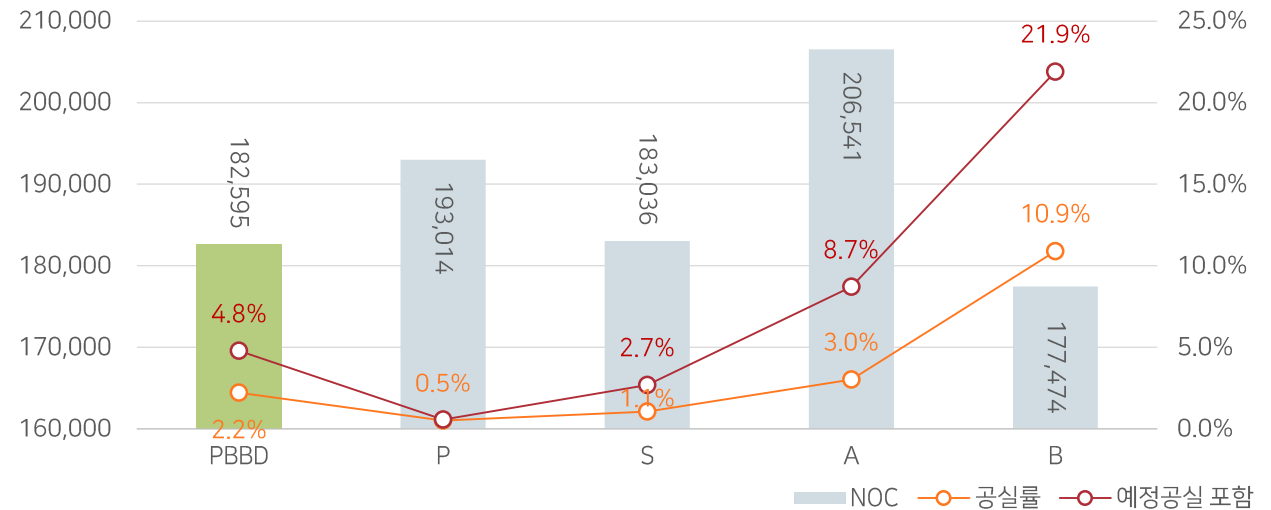
평균 NOC  
₩ 182,595 ↓

평균 임대료	평균 보증금	평균 관리비
62,190	771,032	27,033

2023년도 4월 조사한 판교, 분당지역 오피스의  
평균 공실률은 2.21%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 182,595원으로 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	257,098	1,200,223	120,022	45,230	300,798	1.15%
	시청역	280,638	839,665	82,033	37,528	210,061	0.96%
	종각역	268,301	825,038	70,874	33,262	185,467	0.71%
	을지로입구역	235,992	937,529	108,731	39,770	231,107	3.68%
GBD	테헤란로	1,062,087	1,938,336	183,708	36,250	367,851	1.17%
	강남대로	465,357	2,087,538	197,225	36,710	381,431	2.46%
	영동대로	273,622	920,000	82,667	39,000	278,667	0.27%
	도산대로	98,623	1,389,557	100,443	36,786	219,594	1.61%
	서초 교대	120,847	1,148,727	96,986	27,084	206,880	2.52%
YBD	동여의도	916,585	1,221,728	120,788	45,318	316,019	1.11%
	서여의도	184,064	517,946	46,294	26,684	132,786	2.60%
	영등포	121,779	675,987	59,386	28,861	159,518	4.10%
ETC	송파 강동	652,521	787,393	66,317	26,320	162,266	0.73%
	광진 성동	145,745	967,114	90,997	21,131	187,059	2.33%
	마포 상암	595,584	718,214	68,169	30,320	171,563	0.73%
	구로 금천	195,824	526,152	49,448	17,674	122,033	5.57%
	관악 동작	173,099	341,115	32,706	26,676	148,112	0.43%
	용산	210,474	662,244	62,864	31,068	178,343	1.56%
PBBD	PTV	387,801	623,333	62,333	27,444	181,281	1.29%
	분당지역	309,572	806,959	62,156	26,933	182,915	3.37%

# 지역 별 사용승인 현황

권역	빌딩명	소재지	주용도	연면적(㎡)	연면적(3.3㎡)	사용승인일
CBD	135 TOWER	종로구 관수동	제1종근린생활시설	2,987	904	21-Mar
	을지로2가 신축	중구 을지로2가	제2종근린생활시설	2,713	821	24-Mar
GBD	록산빌딩	강남구 도곡동	제1종근린생활시설	14,811	4,480	31-Mar
	오피스407	서초구 서초동	제1종근린생활시설	6,353	1,922	06-Mar
	Cube Hill	서초구 서초동	업무시설	3,600	1,089	22-Mar
	논현동 신축	강남구 논현동	업무시설	2,630	796	22-Mar
	그루한빌딩	서초구 방배동	업무시설	2,509	759	10-Mar
	Square 181	서초구 방배동	제2종근린생활시설	2,505	758	20-Mar
	더블유미션	성동구 성수동1가	업무시설	9,483	2,869	10-Mar
ETC	L1	강동구 성내동	제2종근린생활시설	2,994	906	24-Mar
	SM트레이닝센터	성동구 성수동1가	제2종근린생활시설	2,466	746	10-Mar
	베네빌딩 B	송파구 잠실동	업무시설	2,354	712	06-Mar
	송파동 신축	송파구 송파동	제2종근린생활시설	2,266	685	13-Mar
	비기닝 빌딩	마포구 서교동	제2종근린생활시설	2,105	637	20-Mar
	SKB IDC 증축동	성남시 분당구	방송통신시설	4,828	1,461	16-Mar
PBBD	대장동 신축	성남시 분당구	자동차관련시설	3,204	969	23-Mar

## 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, April 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 = 1,323.50 KRW (0.76 USD = 1,000 KRW) as of 4th May 2023

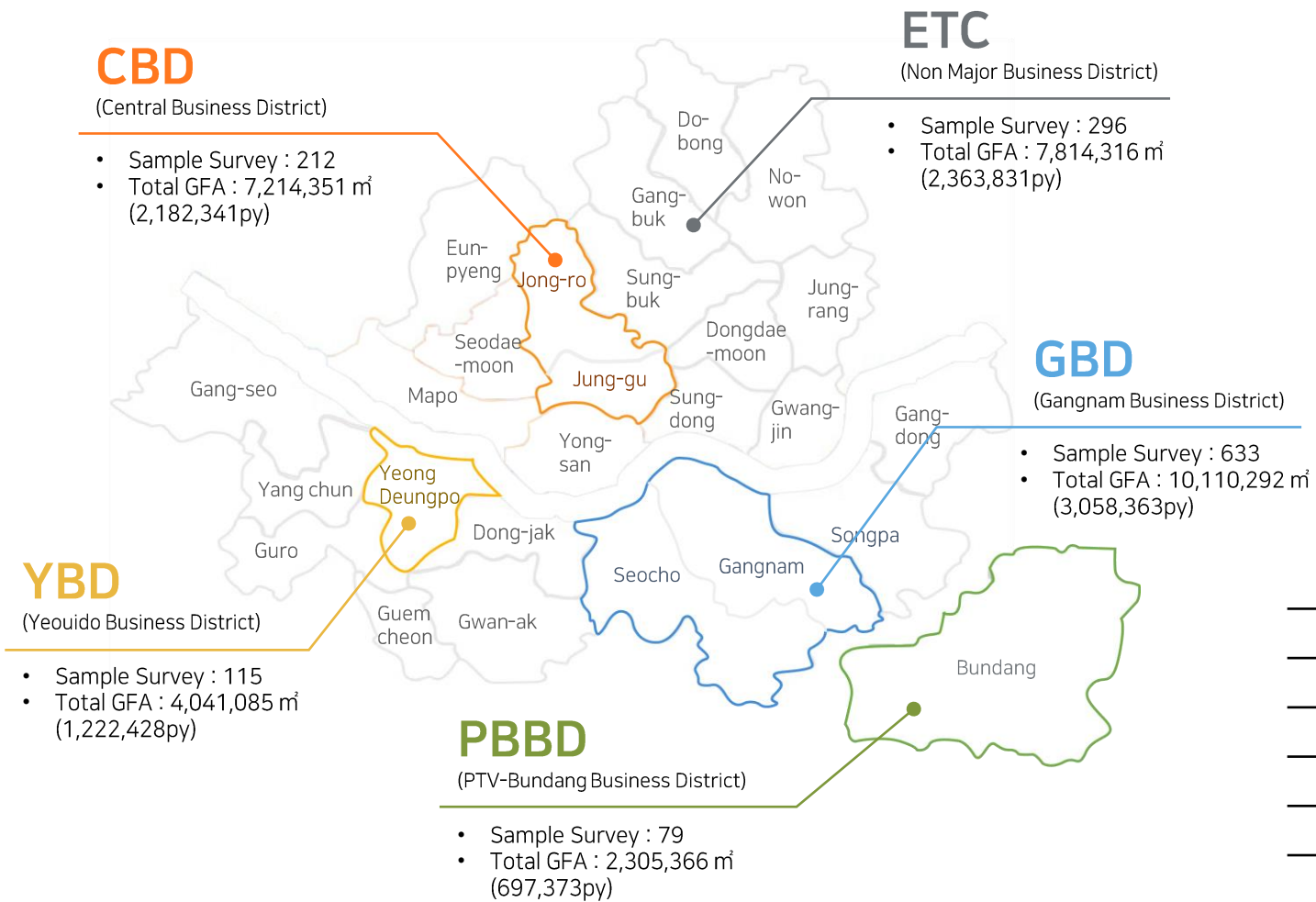
## 5 Regional Divisions in Seoul

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 1,335

	P	S	A	B
CBD	45	63	31	73
GBD	31	81	89	432
YBD	20	27	28	40
ETC	46	56	53	141
PGBD	11	17	20	31

### • 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

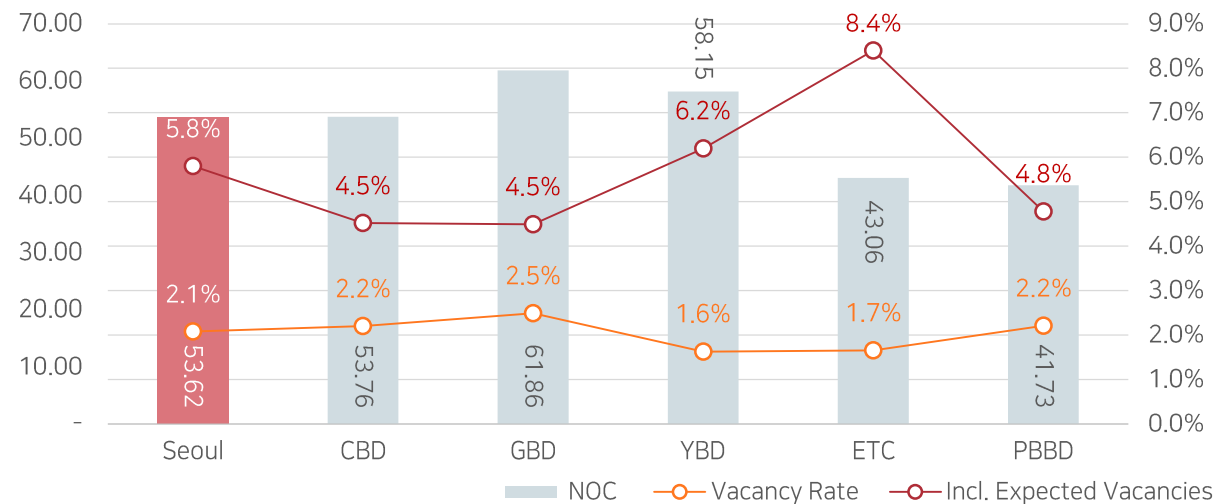
2.08% ↑

Avg, NOC

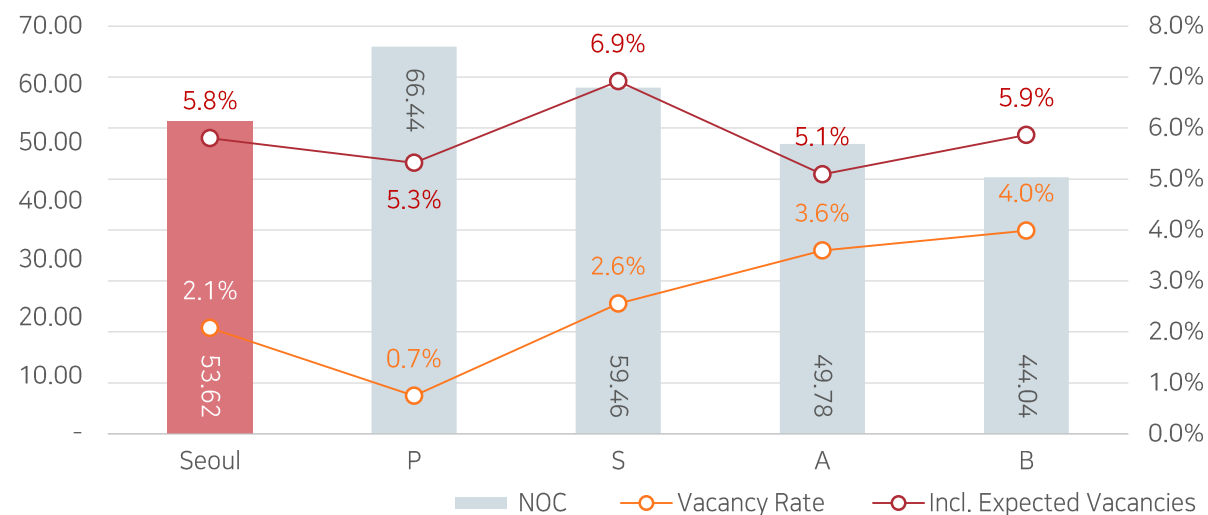
\$ 53.62 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.23	233.22	7.95

The average vacancy rate of the office buildings in Seoul is 2.08 % as of April 2023, and the average NOC is \$ 53.62.



■ Vacancy Rate & NOC in Seoul and Each District



■ Vacancy Rate & NOC in Seoul & Each Building Category

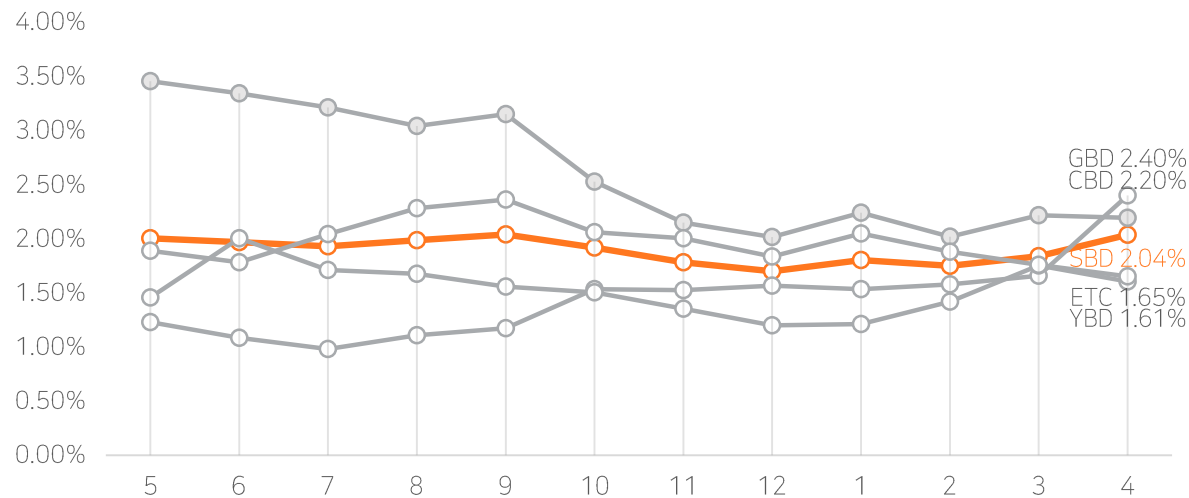
# 01 SBD Seoul Capital Area

The following chart indicates the vacancy rate of Seoul during April 2023.

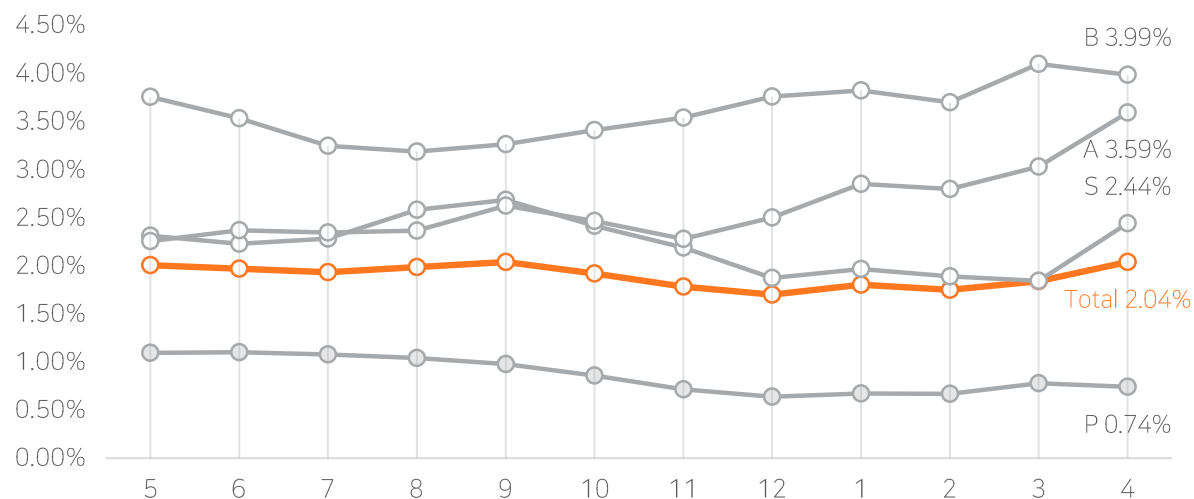
One floor of 3,210m<sup>2</sup> in Jongro Place Building in CBD, currently occupied by Daewoo ST, came on the lease market in Seoul.

7 floors of 11,830m<sup>2</sup> in total, in Aprosquare Building in GBD, also came on the lease market; 2 of the 7 floors currently occupied by IELTS Institute, the other 2 floors by SHIFT UP Corp. and the rest floors by skin care medical center, dental clinic etc. In addition, there came a new build, Exlluprime knowledge industry center which caused the new supply of vacancies with 9,800m<sup>2</sup> to the lease market in Seoul.

In Yongsan-gu, 3 floors of 5,280m<sup>2</sup> in total, in KDB Life Insurance Building, currently used by KDB Life Insurance Corp., also came on the lease market.



Monthly Vacancy Rate in 5 Main Districts



Monthly Vacancy Rate for Different Size of Buildings

# 02 CBD Central Seoul

Vacancy rate

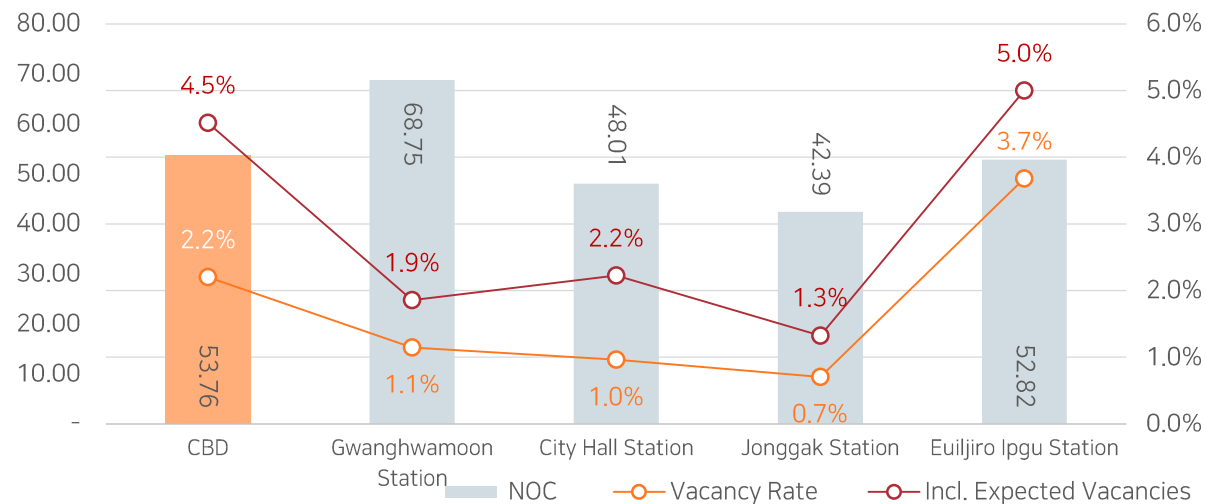
2.20% ↓

Avg, NOC

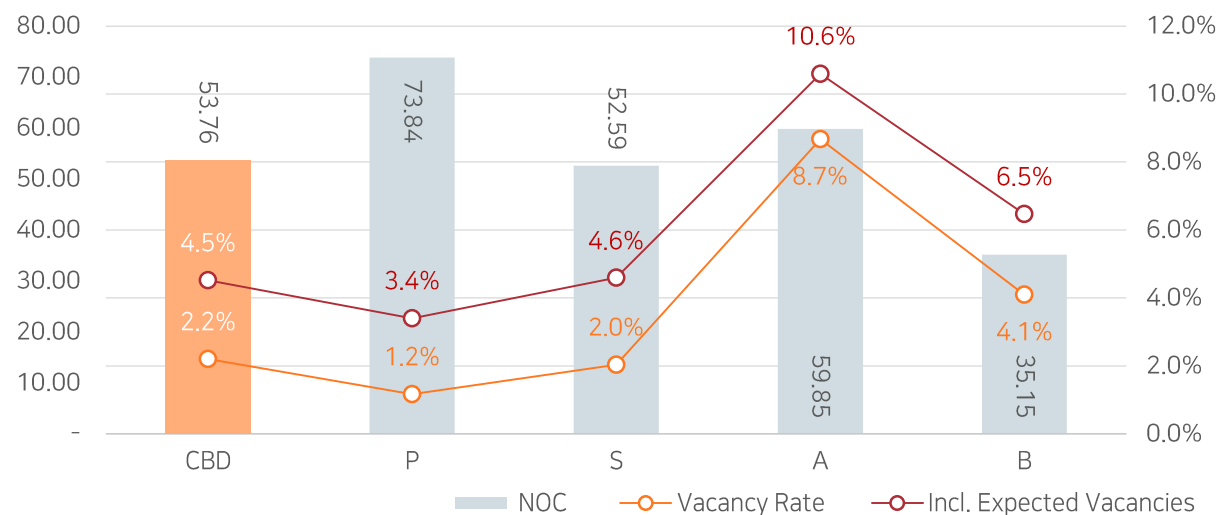
\$ 53.76 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.50	219.84	8.99

The average vacancy rate of the office buildings in CBD is 2.20 % as of April 2023, and the average NOC is \$ 53.76.



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



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

# GBD Gangnam

Vacancy rate

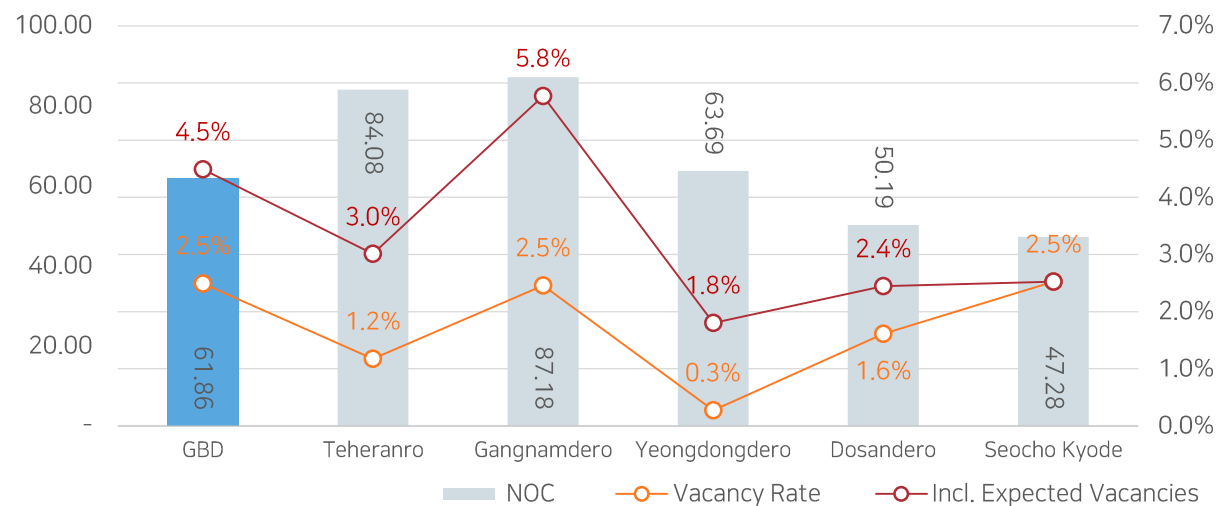
2.49% ↑

Avg, NOC

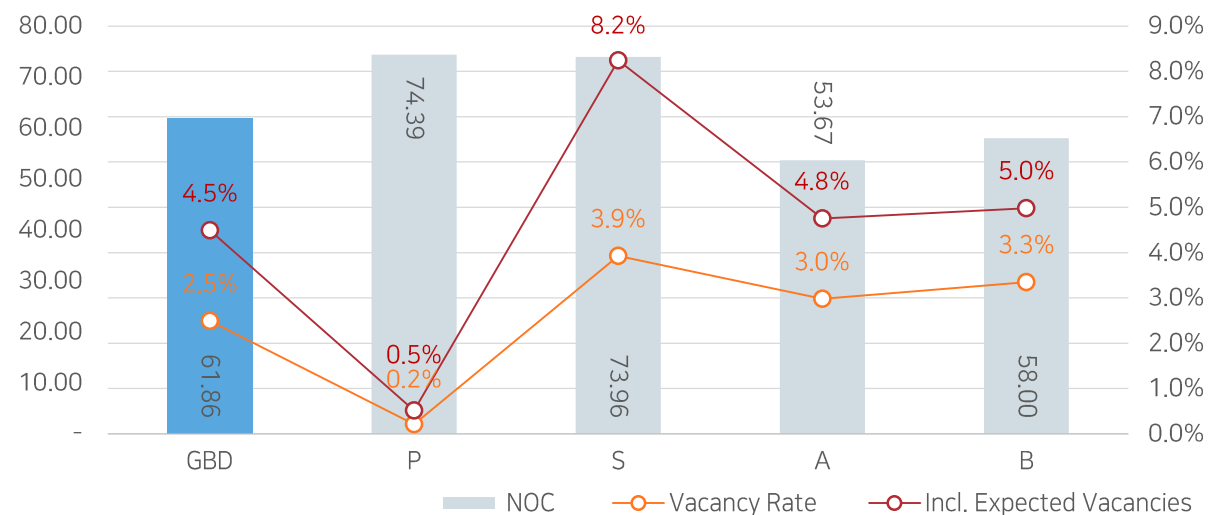
\$ 61.86 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
28.09	309.27	7.64

The average vacancy rate of the office buildings in GBD is 2.49 % as of April 2023, and the average NOC is \$ 61.86.



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



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

# 24 YBD Yeouido & Yeongdeungpo

Vacancy rate

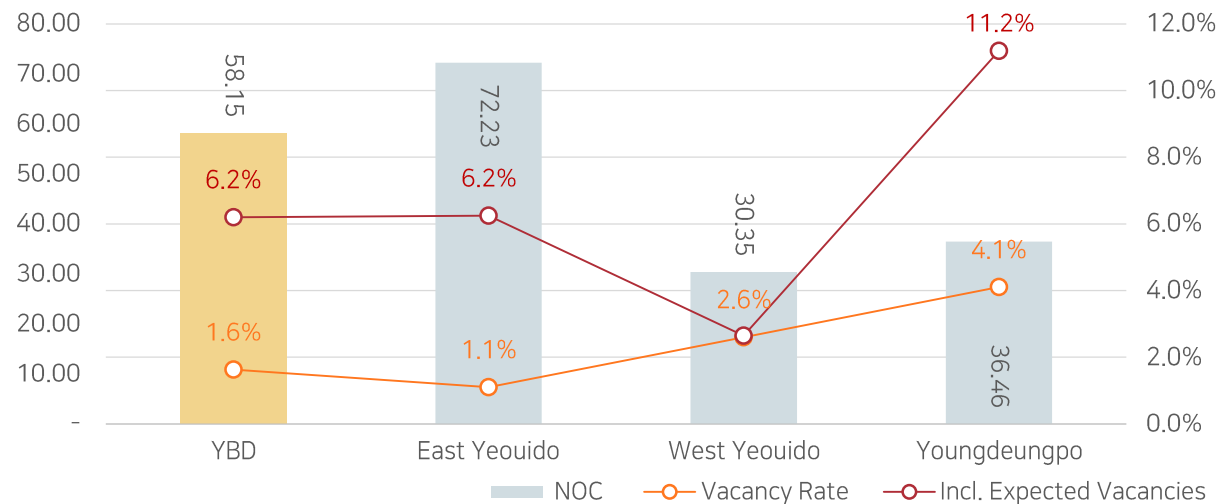
1.63 % ↓

Avg, NOC

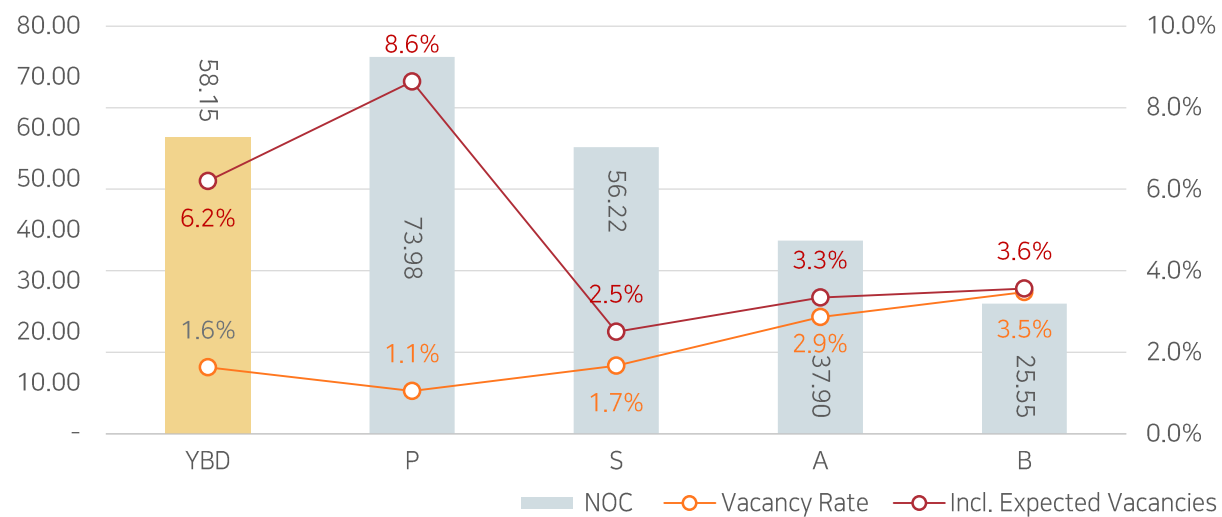
\$ 58.15 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
21.98	227.70	8.92

The average vacancy rate of the office buildings in YBD is 1.63 % as of April 2023, and the average NOC is \$ 58.15.



■ 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

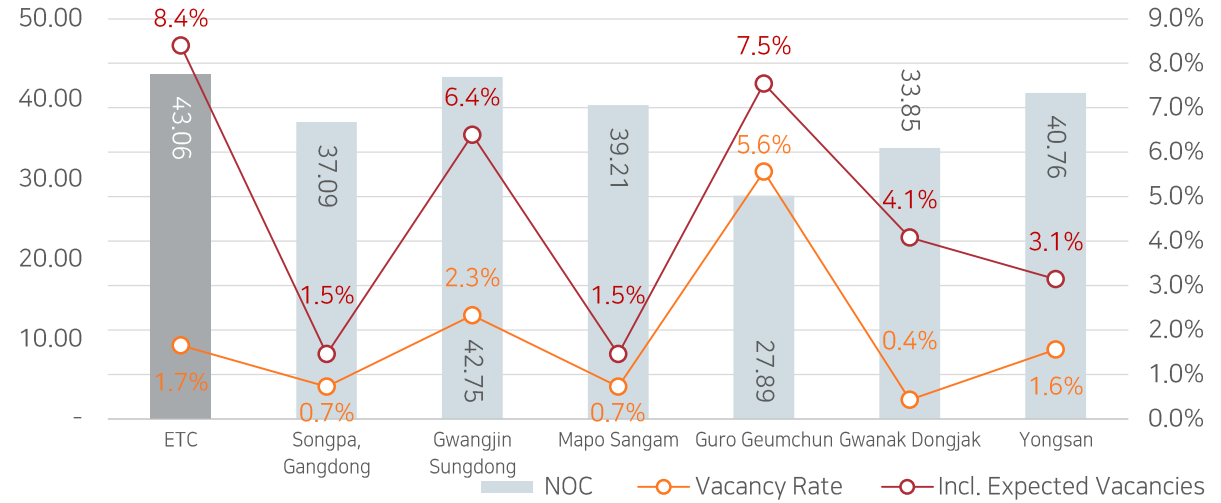
1.65 % ↓

Avg, NOC

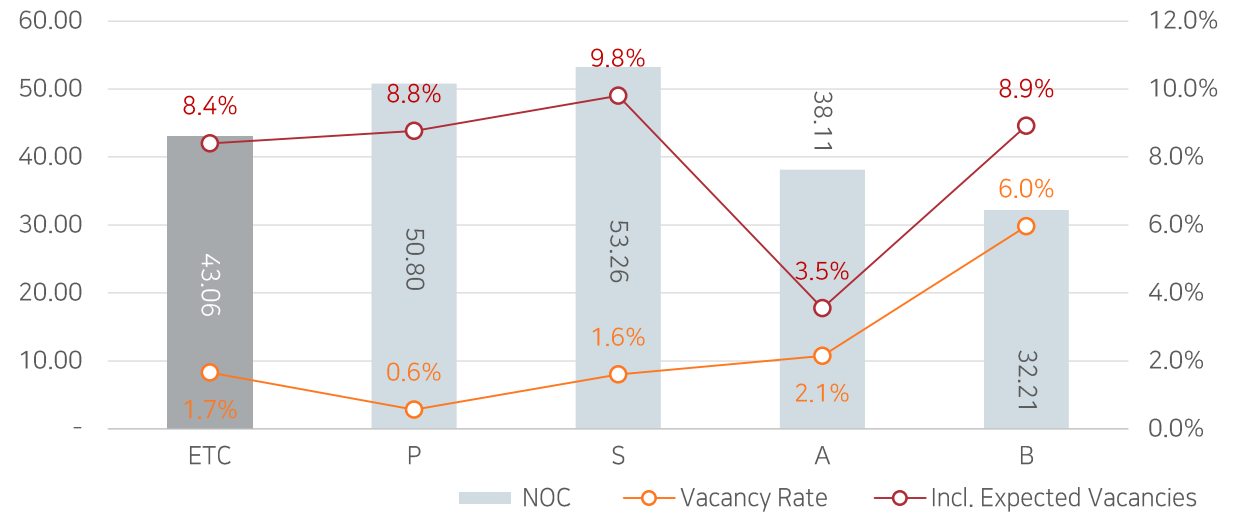
\$ 43.06 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
16.10	172.15	6.71

The average vacancy rate of the office buildings in ETC is 1.65 % as of April 2023, and the average NOC is \$ 43.06.



■ 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

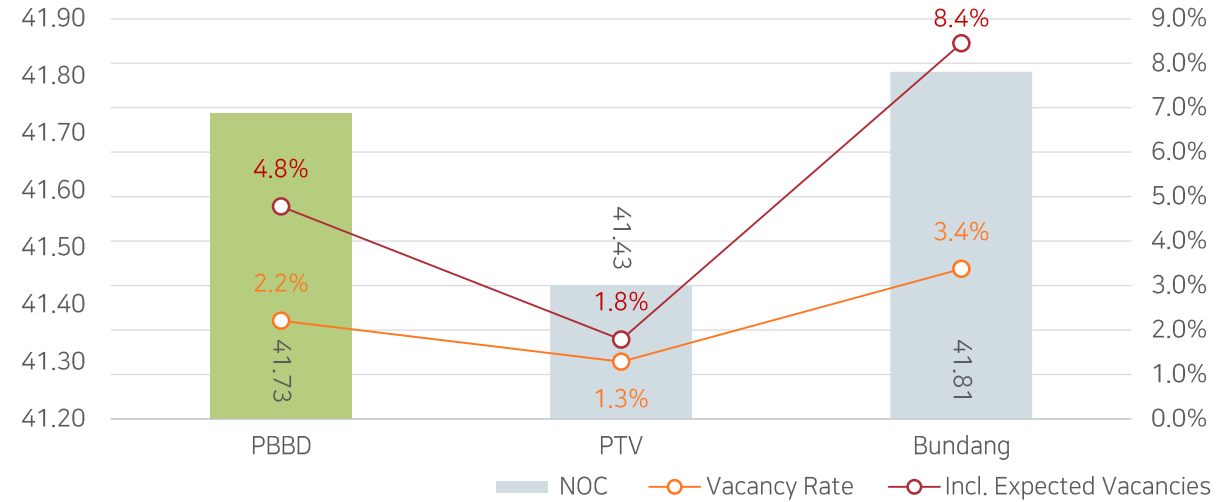
2.21% ↑

Avg, NOC

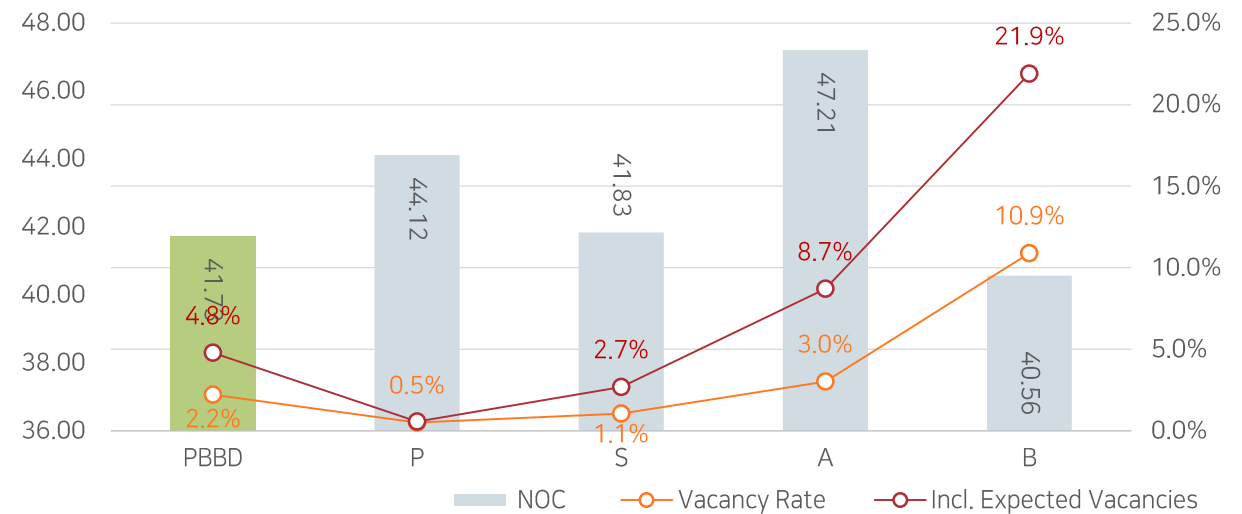
\$41.73 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
14.21	176.23	6.18

The average vacancy rate of the office buildings in PBBD is 2.21 % as of April 2023, and the average NOC is \$ 41.73.



## ■ 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	849,912	274.32	27.43	10.34	68.75	1.15%
	City Hall Station	927,729	191.91	18.75	8.58	48.01	0.96%
	Jonggak Station	886,944	188.57	16.20	7.60	42.39	0.71%
	Euiljiro Ipgu Station	780,140	214.28	24.85	9.09	52.82	3.68%
GBD	Teheranro	3,511,033	443.03	41.99	8.29	84.08	1.17%
	Gangnamdero	1,538,372	477.13	45.08	8.39	87.18	2.46%
	Yeongdongdero	904,535	210.28	18.89	8.91	63.69	0.27%
	Dosandero	326,028	317.60	22.96	8.41	50.19	1.61%
	Seocho Gyodae	399,495	262.55	22.17	6.19	47.28	2.52%
YBD	East Yeouido	3,030,033	279.24	27.61	10.36	72.23	1.11%
	West Yeouido	608,476	118.38	10.58	6.10	30.35	2.60%
	Youngdeungpo	402,576	154.50	13.57	6.60	36.46	4.10%
ETC	Songpa, Gangdong	2,157,094	179.97	15.16	6.02	37.09	0.73%
	Gwangjin Sungdong	481,803	221.04	20.80	4.83	42.75	2.33%
	Mapo Sangam	1,968,874	164.16	15.58	6.93	39.21	0.73%
	Guro Geumchun	647,353	120.26	11.30	4.04	27.89	5.57%
	Gwanak Dongjak	572,228	77.97	7.48	6.10	33.85	0.43%
	Yongsan	695,781	151.36	14.37	7.10	40.76	1.56%
PBBD	PTV	1,281,988	142.47	14.25	6.27	41.43	1.29%
	Bundang	1,023,378	184.44	14.21	6.16	41.81	3.37%



## Land Use Information by District

District	Building Name	Address	Land Use	GFA (㎡)	Completion
CBD	135 TOWER	Gwansu-dong Jongno-gu	#1 Commercial	2,987	21-Mar
	Euljiro 2ga New Building	Euljiro 2-ga Jung-gu	#2 Commercial	2,713	24-Mar
GBD	Loksan Building	Dogok-dong Gangnam-gu	#1 Commercial	14,811	31-Mar
	Opus 407	Seocho-dong Seocho-gu	#1 Commercial	6,353	06-Mar
	Cube Hill	Seocho-dong Seocho-gu	Office	3,600	22-Mar
	Nonhyun-dong New Building	Nonhyeon-dong Gangnam-gu	Office	2,630	22-Mar
	Group Han Building	Bangbae-dong Seocho-gu	Office	2,509	10-Mar
	Square 181	Bangbae-dong Seocho-gu	#2 Commercial	2,505	20-Mar
	W Mission	Seongsu-dong 1-ga Seongdong-gu	Office	9,483	10-Mar
ETC	L1	Seongnae-dong Gangdong-gu	#2 Commercial	2,994	24-Mar
	SM Training Center	Seongsu-dong 1-ga Seongdong-gu	#2 Commercial	2,466	10-Mar
	Bene Building B	Jamsil-dong Songpa-gu	Office	2,354	06-Mar
	Songpa-dong New Building	Songpa-dong Songpa-gu	#2 Commercial	2,266	13-Mar
	Beginning Building	Seogyo-dong Mapo-gu	#2 Commercial	2,105	20-Mar
PBBD	SKB IDC annex	Bundang-gu Seongnam-si	Broadcasting Facility	4,828	16-Mar
	대장동 New Building	Bundang-gu Seongnam-si	Automobile-related	3,204	23-Mar



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