

# SEOUL OFFICE LEASING

July 2023 Monthly Market Review

## 조사개요

지역	서울 전 지역 및 판교, 분당 지역
대상	연면적 1,000m <sup>2</sup> (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 6월 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

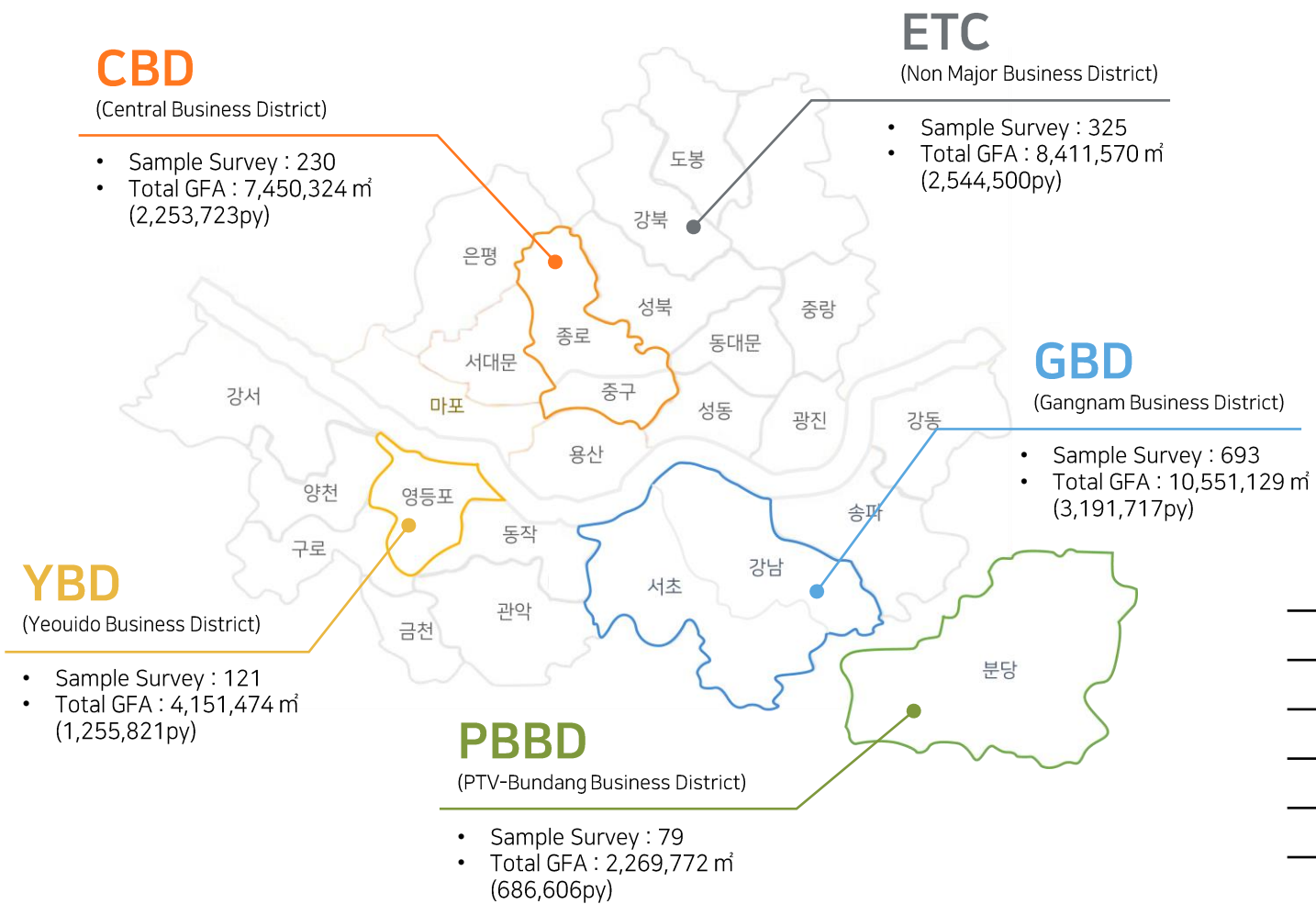
**여의도권**  
여의도, 영등포구 일대

**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 1,448

	P	S	A	B
CBD	45	67	33	85
GBD	31	84	91	487
YBD	20	27	30	44
ETC	49	61	56	159
PBBD	11	16	19	33

● 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

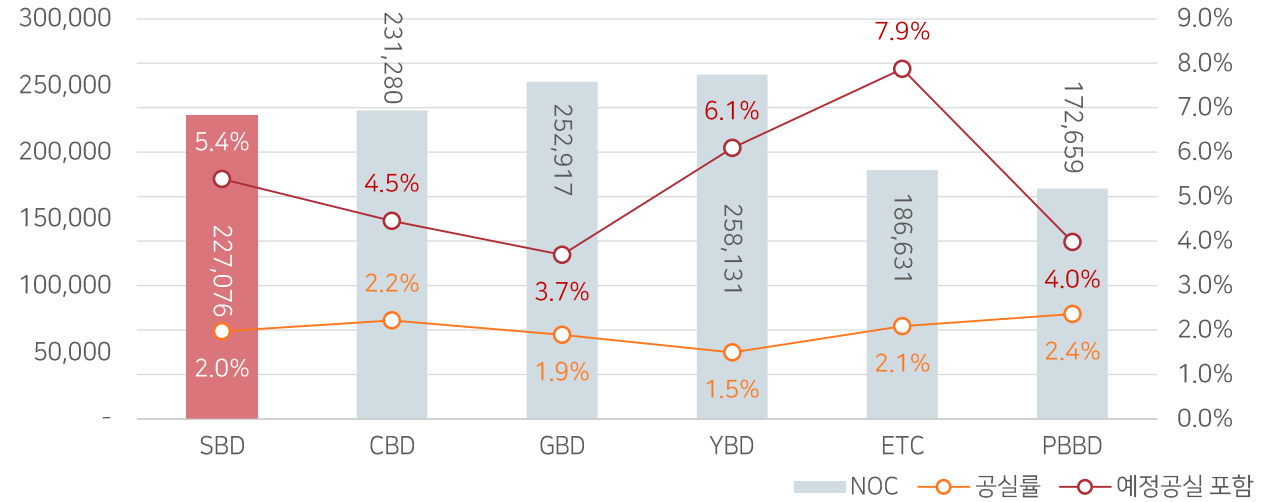
# 01 SBD 서울 전체

공실률  
1.97% ↑

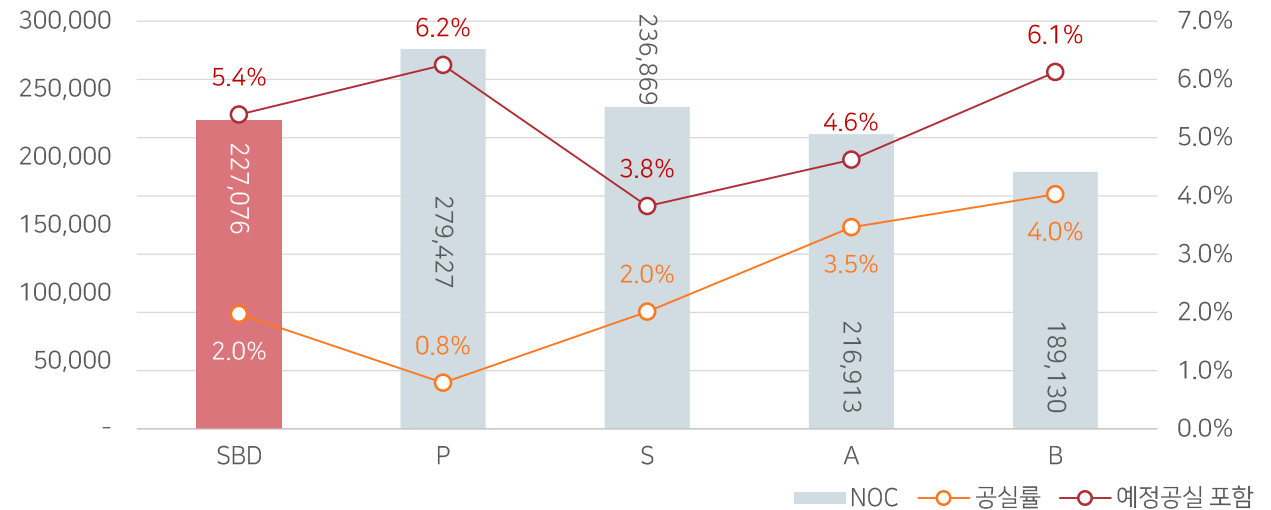
평균 NOC  
₩ 227,076 ↓

평균 임대료	평균 보증금	평균 관리비
96,148	1,025,818	33,761

2023년도 6월 조사한 서울지역 오피스의  
평균 공실률은 1.97%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 227,076원으로 조사되었다.



■ 서울 전체 권역 별 공실률 / NOC



■ 서울 전체 규모 별 공실률 / NOC

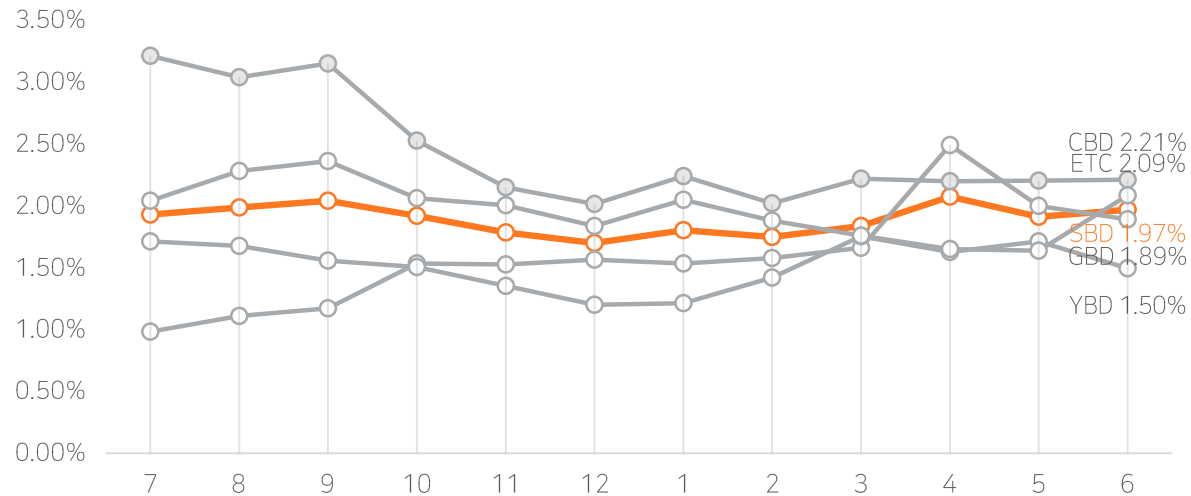
# 01 SBD 서울 전체

2023년 6월 서울권역의 공실률 흐름은 다음과 같이 조사되었다.

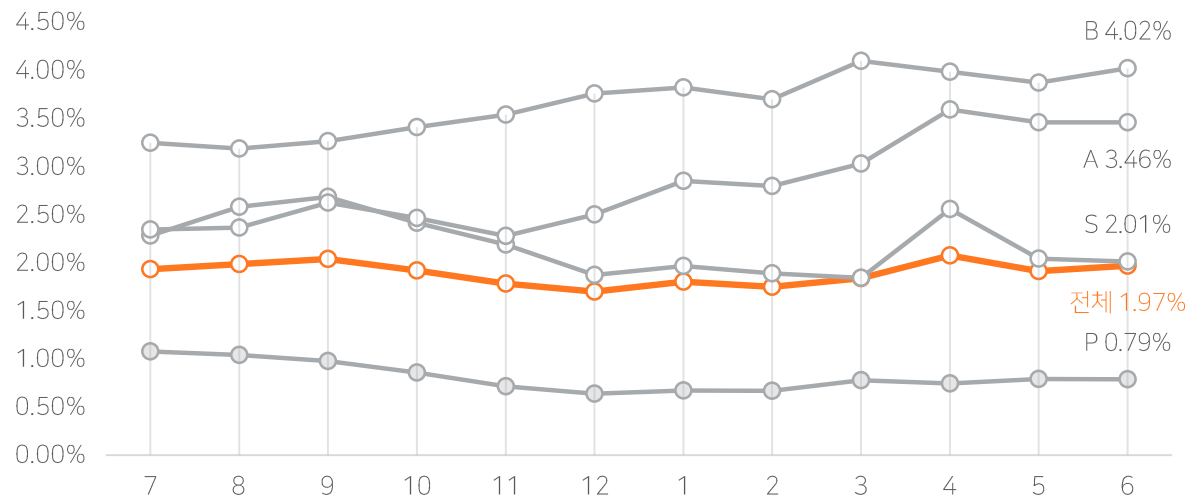
GBD의 JW타워에 GS건설이 계약하는 등 총 10개층 6,130평의 면적이 해소되었다.

하이브랜드 빌딩에서는 아이스크림에듀가 계약하며 2개층 1,630평의 공실이 해소되었다.

YBD의 TWO IFC에서 알보젠코리아가 사용중인 1개층을 포함하여 총 1,290평의 면적이 임대시장에 추가되었다.



■ 서울 권역별 공실률 변화



■ 서울 규모별 공실률 변화

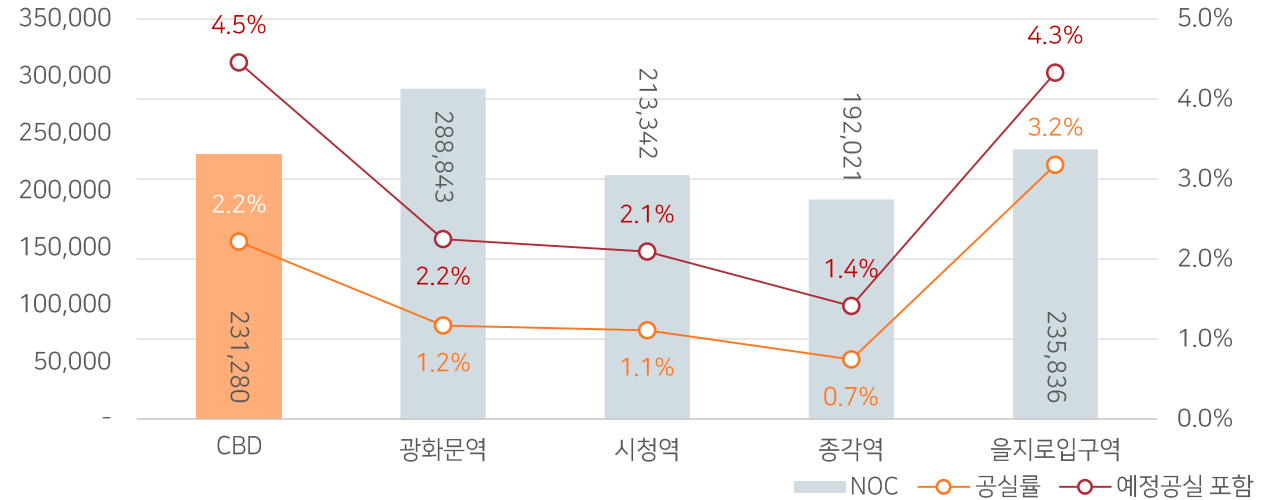


# 02 CBD 도심권역

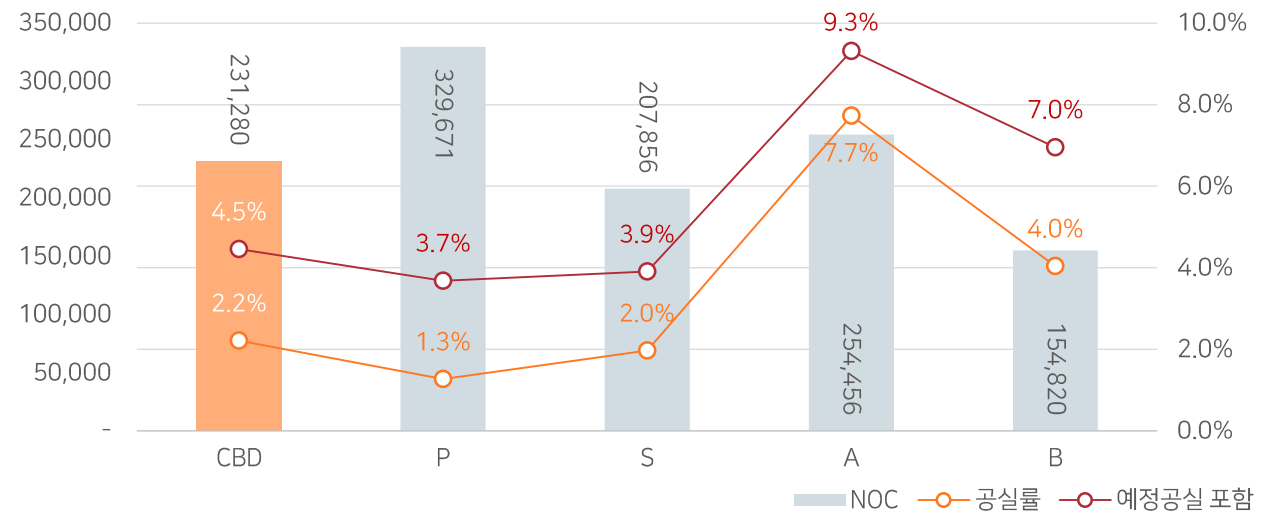
공실률 2.21% ↑ 평균 NOC ₩ 231,280 ↓

평균 임대료	평균 보증금	평균 관리비
97,107	972,300	38,565

2023년도 6월 조사한 도심지역 오피스의 평균 공실률은 2.21%로 조사되었으며, 전용면적 1평당 사용할 때 드는 비용을 계산한 평균 NOC는 231,280원으로 조사되었다.



■ CBD 지역 세부권역별 공실률/NOC



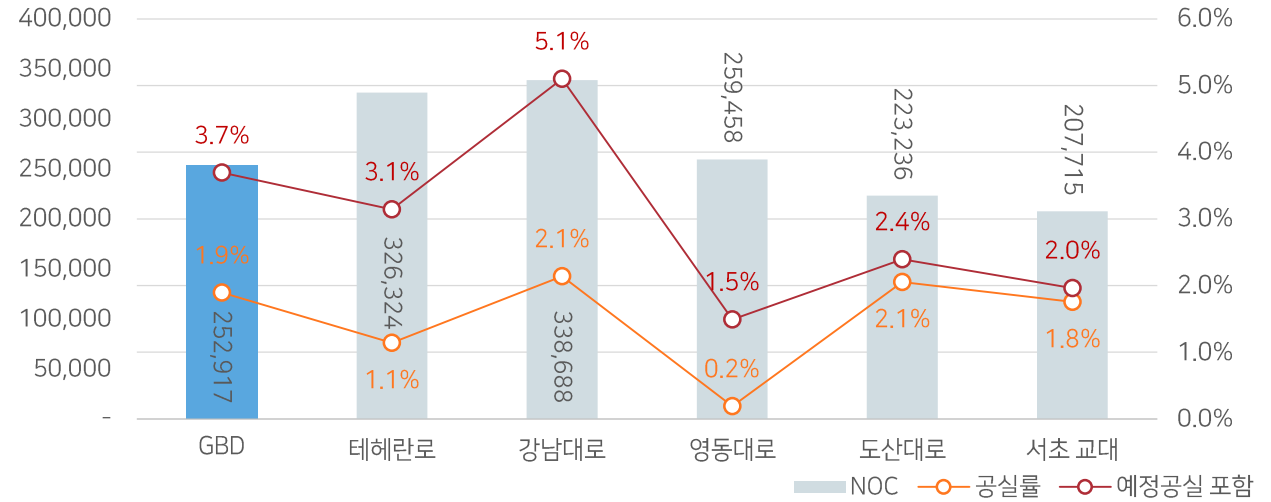
■ CBD 지역 규모별 공실률/NOC

# 73 GBD 강남권역

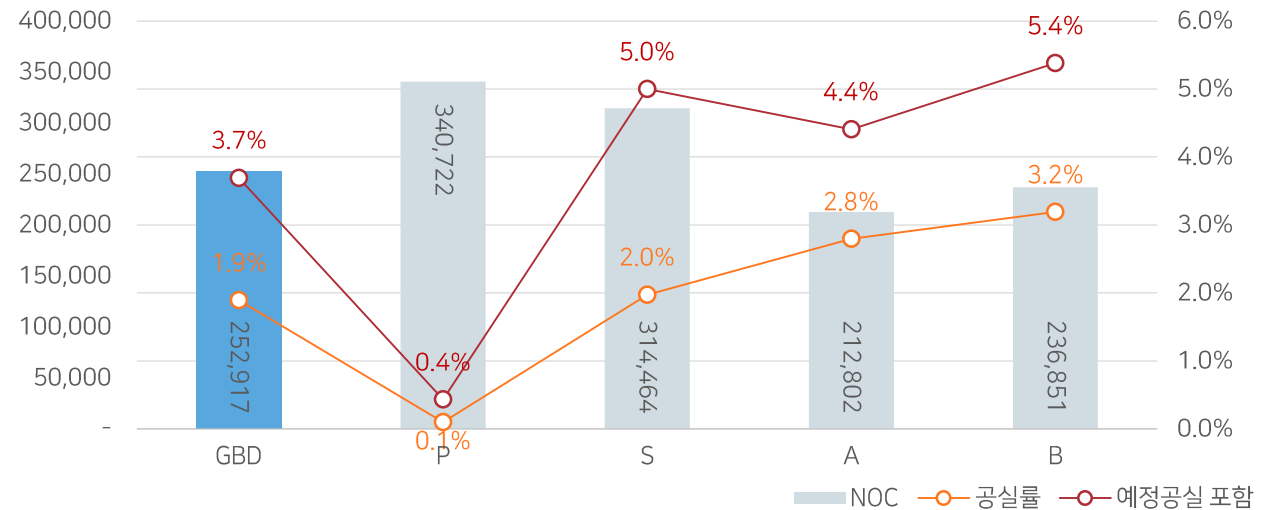
공실률 1.89% ↓ 평균 NOC ₩ 252,917 ↓

평균 임대료	평균 보증금	평균 관리비
114,838	1,338,366	32,154

2023년도 6월 조사한 강남지역 오피스의 평균 공실률은 1.89%로 조사되었으며, 전용면적 1평당 사용할 때 드는 비용을 계산한 평균 NOC는 252,917원으로 조사되었다.



■ GBD 지역 세부권역별 공실률/NOC



■ GBD 지역 규모 별 공실률/NOC

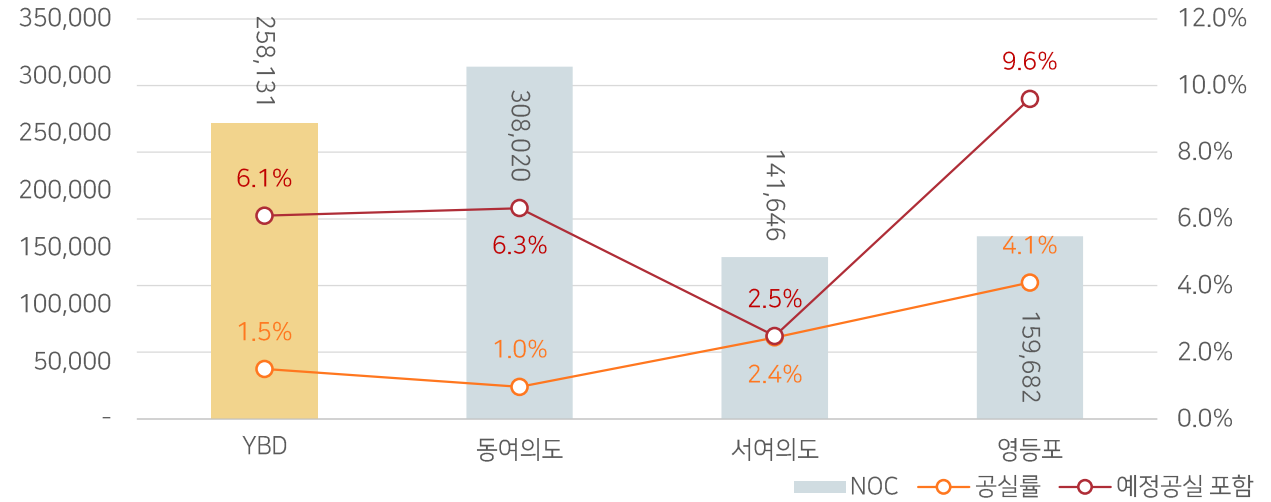
# 24 YBD 여의도, 영등포 권역

공실률  
1.50 % ↓

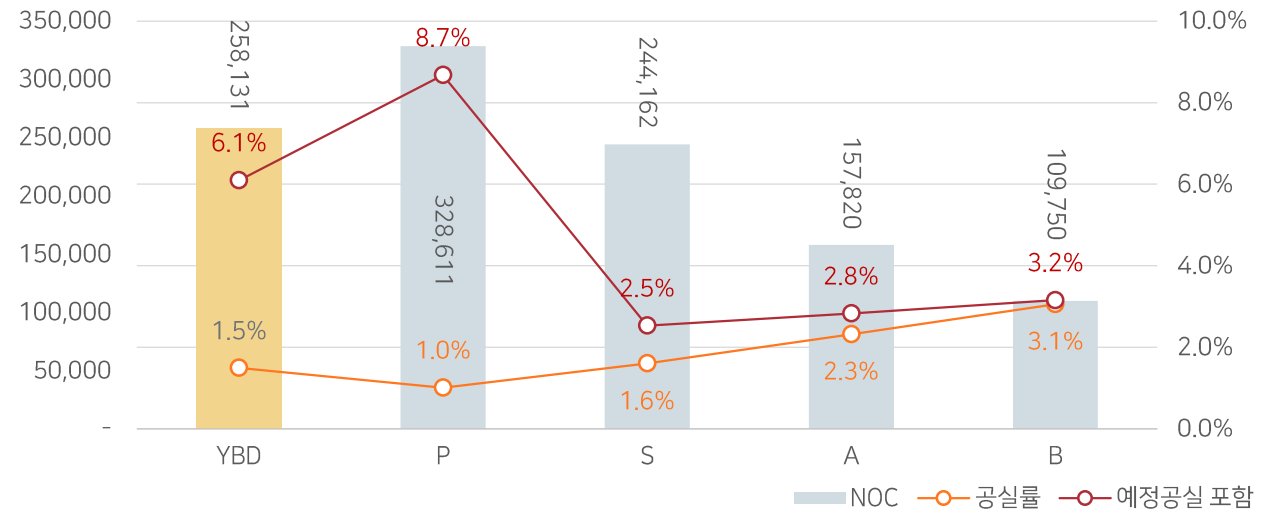
평균 NOC  
₩ 258,131 ↑

평균 임대료	평균 보증금	평균 관리비
97,977	1,002,670	39,970

2023년도 6월 조사한 여의도, 영등포 지역  
오피스의 평균 공실률은 1.50%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 258,131원으로 조사되었다.



■ YBD 지역세부권역별 공실률/NOC



■ YBD 지역규모 별 공실률/NOC



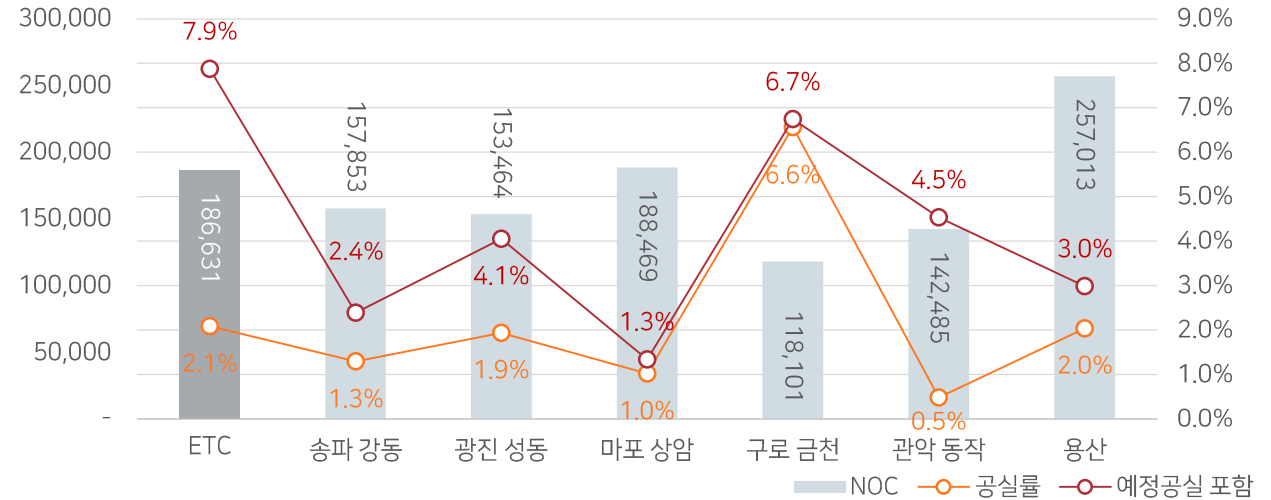
# 75 ETC 서울 기타권역

공실률  
2.09% ↑

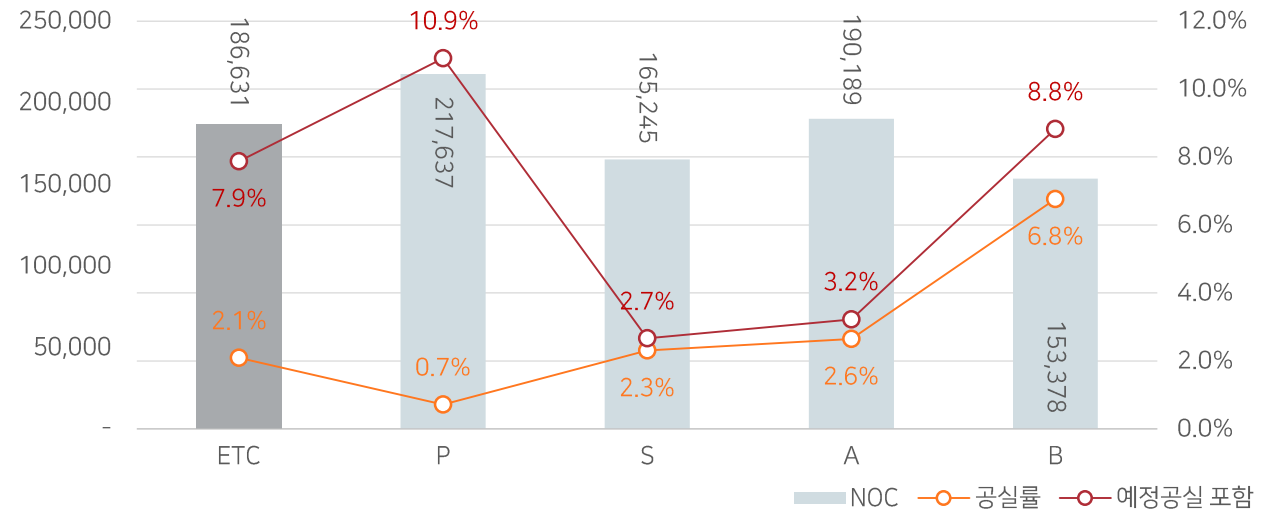
평균 NOC  
₩ 186,631 ↓

평균 임대료	평균 보증금	평균 관리비
77,155	799,082	27,749

2023년도 6월 조사한 서울 기타지역 오피스의  
평균 공실률은 2.09%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 186,631원으로 조사되었다.



ETC 지역 세부권역별 공실률/NOC



ETC 지역 규모별 공실률/NOC

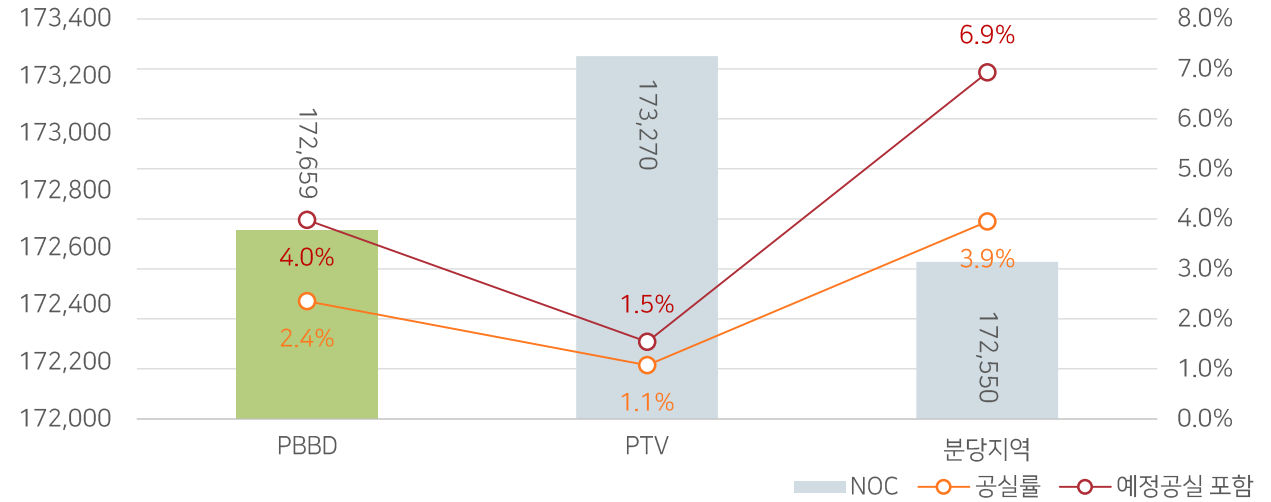
# 76 PBBD 판교, 분당 권역

공실률  
2.36% ↑

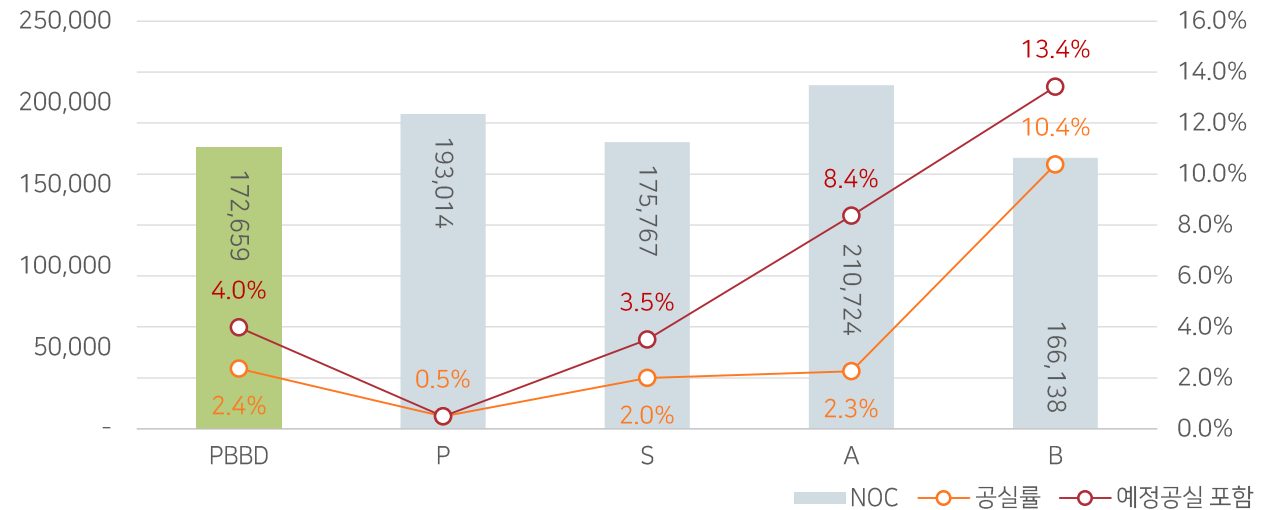
평균 NOC  
₩ 172,659 ↓

평균 임대료	평균 보증금	평균 관리비
59,960	781,331	26,982

2023년도 6월 조사한 판교, 분당지역 오피스의  
평균 공실률은 2.36%로 조사되었으며,  
전용면적 1평당 사용할 때 드는 비용을 계산한  
평균 NOC는 172,659원으로 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	261,946	1,146,882	113,780	43,921	288,843	1.17%
	시청역	281,714	856,063	82,523	37,469	213,342	1.11%
	종각역	288,042	826,396	72,304	32,413	192,021	0.74%
	을지로입구역	252,762	994,385	110,467	40,013	235,836	3.17%
GBD	테헤란로	1,094,739	1,625,021	155,053	37,482	326,324	1.14%
	강남대로	488,004	1,845,761	166,893	36,021	338,688	2.14%
	영동대로	275,577	1,024,420	88,143	34,232	259,458	0.19%
	도산대로	102,221	1,727,010	124,551	31,148	223,236	2.05%
	서초 교대	143,947	1,035,065	92,038	30,332	207,715	1.76%
YBD	동여의도	942,850	1,187,159	117,862	44,488	308,020	0.96%
	서여의도	185,789	519,598	48,563	27,724	141,646	2.44%
	영등포	127,183	672,813	60,690	31,341	159,682	4.09%
ETC	송파 강동	661,239	823,803	68,534	25,867	157,853	1.29%
	광진 성동	171,402	884,863	77,609	17,818	153,464	1.94%
	마포 상암	580,808	1,110,827	99,066	30,525	188,469	1.02%
	구로 금천	259,025	497,693	47,649	15,464	118,101	6.56%
	관악 동작	189,788	464,341	37,297	25,990	142,485	0.48%
	용산	270,542	929,226	143,970	24,998	257,013	2.04%
PBBD	PTV	379,778	625,714	62,571	28,429	173,270	1.07%
	분당지역	306,828	809,262	59,492	26,723	172,550	3.94%

# 지역 별 사용승인 현황

권역	빌딩명	소재지	주용도	연면적(㎡)	연면적(3.3㎡)	사용승인일
CBD	명동세림빌딩	중구 명동2가	제1종근린생활시설	1,370	414	30-May
	강남엑슬루프라임	강남구 자곡동	공장	43,115	13,042	10-May
GBD	엘프론트 청담	강남구 청담동	제2종근린생활시설	6,332	1,916	19-May
	강남WD빌딩	강남구 역삼동	업무시설	4,743	1,435	02-May
	홍양타워	강남구 대치동	제2종근린생활시설	1,999	605	19-May
	컴텍빌딩	서초구 서초동	제1종근린생활시설	1,990	602	18-May
	청담SS	강남구 청담동	제2종근린생활시설	1,343	406	04-May
	가산YPP아르센타워	금천구 가산동	공장	41,217	12,468	12-May
ETC	루프스테이션 서울숲	성동구 성수동1가	업무시설	16,968	5,133	31-May
	호디빌딩	강서구 마곡동	교육연구시설	6,494	1,965	03-May
	SB메디컬타워	강동구 강일동	제1종근린생활시설	4,247	1,285	22-May
	무신사 캠퍼스 E2	성동구 성수동2가	방송통신시설	3,596	1,088	09-May
	방이동 근린생활시설	송파구 방이동	제1종근린생활시설	2,514	760	16-May
	에스엘알빌딩	마포구 서교동	제2종근린생활시설	1,596	483	30-May
	서교동 근린생활시설	마포구 서교동	제2종근린생활시설	1,108	335	08-May
	현대 메디컬 빌딩	송파구 가락동	제1종근린생활시설	1,038	314	22-May
	HD현대 글로벌R&D센터	성남시 분당구	교육연구시설	175,751	53,165	10-May
PBBD	HD현대 글로벌R&D센터	성남시 분당구	교육연구시설	175,751	53,165	10-May

## 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, June 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 = 1,300.80 KRW (0.77 USD = 1,000 KRW) as of 4th July 2023

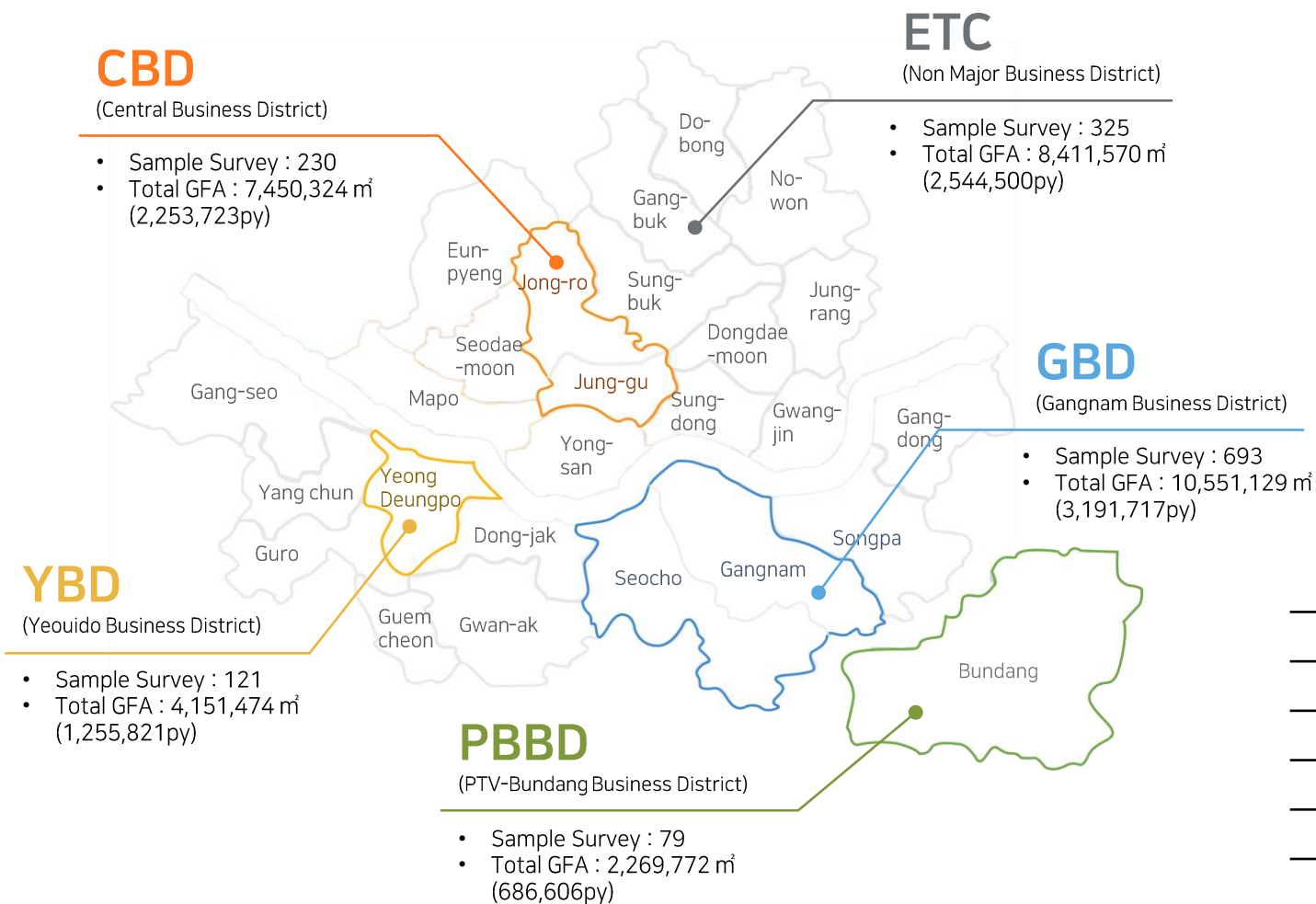
## 5 Regional Divisions in Seoul

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 Sunghnam-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 1,448

	P	S	A	B
CBD	45	67	33	85
GBD	31	84	91	487
YBD	20	27	30	44
ETC	49	61	56	159
PBBD	11	16	19	33

### • 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

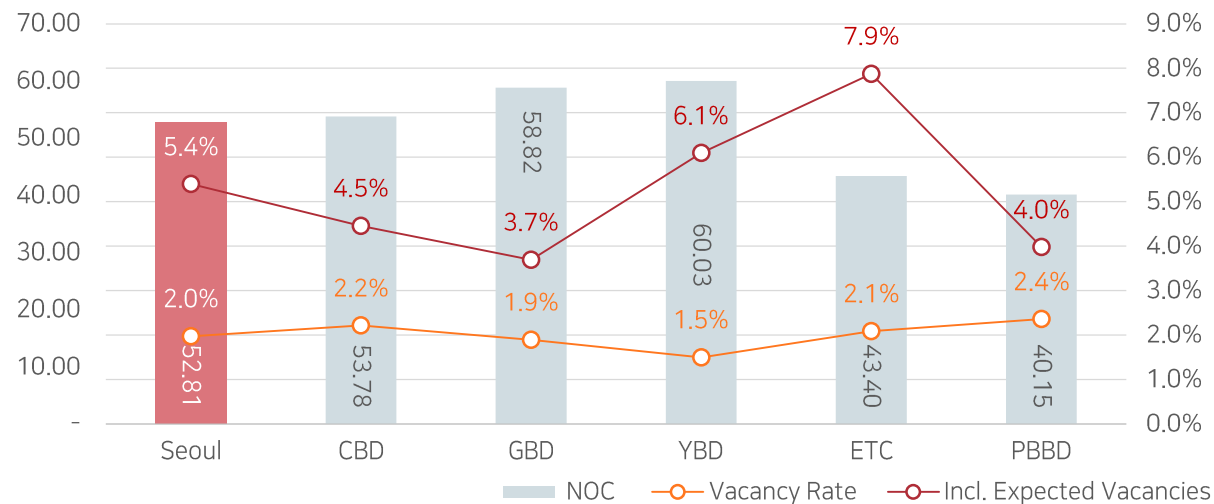
1.97% ↑

Avg, NOC

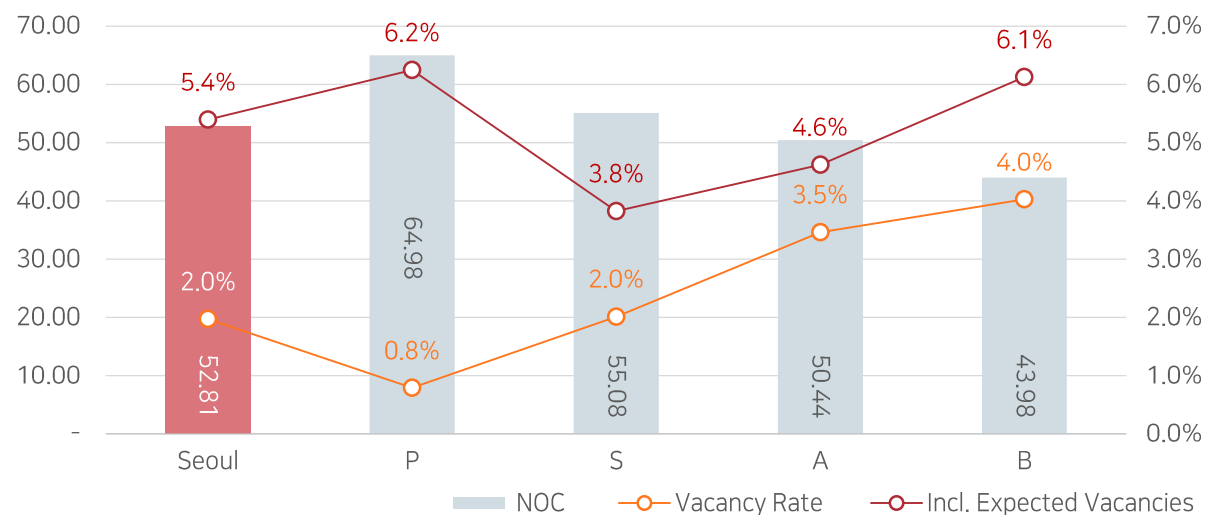
\$ 52.81 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.36	238.55	7.85

The average vacancy rate of the office buildings in Seoul is 1.97 % as of June 2023, and the average NOC is \$ 52.81.



■ Vacancy Rate & NOC in Seoul and Each District



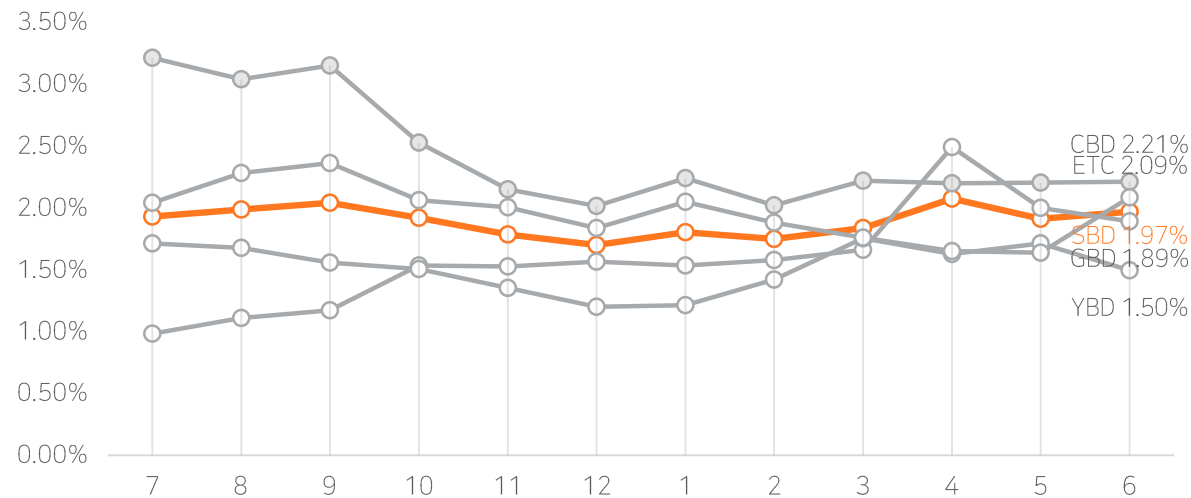
■ Vacancy Rate & NOC in Seoul & Each Building Category

# 01 SBD Seoul Capital Area

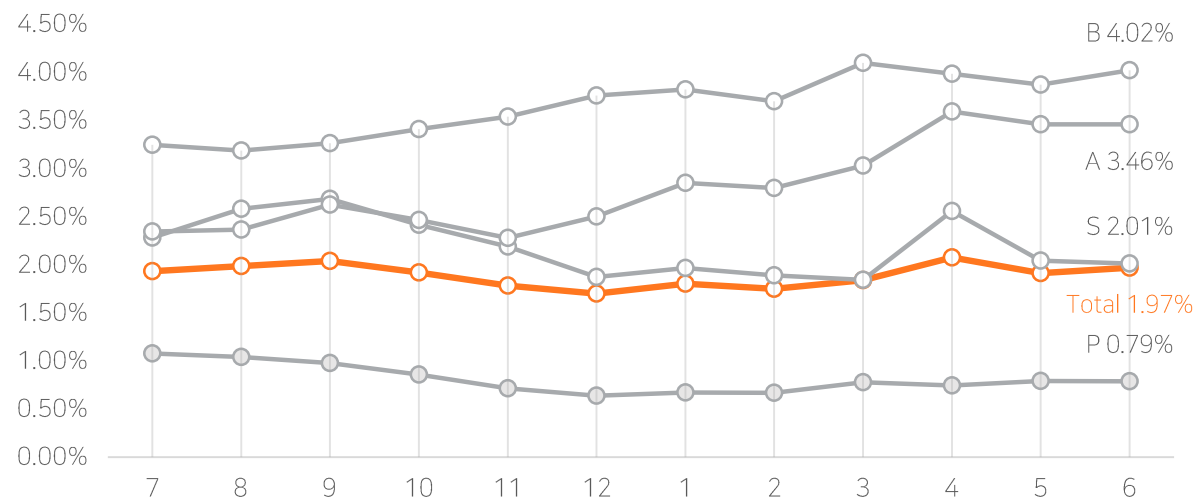
The following charts indicate the vacancy level of Seoul for June 2023.

In GBD, 20,260m<sup>2</sup> of vacant office space in JW Tower have been leased to GS Engineering & Construction Corp. which signed the lease agreement with JW Tower. Similarly, in Hi Brand Building, 2 entire floors of total 5,390m<sup>2</sup> have been leased to I-Scream Edu Corp.

In YBD, 4,280m<sup>2</sup> of the office space in TWO IFC Tower, currently occupied by Alvogen Korea Corp., has been added to the lease market in Seoul; the 4,280m<sup>2</sup> includes one complete floor in TWO IFC Tower.



Monthly Vacancy Rate in 5 Main Districts



Monthly Vacancy Rate for Different Size of Buildings

# 02 CBD Central Seoul

Vacancy rate

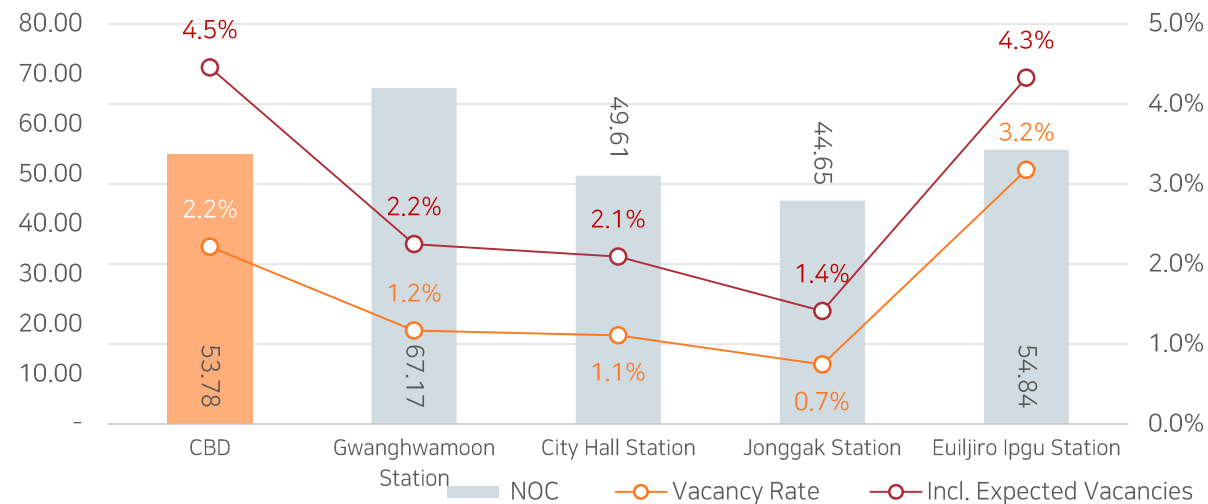
2.21% ↑

Avg, NOC

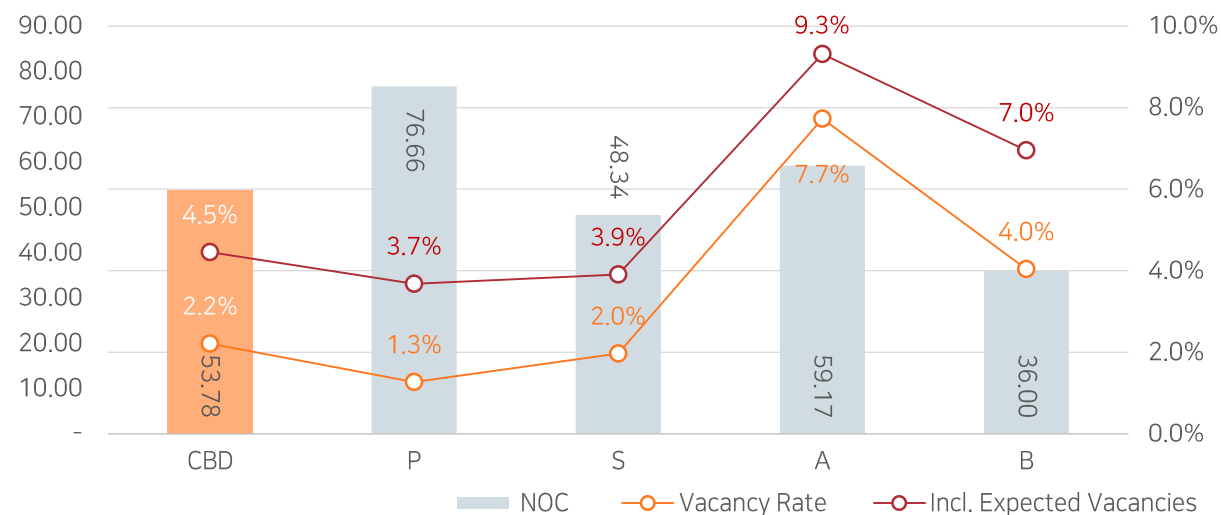
\$ 53.78 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.58	226.11	8.97

The average vacancy rate of the office buildings in CBD is 2.21 % as of June 2023, and the average NOC is \$ 53.78.



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



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

# GBD Gangnam

Vacancy rate

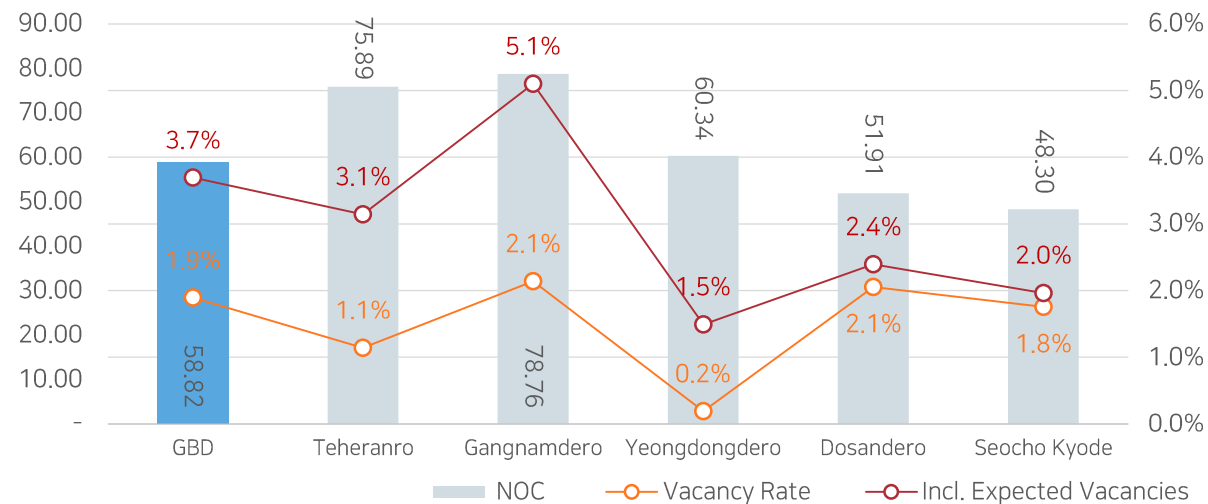
1.89% ↓

Avg, NOC

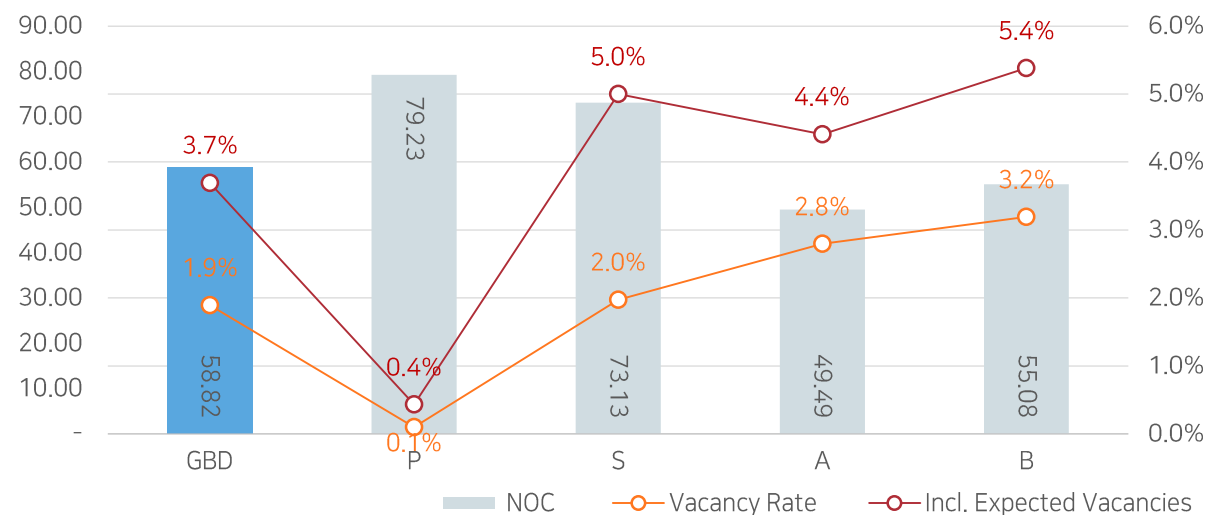
\$ 58.82 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
26.71	311.24	7.48

The average vacancy rate of the office buildings in GBD is 1.89 % as of June 2023, and the average NOC is \$ 58.82.



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



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

# 24 YBD Yeouido & Yeongdeungpo

Vacancy rate

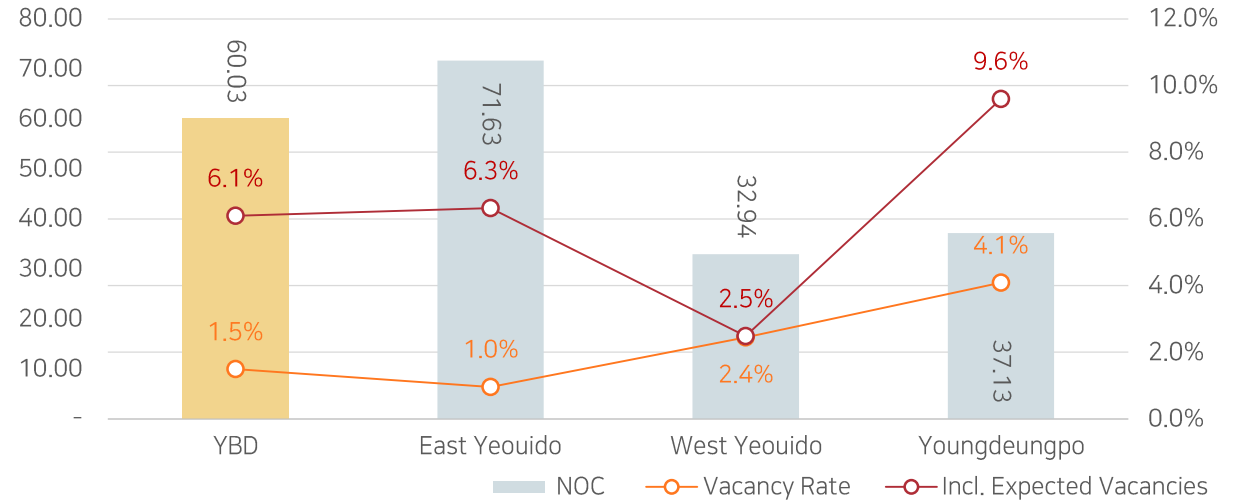
1.50 % ↓

Avg, NOC

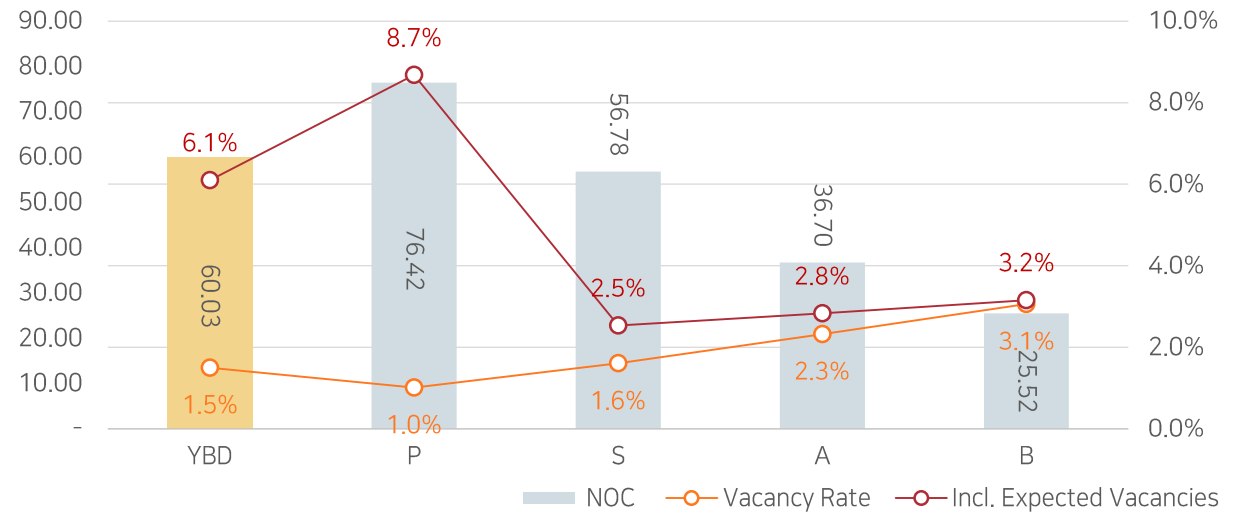
\$ 60.03 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.78	233.17	9.29

The average vacancy rate of the office buildings in YBD is 1.50 % as of June 2023, and the average NOC is \$ 60.03.



■ 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

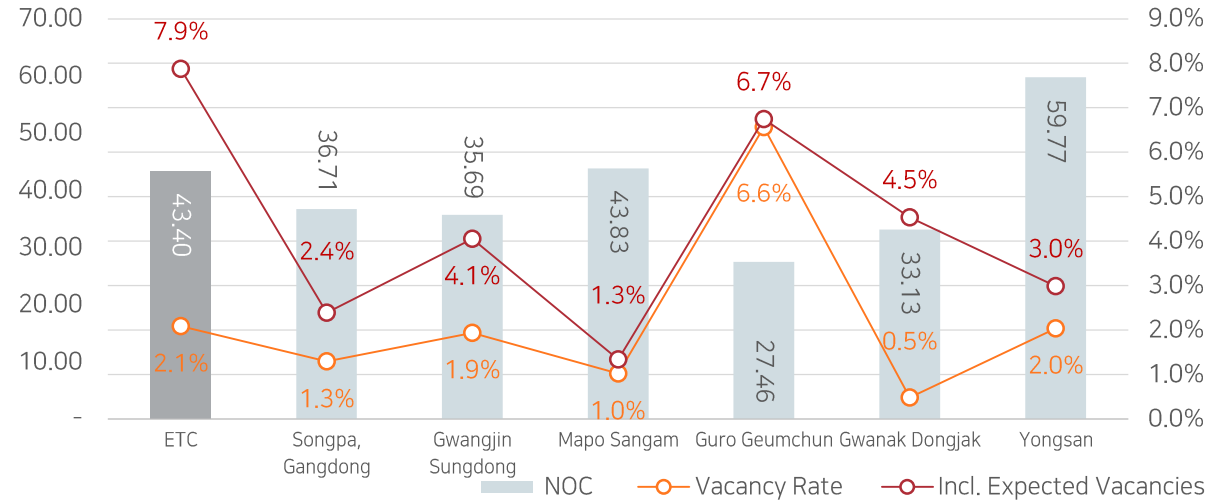
2.09% ↑

Avg, NOC

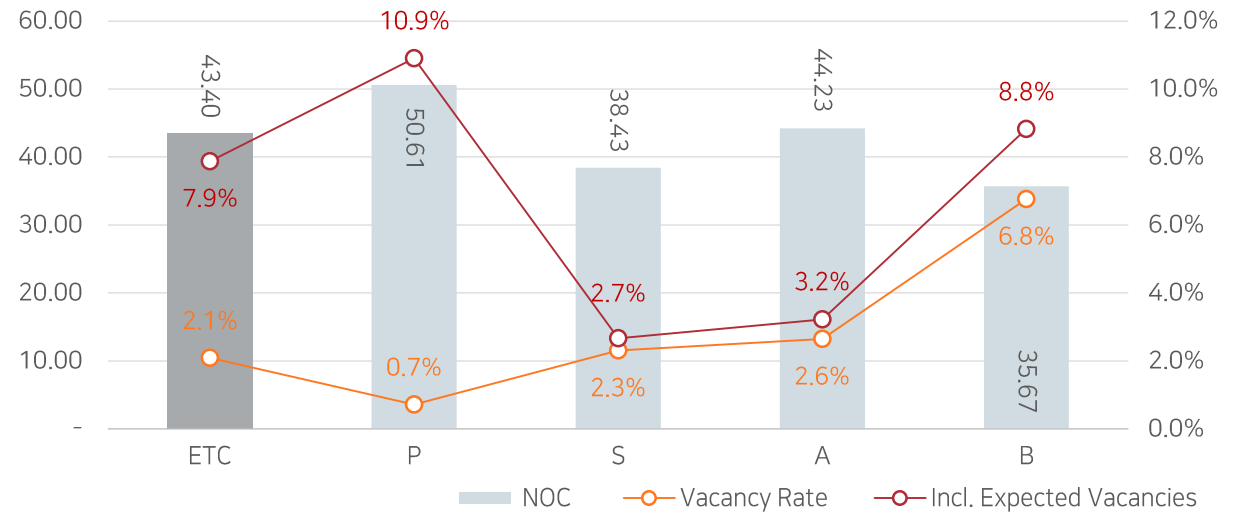
\$ 43.40 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
17.94	185.83	6.45

The average vacancy rate of the office buildings in ETC is 2.09 % as of June 2023, and the average NOC is \$ 43.40.



■ 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

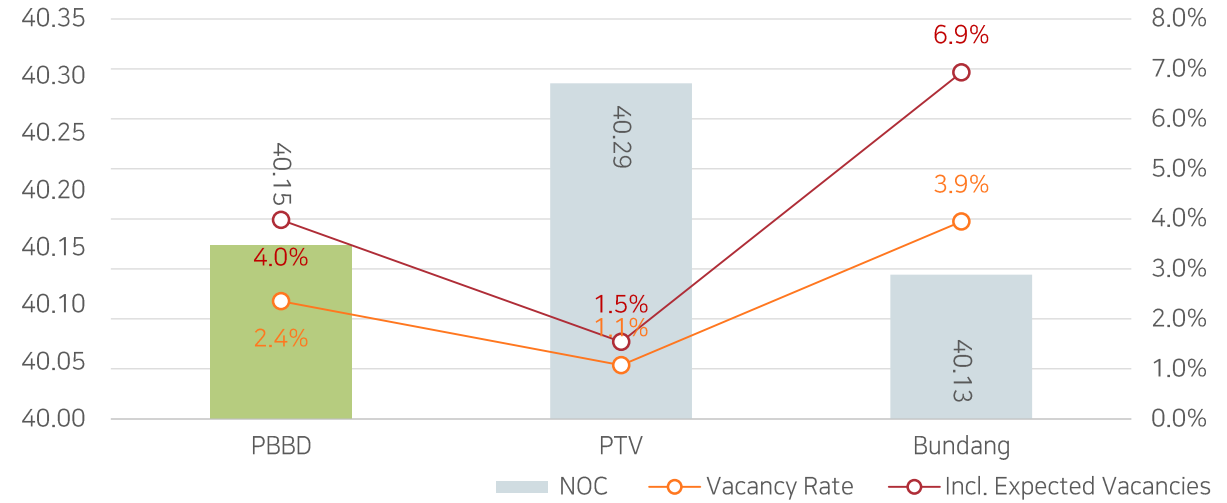
2.36 % ↑

Avg, NOC

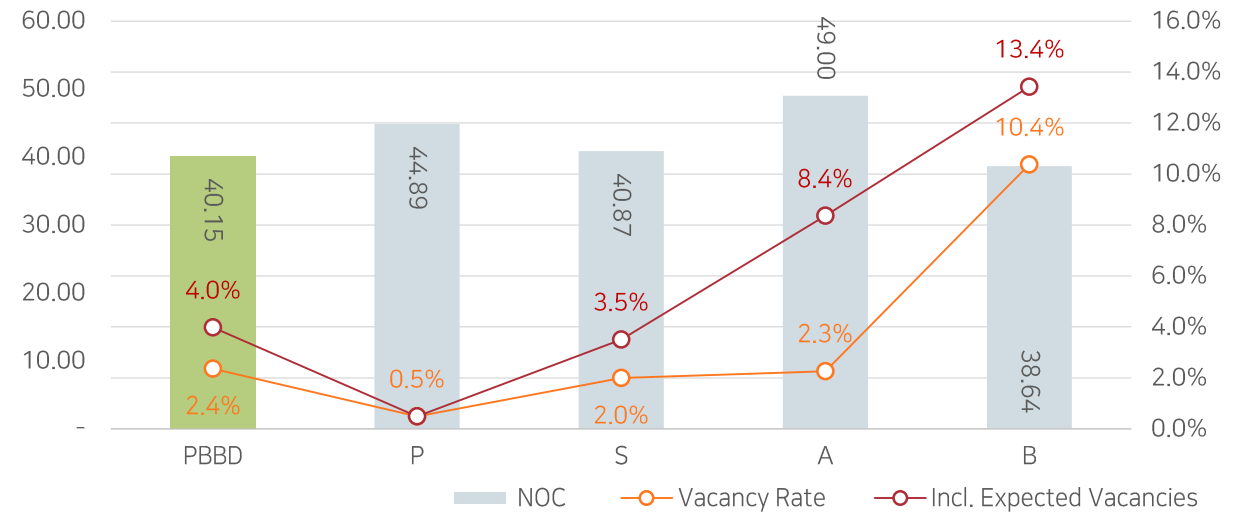
\$ 40.15 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
13.94	181.70	6.27

The average vacancy rate of the office buildings in PBBD is 2.36 % as of June 2023, and the average NOC is \$ 40.15.



■ 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	865,936	266.71	26.46	10.21	67.17	1.17%
	City Hall Station	931,284	199.08	19.19	8.71	49.61	1.11%
	Jonggak Station	952,204	192.18	16.81	7.54	44.65	0.74%
	Euiljiro Ipgu Station	835,578	231.24	25.69	9.30	54.84	3.17%
GBD	Teheranro	3,618,973	377.90	36.06	8.72	75.89	1.14%
	Gangnamdero	1,613,236	429.23	38.81	8.38	78.76	2.14%
	Yeongdongdero	911,000	238.23	20.50	7.96	60.34	0.19%
	Dosandero	337,921	401.61	28.96	7.24	51.91	2.05%
	Seocho Gyodae	475,858	240.70	21.40	7.05	48.30	1.76%
YBD	East Yeouido	3,116,858	276.07	27.41	10.35	71.63	0.96%
	West Yeouido	614,177	120.83	11.29	6.45	32.94	2.44%
	Youngdeungpo	420,438	156.46	14.11	7.29	37.13	4.09%
ETC	Songpa, Gangdong	2,185,915	191.57	15.94	6.02	36.71	1.29%
	Gwangjin Sungdong	566,620	205.77	18.05	4.14	35.69	1.94%
	Mapo Sangam	1,920,027	258.32	23.04	7.10	43.83	1.02%
	Guro Geumchun	856,283	115.74	11.08	3.60	27.46	6.56%
	Gwanak Dongjak	627,397	107.98	8.67	6.04	33.13	0.48%
	Yongsan	894,355	216.09	33.48	5.81	59.77	2.04%
PBBD	PTV	1,255,463	145.51	14.55	6.61	40.29	1.07%
	Bundang	1,014,309	188.19	13.83	6.21	40.13	3.94%



## Land Use Information by District

District	Building Name	Address	Land Use	GFA (㎡)	Completion
CBD	Myeong-dong Serim Building	Myeong-dong 2-ga Jung-gu	#1 Commercial	1,370	30-May
	Gangnam Exlluprime	Jagok-dong Gangnam-gu	Factory	43,115	10-May
	L'Front Cheongdam	Cheongdam-dong Gangnam-gu	#2 Commercial	6,332	19-May
GBD	Gangnam WD Building	Yeoksam-dong Gangnam-gu	Office	4,743	02-May
	Heung Yang Tower	Daechi-dong Gangnam-gu	#2 Commercial	1,999	19-May
	COMTECH Building	Seocho-dong Seocho-gu	#1 Commercial	1,990	18-May
	Cheongdam SS	Cheongdam-dong Gangnam-gu	#2 Commercial	1,343	04-May
ETC	Gasam YPP Arsen Tower	Gasam-dong Geumcheon-gu	Factory	41,217	12-May
	Loop Station Seoul Forest	Seongsu-dong 1-ga Seongdong-gu	Office	16,968	31-May
	Hodi Building	Magok-dong Gangseo-gu	Educational	6,494	03-May
	SB Medical Tower	Gangil-dong Gangdong-gu	#1 Commercial	4,247	22-May
	Mooshinsa Campus E2	Seongsu-dong 2-ga Seongdong-gu	Broadcasting Facility	3,596	09-May
	Bangi-dong Geunrin Commercial Facility	Bangi-dong Songpa-gu	#1 Commercial	2,514	16-May
	SLR Building	Seogyo-dong Mapo-gu	#2 Commercial	1,596	30-May
	Seogyo-dong Geunrin Commercial Facility	Seogyo-dong Mapo-gu	#2 Commercial	1,108	08-May
	Hyundai Medical Building	Garak-dong Songpa-gu	#1 Commercial	1,038	22-May
PBBD	HD Hyundai Global R&D Center	Bundang-gu Seongnam-si	Educational	175,751	10-May



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