

SEOUL OFFICE LEASING

October 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 9월 1개월 간 조사
DB 관리	BSKit 리서치센터는 업무용 빌딩의 공실정보 및 임대료를 조사하고 있으며, 상업용 부동산 플랫폼 BSKit을 통하여 관리 활용되고 있습니다.

권역별 분류

CBD
Central Business District

GBD
Gangnam Business District

YBD
Yeouido Business District

ETC
Non Major Business District

PBB
PTV-Bundang Business District

도심권
종로구, 중구 일대

강남권
강남구, 서초구 일대

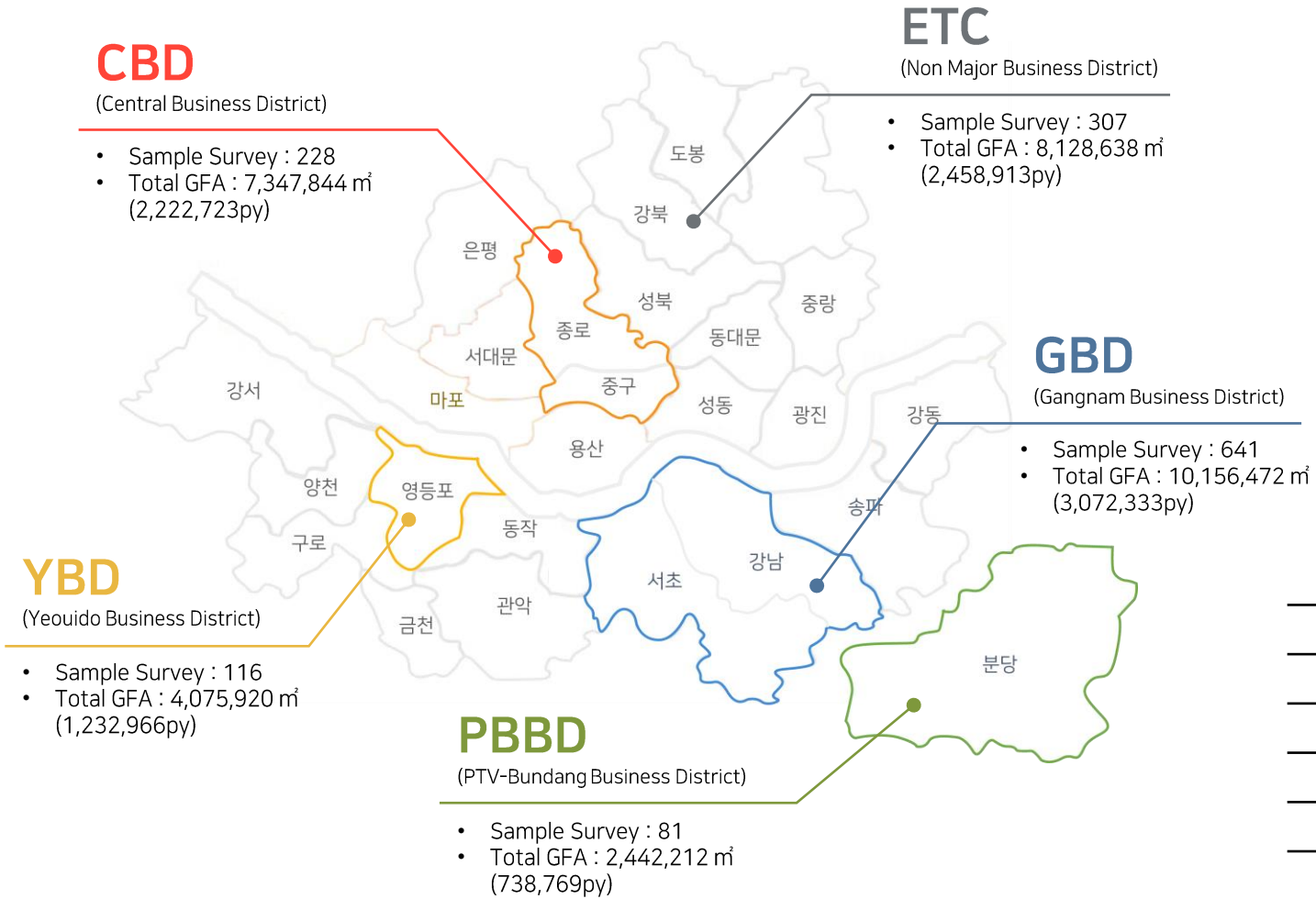
여의도권
여의도, 영등포구 일대

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 1,373

	P	S	A	B
CBD	46	64	38	80
GBD	31	82	89	439
YBD	20	26	30	40
ETC	49	57	61	140
PBBD	13	16	18	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

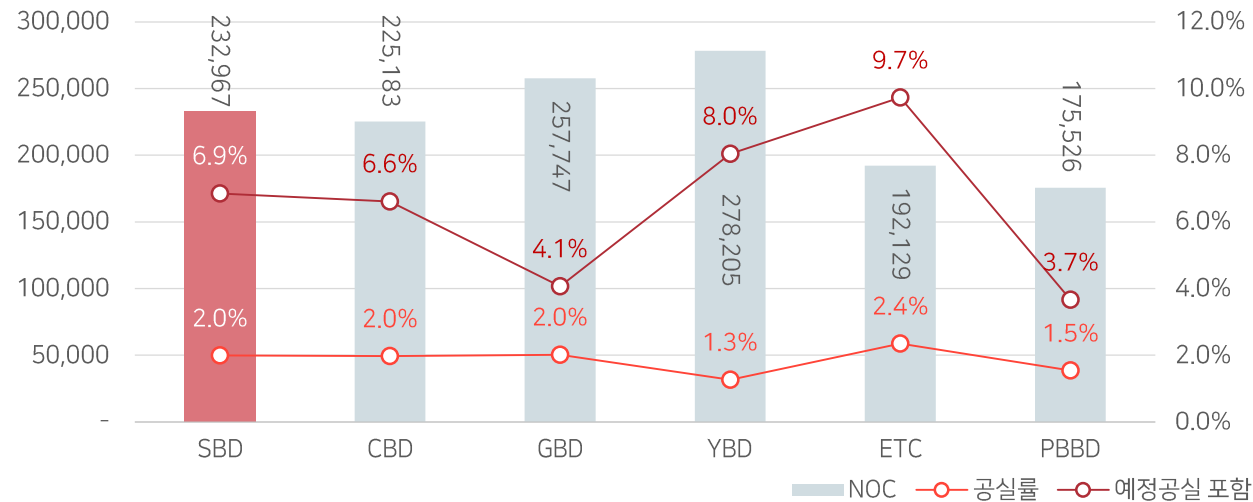
01 SBD 서울 전체

공실률
1.99% ↓

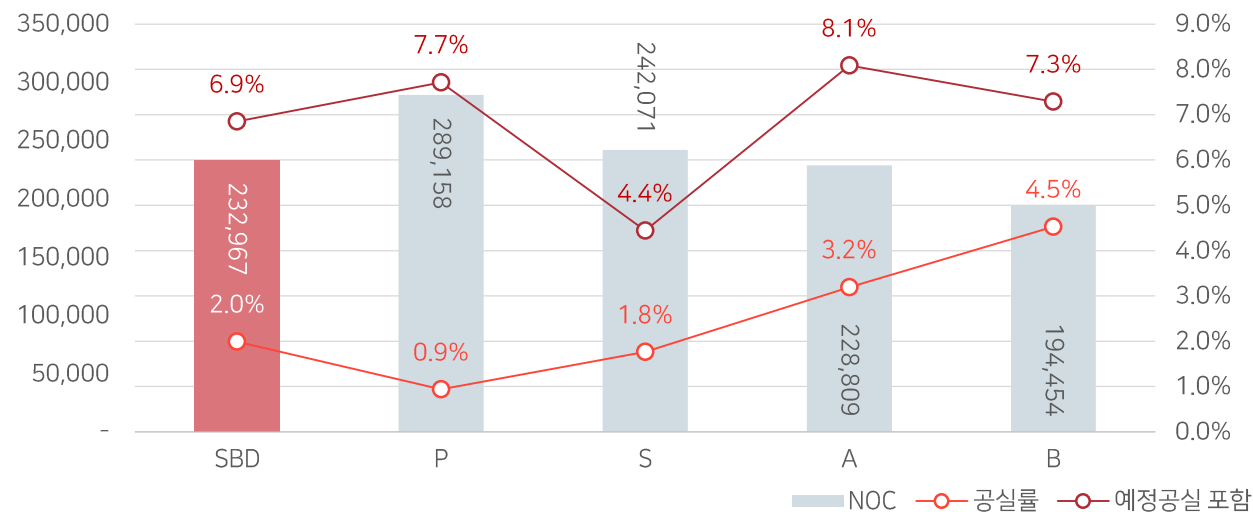
평균 NOC
₩ 232,967 ↑

평균 임대료	평균 보증금	평균 관리비
97,404	1,043,892	34,470

2023년도 9월 조사한 서울지역 오피스의
평균 공실률은 1.99%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 232,967원으로 조사되었다.



■ 서울 전체 권역별 공실률 / NOC



■ 서울 전체 규모별 공실률 / NOC

01 SBD 서울 전체

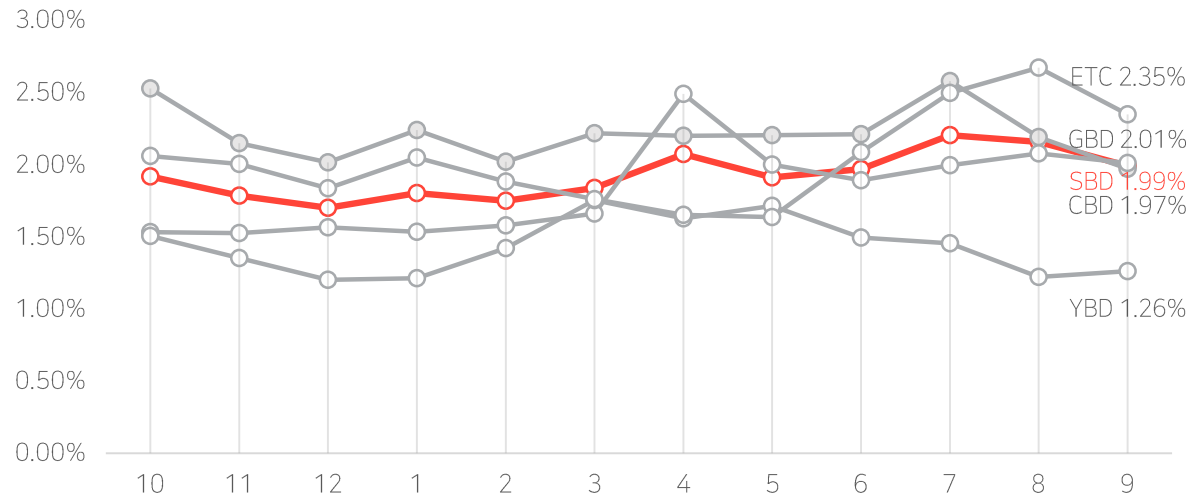
2023년 9월 서울권역의 공실률 흐름은 다음과 같이 조사되었다.

CBD의 와이즈타워에서 대우산업개발주식회사가 사용중인 2개층 1,180평의 면적이 임대시장에 추가되었고, 조양빌딩 신관에는 맘스터치가 4개층을 계약하며 총 1,090평의 공실이 해소되었다.

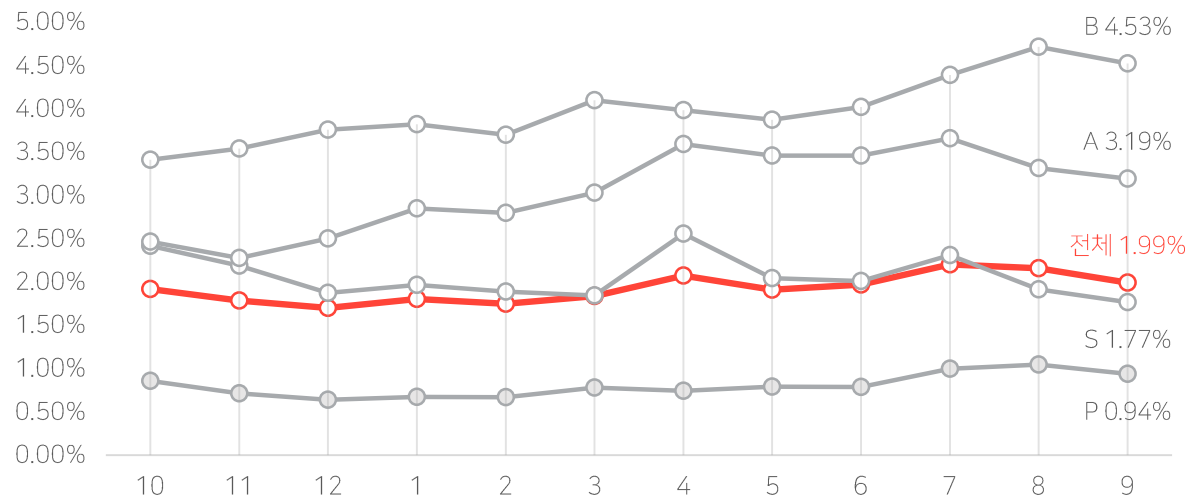
GBD의 신영빌딩에 AIA프리미어파트너스가 입주하며 1,030평의 공실이 해소되었다.

YBD의 파크원 NH금융타워에 한영회계법인이 2개층을 계약하며 1,900평의 공실이 해소되었다.

성동구의 보문243빌딩에는 더쉐어가 3개층을 입주하는 등 총 1,100평의 공실이 해소된 것으로 조사되었다.



■ 서울 권역별 공실률 변화



■ 서울 규모별 공실률 변화

02 CBD 도심권역

공실률

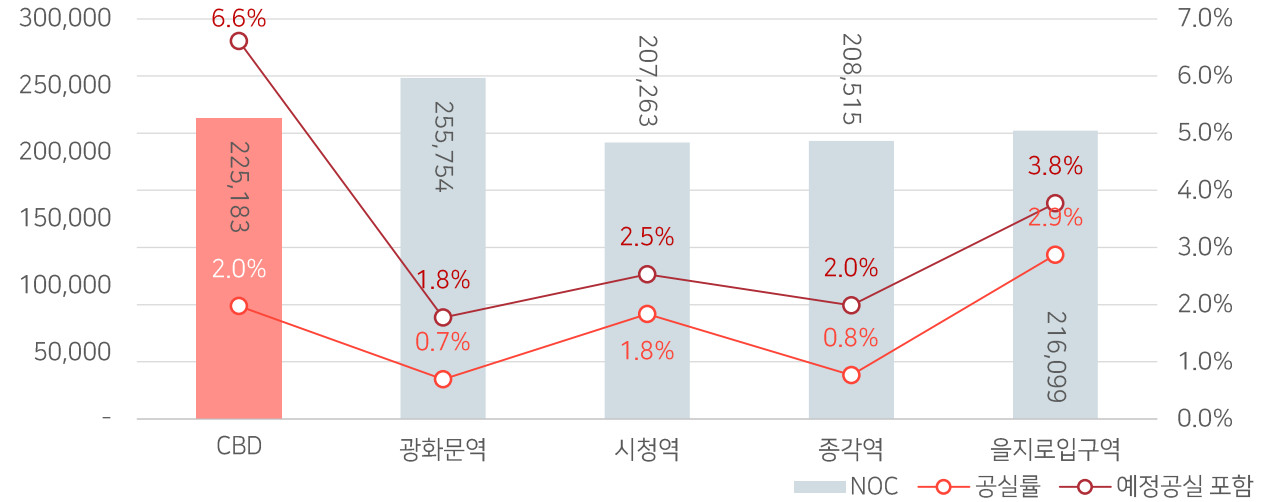
1.97% ↓

평균 NOC

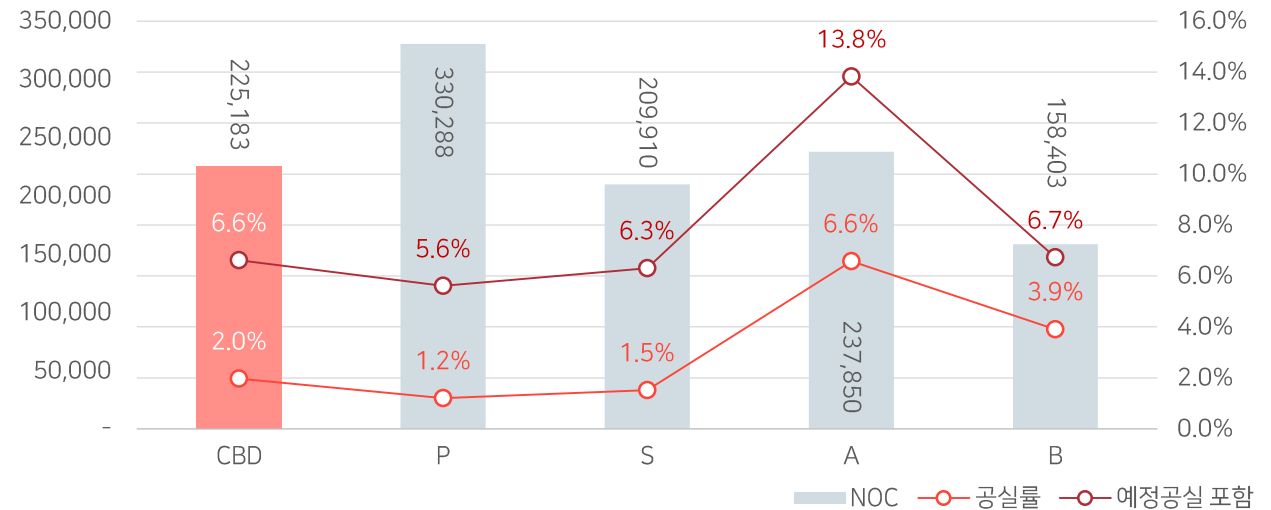
₩ 225,183 ↓

평균 임대료	평균 보증금	평균 관리비
94,576	939,840	38,742

2023년도 9월 조사한 도심지역 오피스의
평균 공실률은 1.97%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 225,183원으로 조사되었다.



■ CBD 지역 세부권역별 공실률/NOC



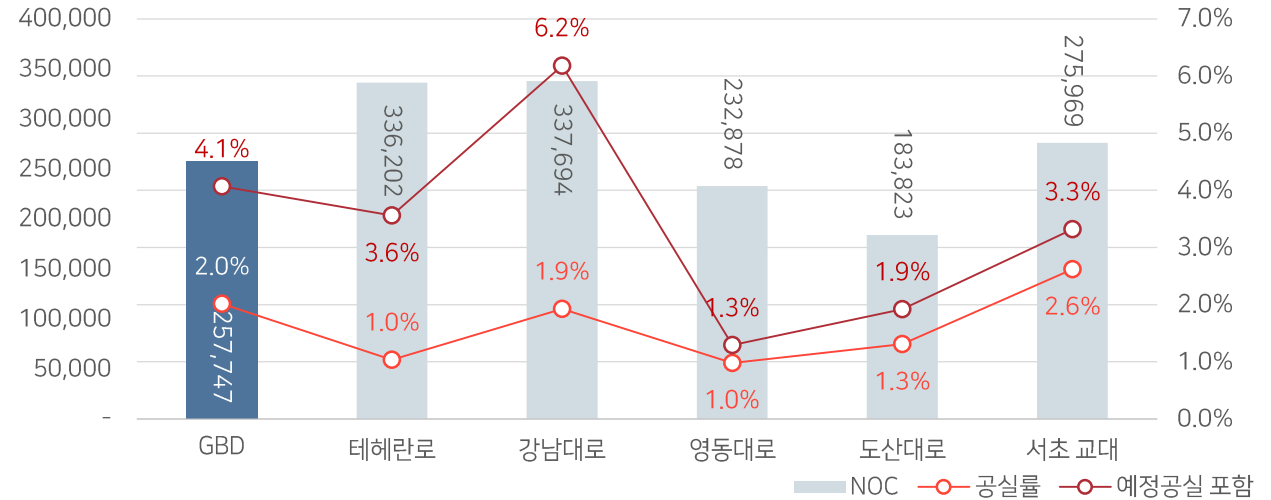
■ CBD 지역 규모별 공실률/NOC

73 GBD 강남권역

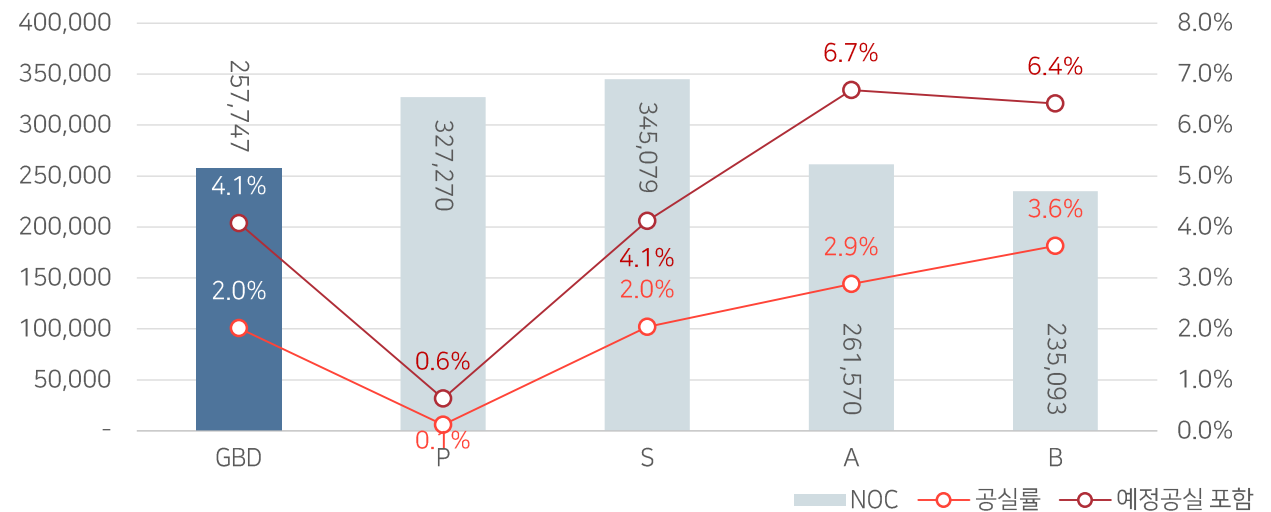
공실률 2.01% ↓ 평균 NOC ₩ 257,747 ↑

평균 임대료	평균 보증금	평균 관리비
117,859	1,400,517	32,719

2023년도 9월 조사한 강남지역 오피스의 평균 공실률은 2.01%로 조사되었으며, 전용면적 1평당 사용할 때 드는 비용을 계산한 평균 NOC는 257,747원으로 조사되었다.



■ GBD 지역 세부 권역별 공실률 / NOC



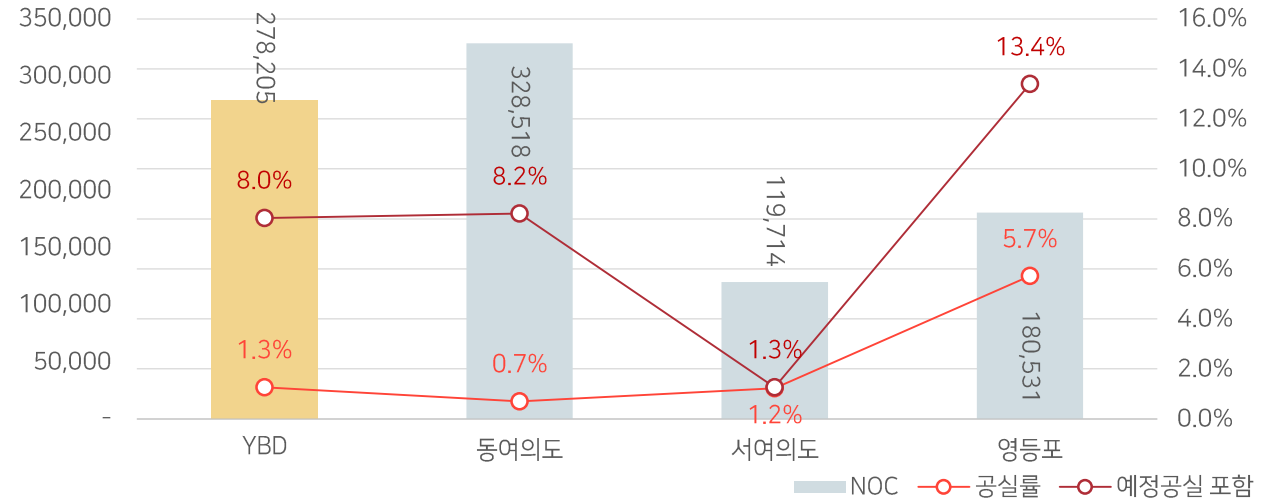
■ GBD 지역 규모 별 공실률 / NOC

24 YBD 여의도, 영등포 권역

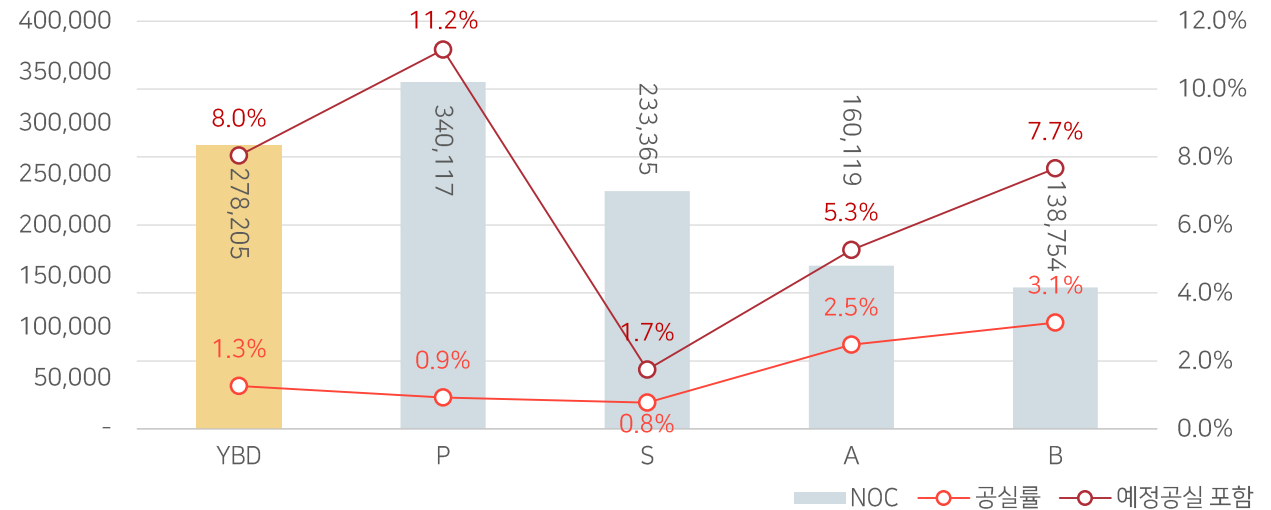
공실률 1.26% ↑ | 평균 NOC ₩ 278,205 ↓

평균 임대료	평균 보증금	평균 관리비
102,357	1,041,452	41,535

2023년도 9월 조사한 여의도, 영등포 지역
오피스의 평균 공실률은 1.26%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 278,205원으로 조사되었다.



■ YBD 지역 세부 권역별 공실률/NOC



■ YBD 지역 규모 별 공실률/NOC

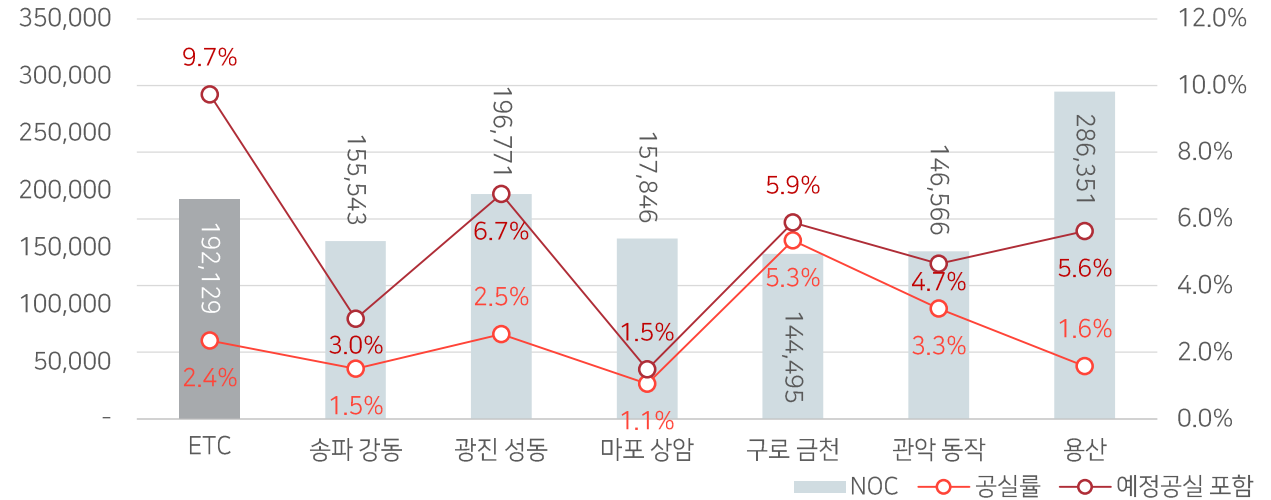
75 ETC 서울 기타권역

공실률
2.35% ↓

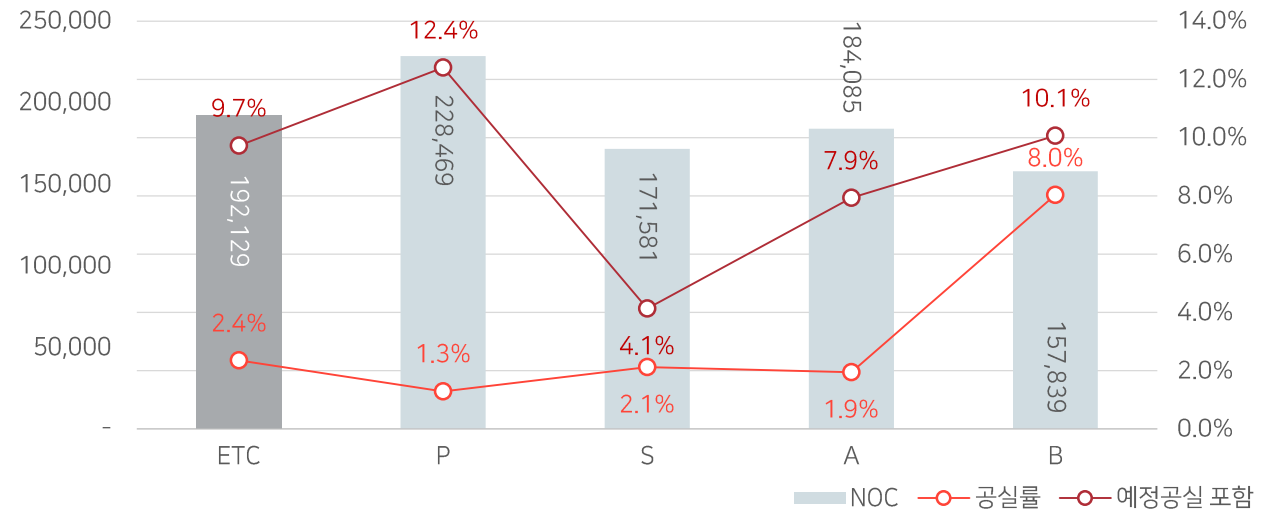
평균 NOC
₩ 192,129 ↑

평균 임대료	평균 보증금	평균 관리비
75,450	754,354	28,884

2023년도 9월 조사한 서울 기타지역 오피스의
평균 공실률은 2.35%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 192,129원으로 조사되었다.



ETC 지역 세부권역별 공실률 / NOC



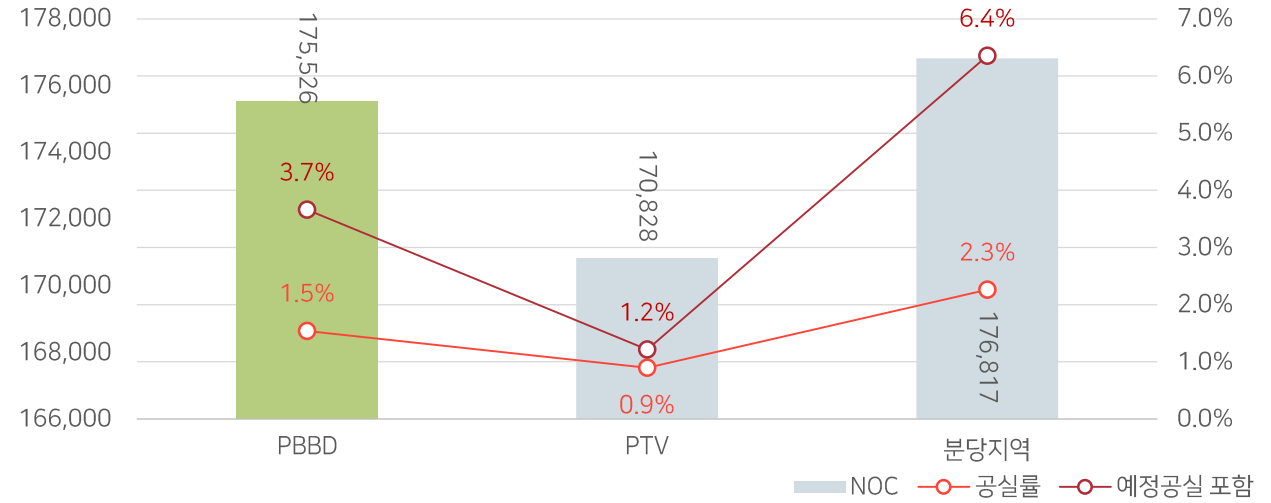
ETC 지역 규모별 공실률 / NOC

76 PBBD 판교, 분당 권역

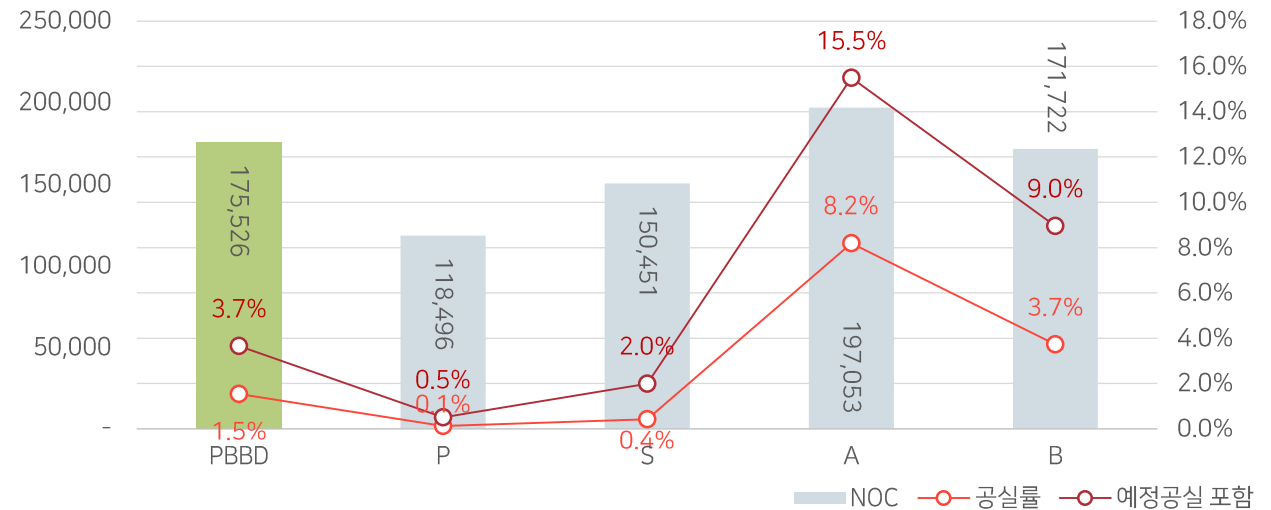
공실률 1.54% ↓ 평균 NOC ₩ 175,526 ↑

평균 임대료	평균 보증금	평균 관리비
63,924	801,864	26,161

2023년도 9월 조사한 판교, 분당지역 오피스의 평균 공실률은 1.54%로 조사되었으며, 전용면적 1평당 사용할 때 드는 비용을 계산한 평균 NOC는 175,526원으로 조사되었다.



■ PBBD 지역 세부 권역 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	1,049,153	103,780	42,983	255,754	0.69%
	시청역	274,208	804,597	79,229	36,485	207,263	1.84%
	종각역	286,304	878,974	80,765	34,899	208,515	0.77%
	을지로입구역	259,391	880,286	100,988	39,284	216,099	2.87%
GBD	테헤란로	1,067,537	1,619,687	157,960	38,552	336,202	1.03%
	강남대로	468,118	1,830,267	168,013	33,456	337,694	1.92%
	영동대로	294,965	897,774	74,702	33,540	232,878	0.98%
	도산대로	98,419	1,416,324	85,800	31,326	183,823	1.31%
	서초 교대	142,214	1,226,598	112,279	32,943	275,969	2.62%
YBD	동여의도	937,084	1,227,425	121,769	45,862	328,518	0.70%
	서여의도	176,641	451,094	39,795	24,540	119,714	1.23%
	영등포	119,241	683,229	65,547	34,757	180,531	5.72%
ETC	송파 강동	667,798	693,420	63,295	24,500	155,543	1.50%
	광진 성동	175,478	951,509	86,300	20,967	196,771	2.55%
	마포 상암	549,233	715,809	67,766	27,667	157,846	1.06%
	구로 금천	263,372	541,988	51,773	23,197	144,495	5.35%
	관악 동작	187,510	467,200	34,974	25,871	146,566	3.31%
	용산	222,733	1,092,512	171,639	27,336	286,351	1.58%
PBBD	PTV	390,257	643,961	64,396	26,667	170,828	0.90%
	분당지역	348,512	845,287	63,794	26,047	176,817	2.26%

지역 별
사용승인 현황

권역	빌딩명	소재지	주용도	연면적(㎡)	연면적(3.3㎡)	사용승인일
CBD	태려빌딩	종로구 신문로2가	업무시설	4,034	1,220	15-Sep
	스페이스 소포라	중구 정동	제2종근린생활시설	1,412	427	21-Sep
GBD	트러스트힐	서초구 서초동	제2종근린생활시설	2,336	707	15-Sep
	강남 143	강남구 삼성동	업무시설	2,000	605	27-Sep
	함소아 빌딩	강남구 논현동	제1종근린생활시설	1,270	384	27-Sep
YBD	산타모니카	영등포구 영등포동3가	업무시설	3,245	982	08-Sep
	LEE TOWER	영등포구 양평동1가	제2종근린생활시설	2,106	637	22-Sep
ETC	S-Oil TS&D센터 연구동	강서구 마곡동	교육연구시설	28,323	8,568	25-Sep
	세종빌딩	광진구 구의동	제2종근린생활시설	7,802	2,360	08-Sep
	포르쉐센터 성수	성동구 용답동	자동차관련시설	2,927	886	08-Sep
	아리301	마포구 서교동	업무시설	2,835	858	26-Sep
	한남동 판매시설	용산구 한남동	판매시설	2,694	815	25-Sep
	성수동 업무시설	성동구 성수동1가	업무시설	1,665	504	22-Sep
	성수동 근린생활시설	성동구 성수동2가	제2종근린생활시설	1,645	498	27-Sep
	포르쉐스튜디오 송파	송파구 석촌동	제2종근린생활시설	1,471	445	26-Sep
	1950에비뉴	은평구 불광동	제2종근린생활시설	1,427	432	25-Sep

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, september 2023
DB Mangement	BSkit 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 CRE platform 'BSKit'.
Exchange Rate	1 USD = 1,353.00 KRW (0.74 USD = 1,000 KRW) as of 5th October 2023

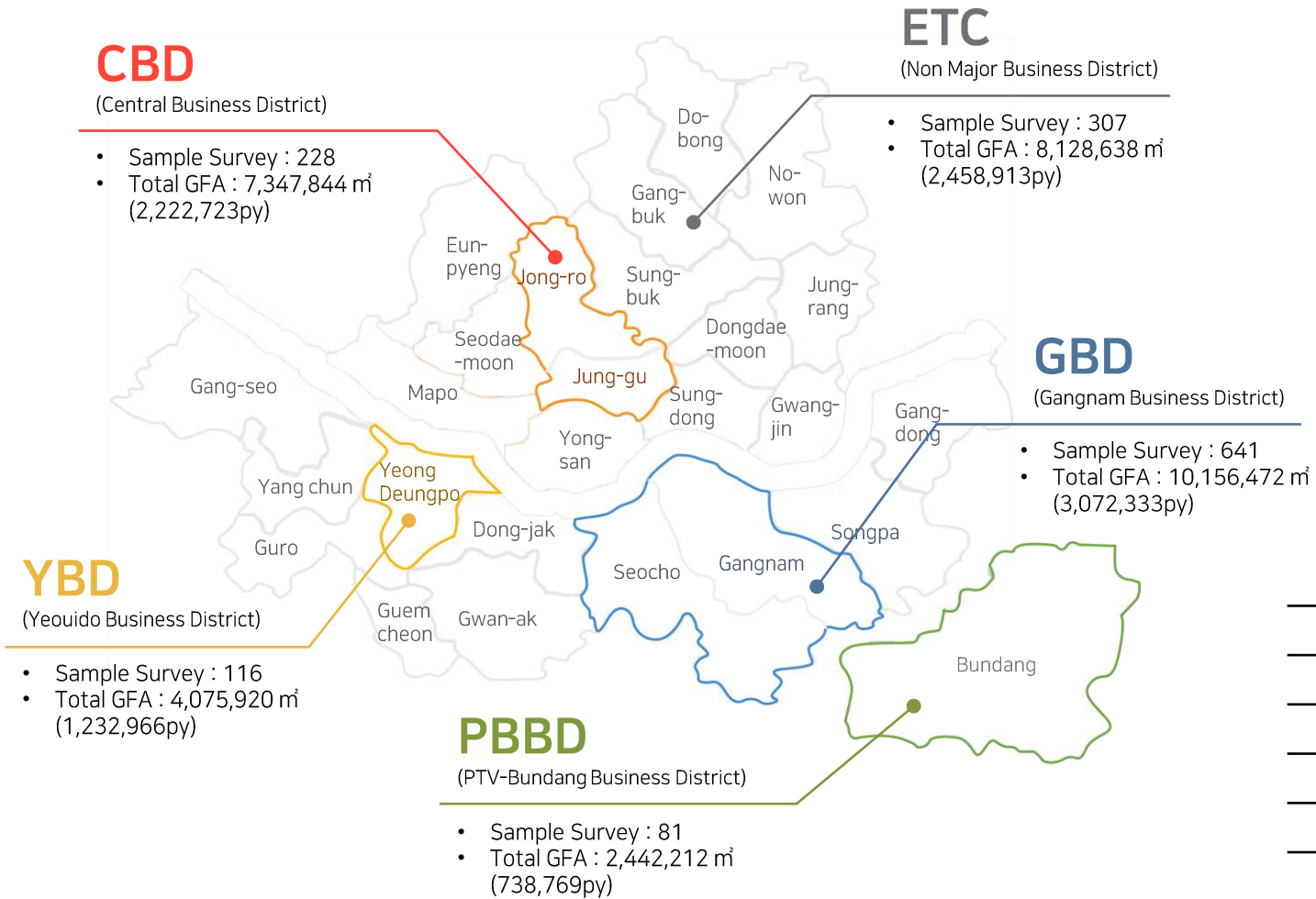
5 Regional Divisions in Seoul

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 1,373

	P	S	A	B
CBD	46	64	38	80
GBD	31	82	89	439
YBD	20	26	30	40
ETC	49	57	61	140
PBBD	13	16	18	34

• 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

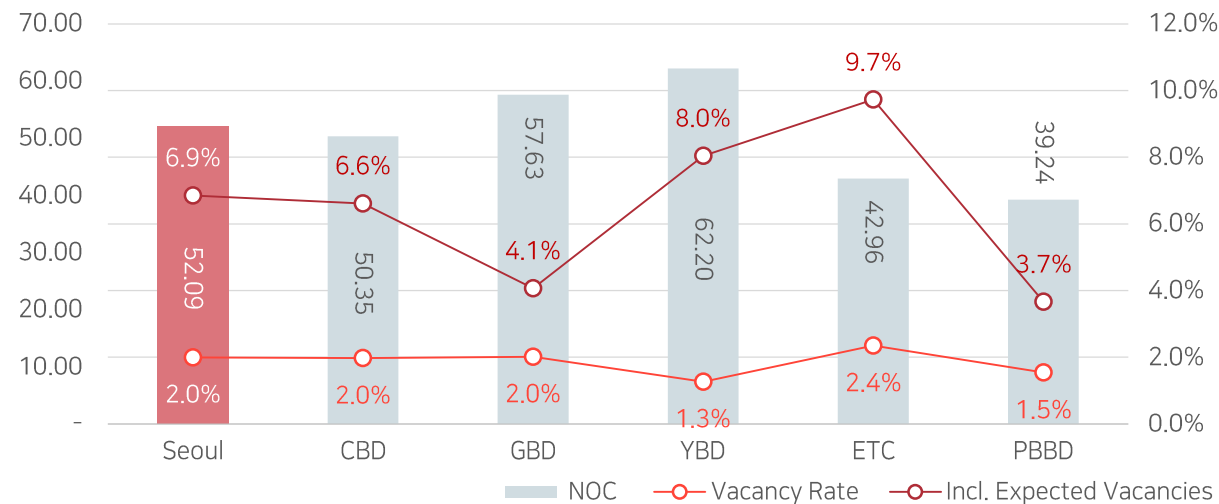
1.99% ↓

Avg, NOC

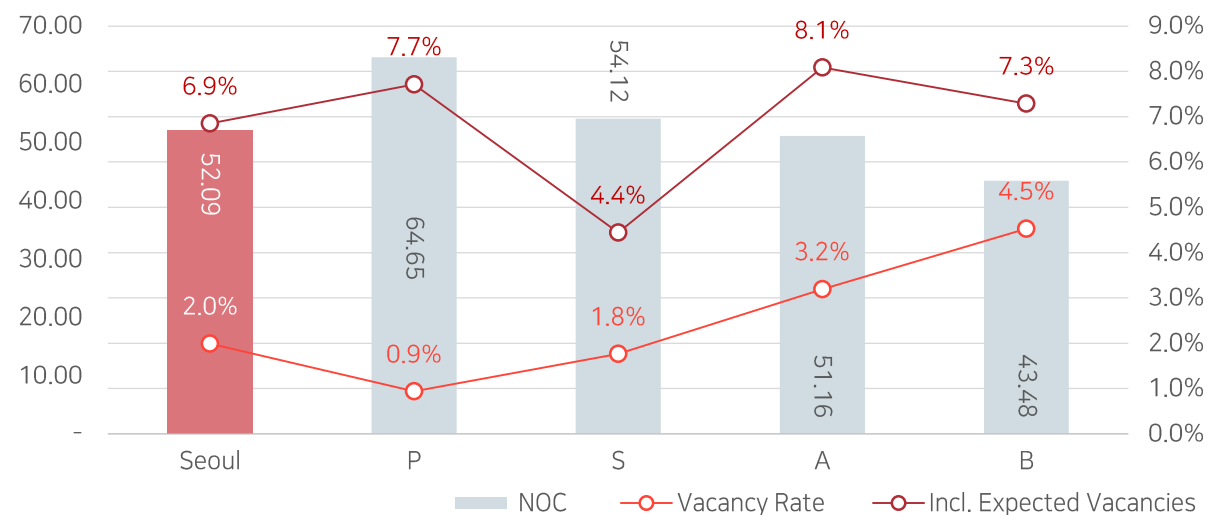
\$ 52.09 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
21.78	233.39	7.71

The average vacancy rate of the office buildings in Seoul is 1.99 % as of September 2023, and the average NOC is \$ 52.09.



■ Vacancy Rate & NOC in Seoul and Each District



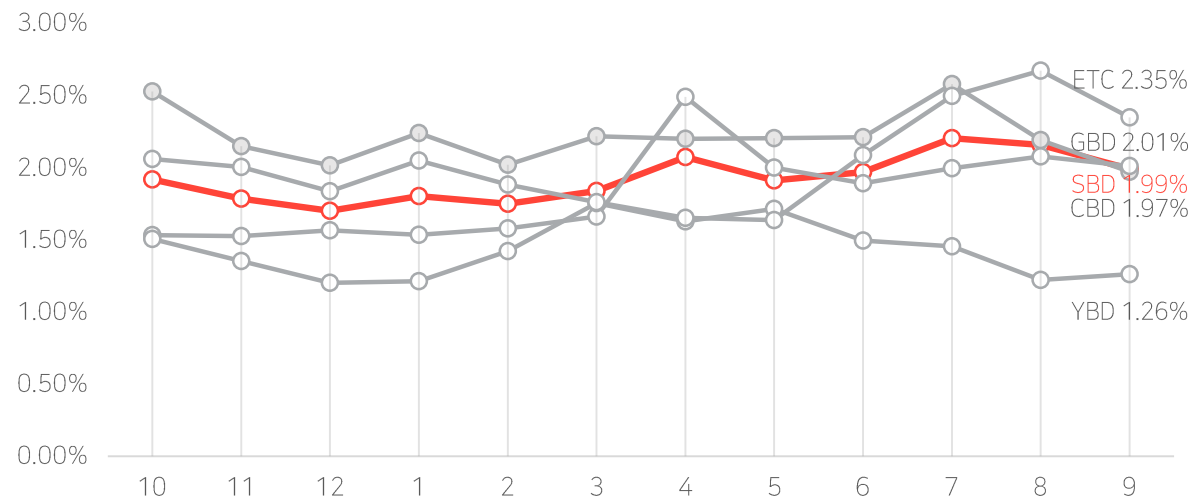
■ Vacancy Rate & NOC in Seoul & Each Building Category

01 SBD Seoul Capital Area

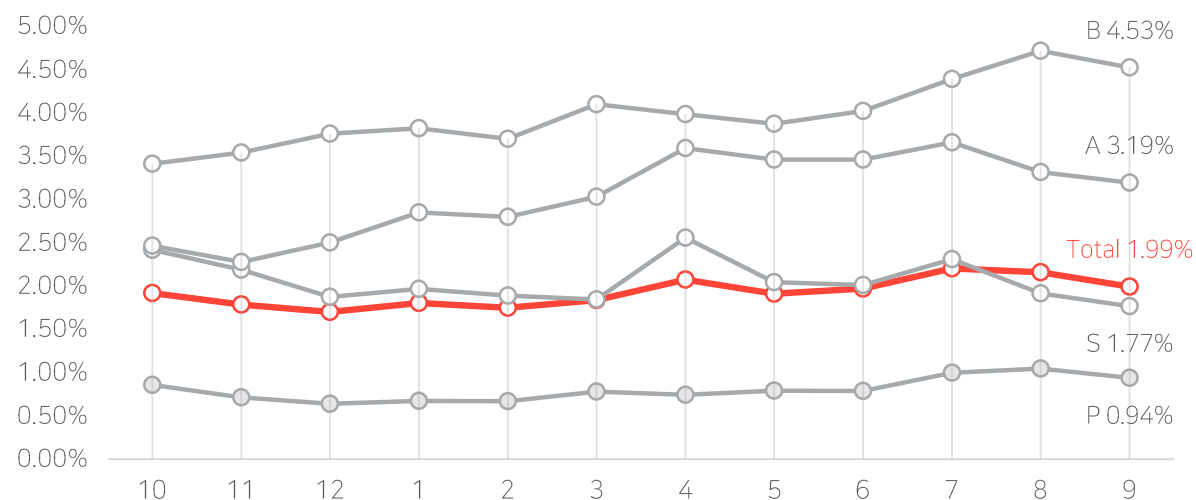
The following chart indicates the vacancy rate of Seoul during Sept 2023.

The 2 floors of the total 3,900m² in Wise Tower in CBD came on the lease market whereas Joyang Building (the new unit) managed to fill the office space of 3,600m², located over the 4 floors in the building, thanks to Mom's Touch, the new tenant.

Shinyoung Building in GBD also successfully leased the office space of 3,400m² to AIA Premier Partners, the new tenant. NH Financial Tower of Parc I in YBD signed the lease contract with Earnest & Young Global Limited for the office space of 6,280m² located over the 2 floors in the building. Likewise, Bomoon 243 Building in Sungdong-gu signed the contract with The Share Corp. for the office space of 3,640m² located over the 3 floors in the building.



Monthly Vacancy Rate in 5 Main Districts



Monthly Vacancy Rate for Different Size of Buildings

02 CBD Central Seoul

Vacancy rate

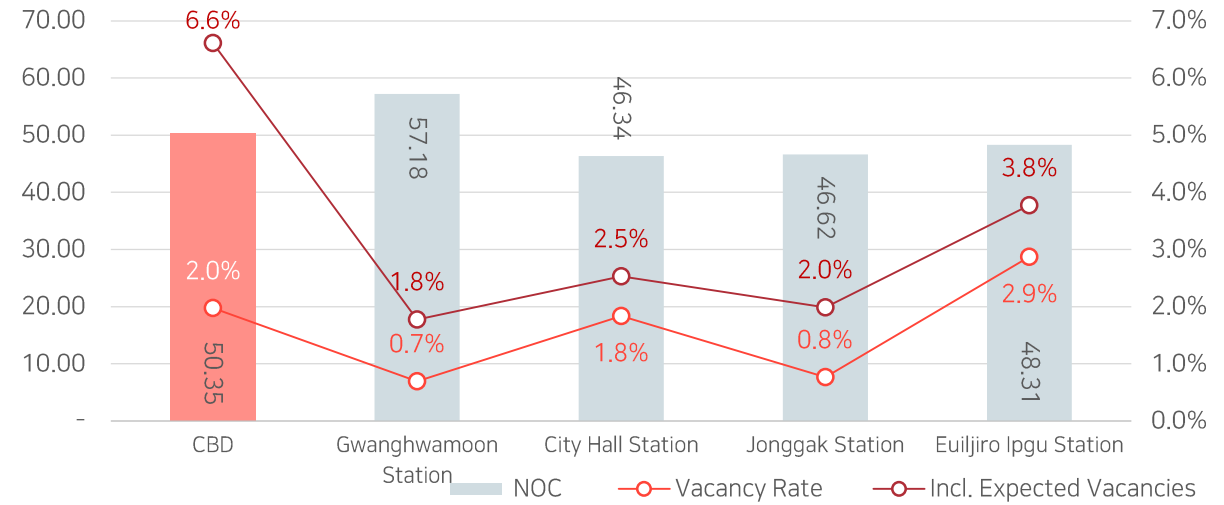
1.97 % ↓

Avg, NOC

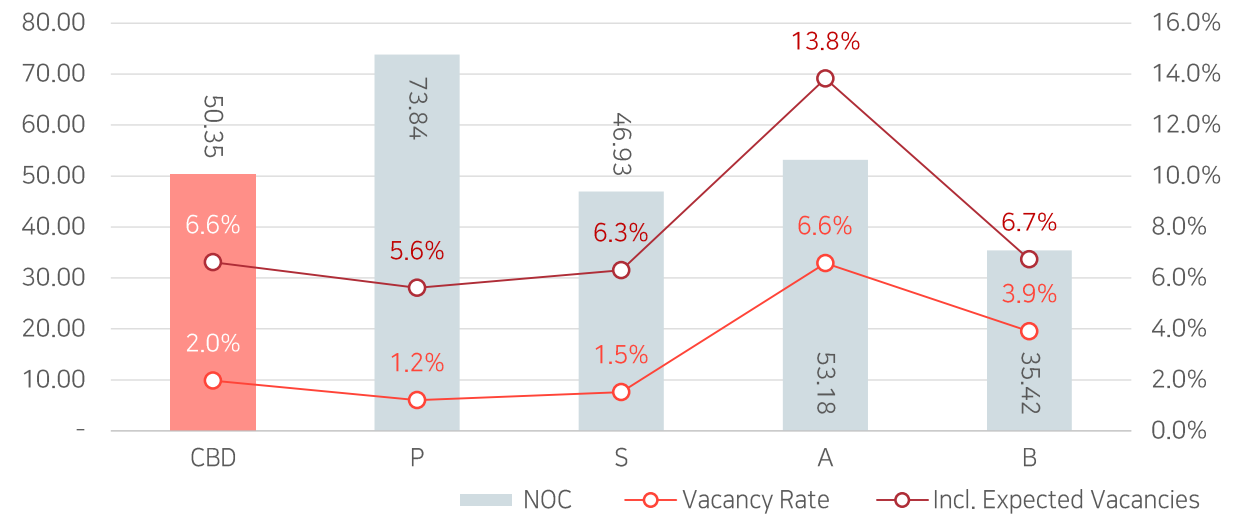
\$ 50.35 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
21.14	210.13	8.66

The average vacancy rate of the office buildings in CBD is 1.97 % as of September 2023, and the average NOC is \$ 50.35.



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



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

73 GBD Gangnam

Vacancy rate

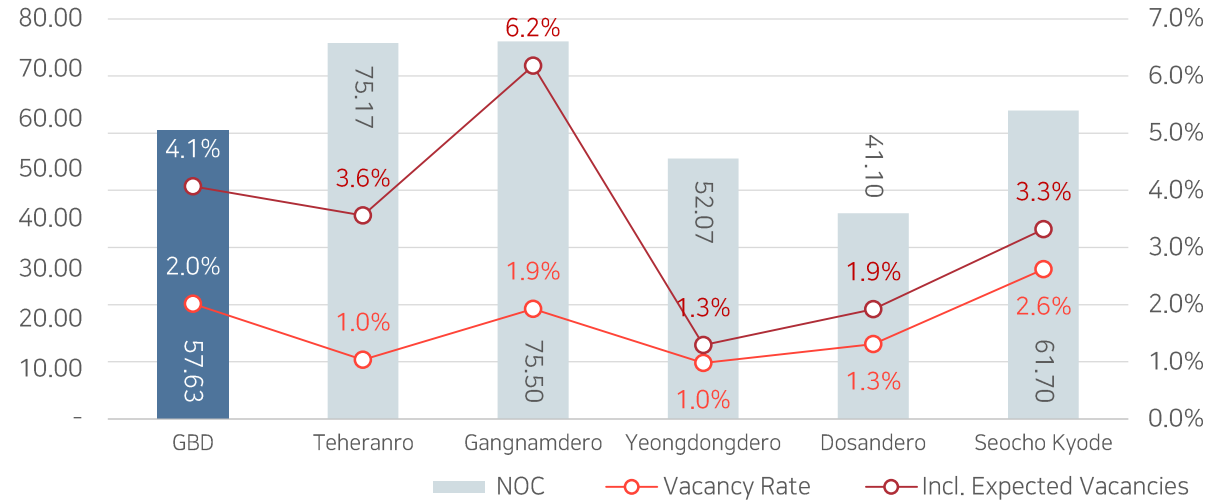
2.01 % ↓

Avg, NOC

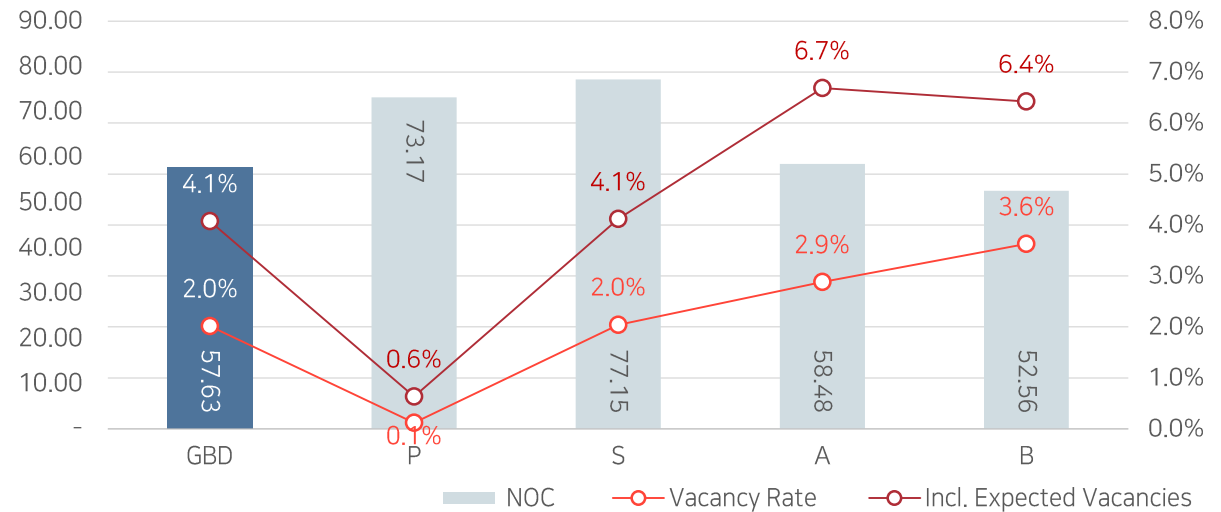
\$ 57.63 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
26.35	313.12	7.32

The average vacancy rate of the office buildings in GBD is 2.01 % as of September 2023, and the average NOC is \$ 57.63.



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



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

24 YBD Yeouido & Yeongdeungpo

Vacancy rate

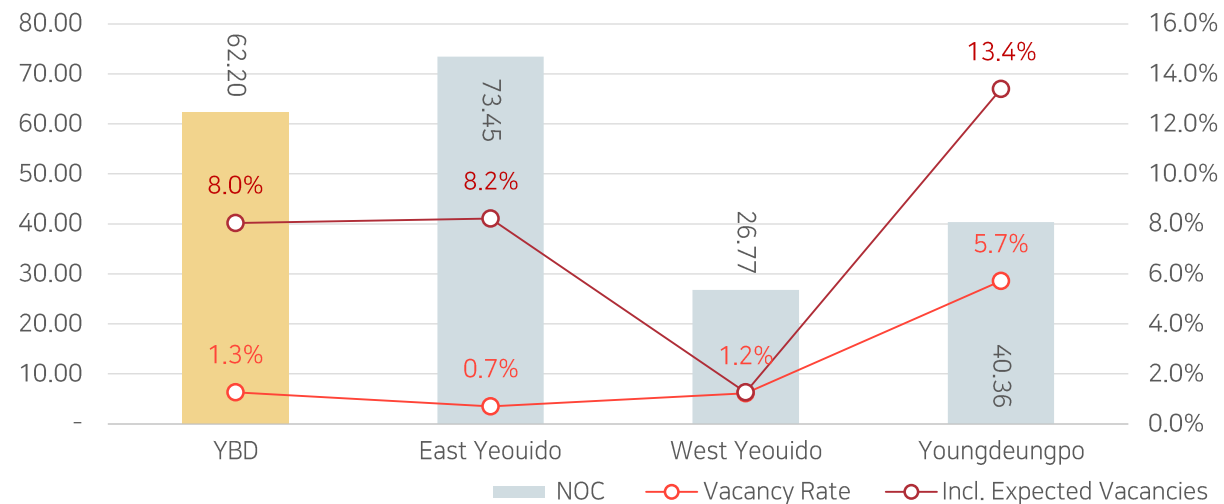
1.26 % ↑

Avg, NOC

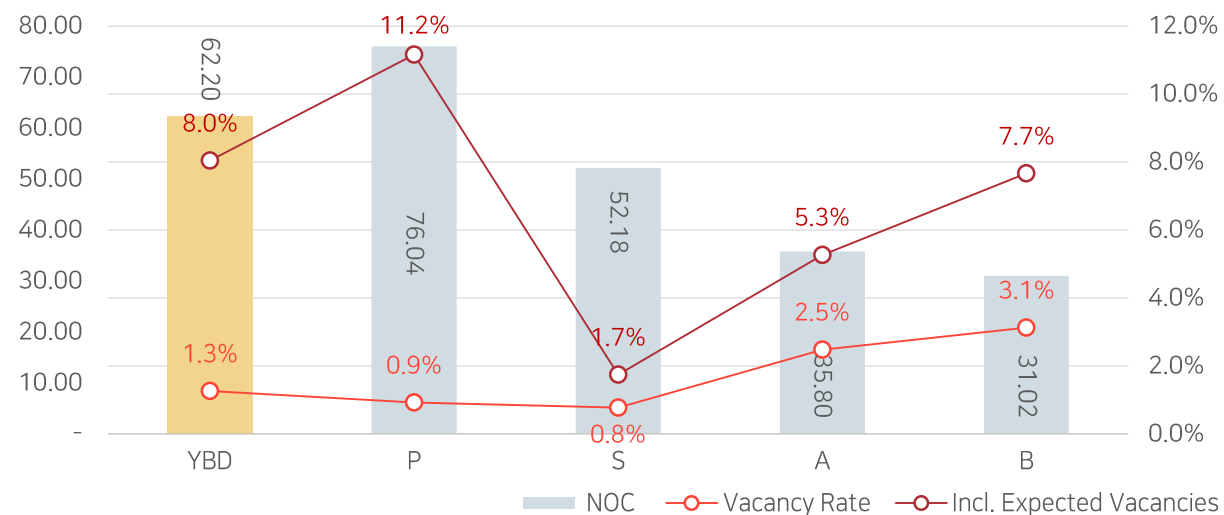
\$ 62.20 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.88	232.84	9.29

The average vacancy rate of the office buildings in YBD is 1.26 % as of September 2023, and the average NOC is \$ 62.20.



■ 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

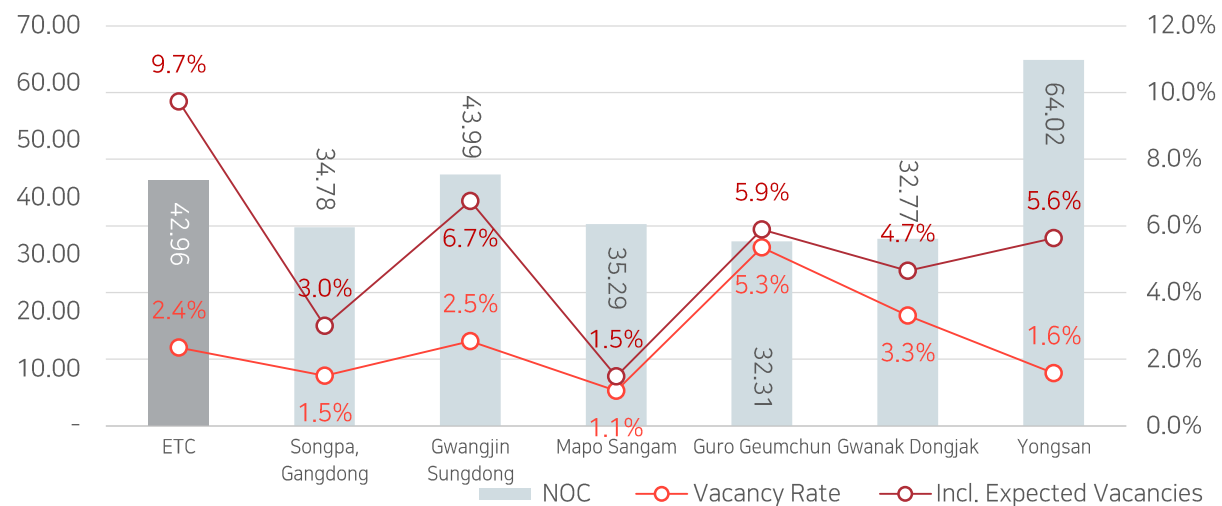
2.35 % ↓

Avg, NOC

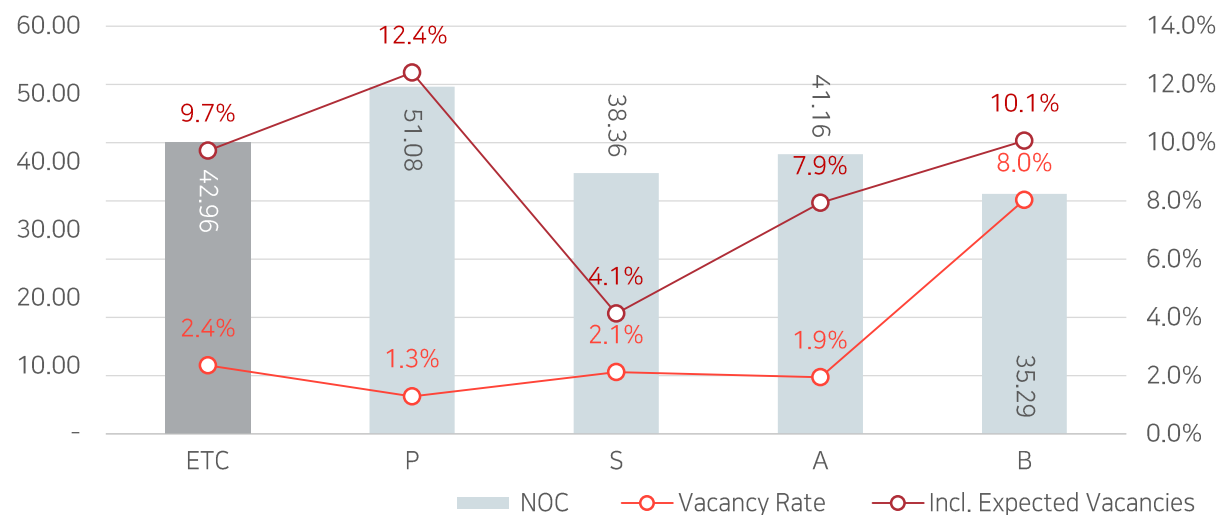
\$ 42.96 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
16.87	168.66	6.46

The average vacancy rate of the office buildings in ETC is 2.35 % as of September 2023, and the average NOC is \$ 42.96.



■ 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

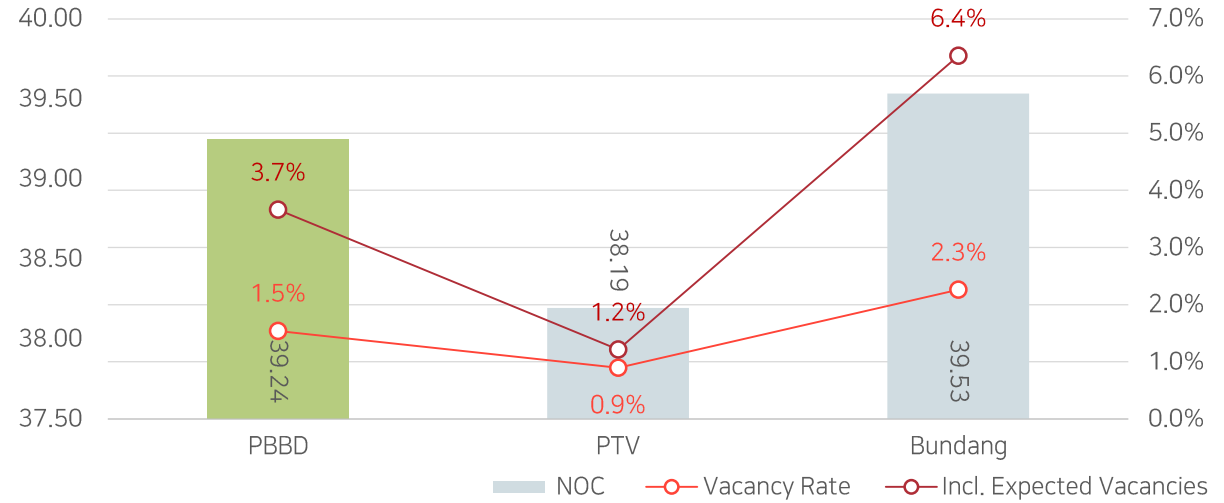
1.54 % ↓

Avg, NOC

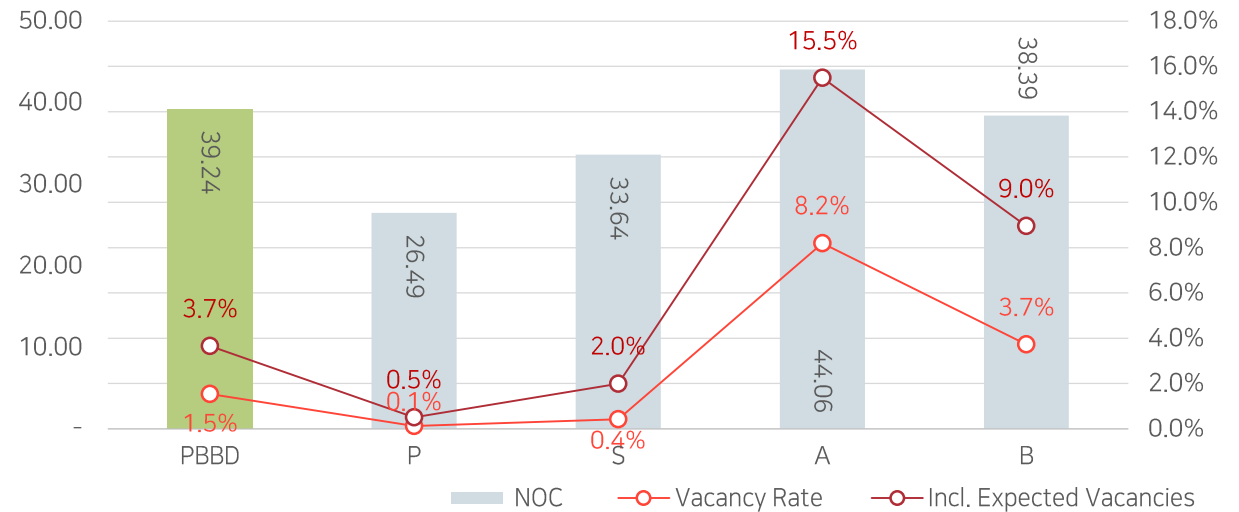
\$ 39.24 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
14.29	179.28	5.85

The average vacancy rate of the office buildings in PBBD is 1.54 % as of September 2023, and the average NOC is \$ 39.24.



■ 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	865,936	234.57	23.20	9.61	57.18	0.69%
	City Hall Station	906,474	179.89	17.71	8.16	46.34	1.84%
	Jonggak Station	946,459	196.52	18.06	7.80	46.62	0.77%
	Euljiro Ipgu Station	857,490	196.81	22.58	8.78	48.31	2.87%
GBD	Teheranro	3,529,049	362.13	35.32	8.62	75.17	1.03%
	Gangnamdero	1,547,497	409.21	37.56	7.48	75.50	1.92%
	Yeongdongdero	975,090	200.72	16.70	7.50	52.07	0.98%
	Dosandero	325,351	316.66	19.18	7.00	41.10	1.31%
	Seocho Gyodae	470,128	274.24	25.10	7.37	61.70	2.62%
YBD	East Yeouido	3,097,797	274.42	27.22	10.25	73.45	0.70%
	West Yeouido	583,939	100.85	8.90	5.49	26.77	1.23%
	Youngdeungpo	394,184	152.75	14.65	7.77	40.36	5.72%
ETC	Songpa, Gangdong	2,207,597	155.03	14.15	5.48	34.78	1.50%
	Gwangjin Sungdong	580,094	212.74	19.29	4.69	43.99	2.55%
	Mapo Sangam	1,815,646	160.04	15.15	6.19	35.29	1.06%
	Guro Geumchun	870,650	121.18	11.58	5.19	32.31	5.35%
	Gwanak Dongjak	619,868	104.46	7.82	5.78	32.77	3.31%
	Yongsan	736,307	244.26	38.37	6.11	64.02	1.58%
PBBD	PTV	1,290,106	143.98	14.40	5.96	38.19	0.90%
	Bundang	1,152,106	188.99	14.26	5.82	39.53	2.26%



Land Use Information by District

District	Building Name	Address	Land Use	GFA (㎡)	Completion
CBD	Taeryeo Building	Sinmunno 2-ga Jongno-gu	Office	4,034	15-Sep
	Space Sopora	Jeong-dong Jung-gu	#2 Commercial	1,412	21-Sep
GBD	Trust Hill	Seocho-dong Seocho-gu	#2 Commercial	2,336	15-Sep
	Gangnam 143	Samseong-dong Gangnam-gu	Office	2,000	27-Sep
	Hamsa Building	Nonhyeon-dong Gangnam-gu	#1 Commercial	1,270	27-Sep
YBD	Santa Monica	Yeongdeungpo-dong 3-ga Yeongdeungpo-gu	Office	3,245	08-Sep
	LEE TOWER	Yangpyeong-dong 1-ga Yeongdeungpo-gu	#2 Commercial	2,106	22-Sep
ETC	S-Oil TS&D Center Lab-Unit	Magok-dong Gangseo-gu	Educational	28,323	25-Sep
	Sejong Building	Guui-dong Gwangjin-gu	#2 Commercial	7,802	08-Sep
	Porsche Center Sungsoo	Yongdap-dong Seongdong-gu	Automobile-related	2,927	08-Sep
	Ari 301	Seogyo-dong Mapo-gu	Office	2,835	26-Sep
	Hannam-dong Sales Facility	Hannam-dong Yongsan-gu	Sales	2,694	25-Sep
	Sungsoo-dong Sales Facility	Seongsu-dong 1-ga Seongdong-gu	Office	1,665	22-Sep
	Sungsoo-dong Commercial Facility	Seongsu-dong 2-ga Seongdong-gu	#2 Commercial	1,645	27-Sep
	Porsche Studio Songpa	Seokchon-dong Songpa-gu	#2 Commercial	1,471	26-Sep
	1950 Avenue	Bulgwang-dong Eunpyeong-gu	#2 Commercial	1,427	25-Sep



BSKit RESEARCH CENTER

+82.2.6205.0884 bskit@naikorea.com www.bs-kit.com

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NAI Korea Corp. 10F Jungheon Building Teheranro 516, Gangnam-gu, Seoul

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