

SEOUL OFFICE LEASING

November 2023 Monthly Market Review

조사개요

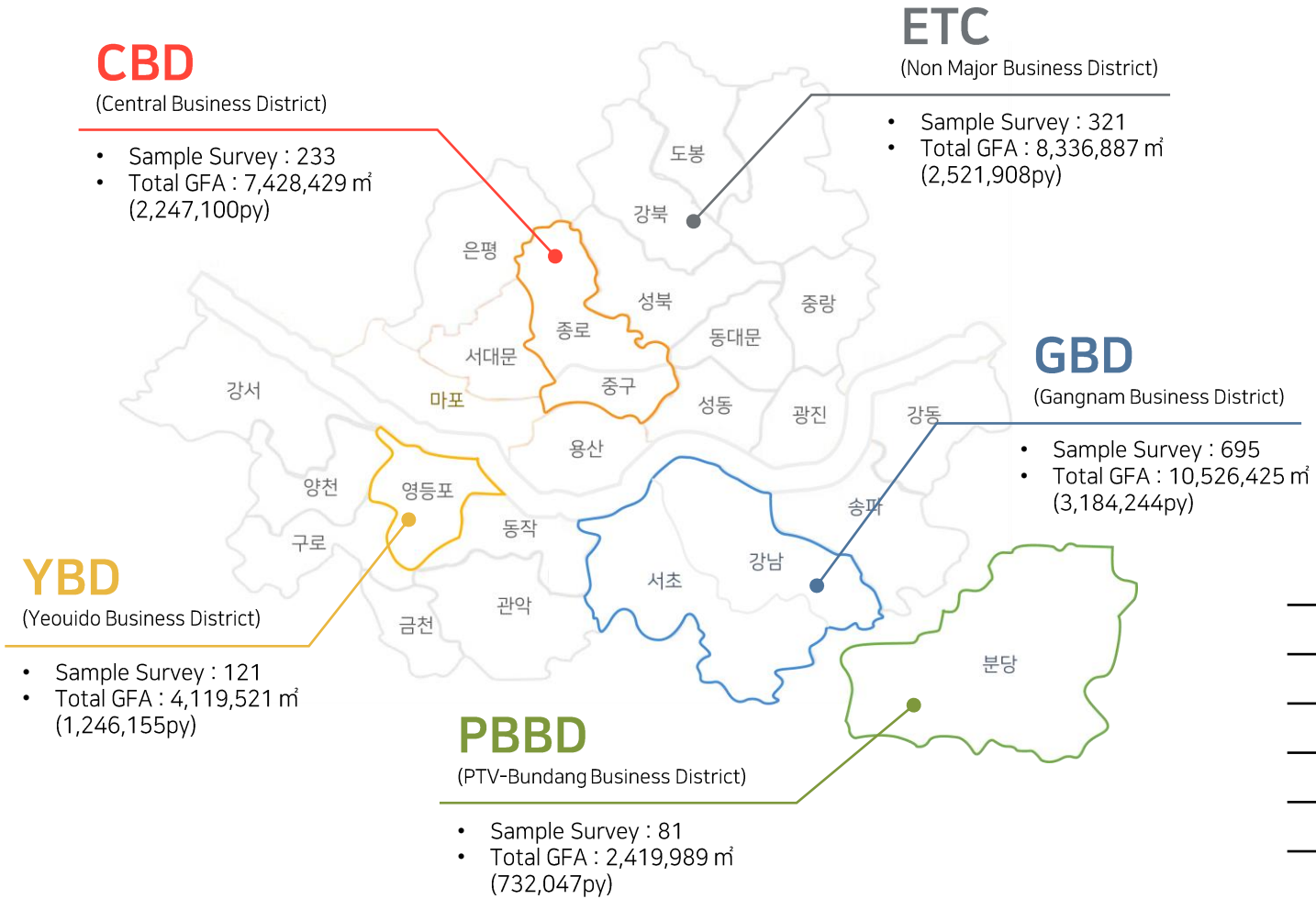
지역	서울 전 지역 및 판교, 분당 지역
대상	연면적 1,000m ² (330py) 이상, 지상 4층 이상의 업무시설 및 업무 복합시설
조사 방법	전화조사 및 자산관리업체의 발표자료, 공시자료 등 참고
조사 내용	오피스 임대 및 공실 변화, 임차인 이동현황, 거래 사례 등
조사 기간	2023년 10월 1개월 간 조사
DB 관리	BSKit 리서치센터는 업무용 빌딩의 공실정보 및 임대료를 조사하고 있으며, 상업용 부동산 플랫폼 BSKit을 통하여 관리 활용되고 있습니다.

권역별 분류

CBD Central Business District	GBD Gangnam Business District	YBD Yeouido Business District	ETC Non Major Business District	PBBB 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 1,451

	P	S	A	B
CBD	46	67	36	84
GBD	31	84	92	488
YBD	21	25	30	45
ETC	50	57	63	151
PBBD	13	15	19	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

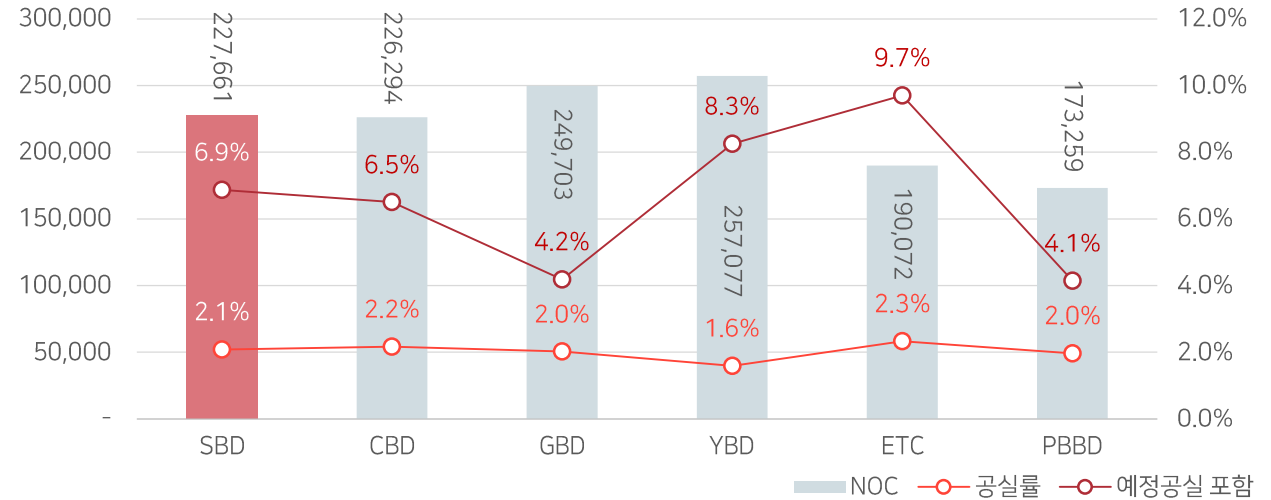
01 SBD 서울 전체

공실률
2.08% ↑

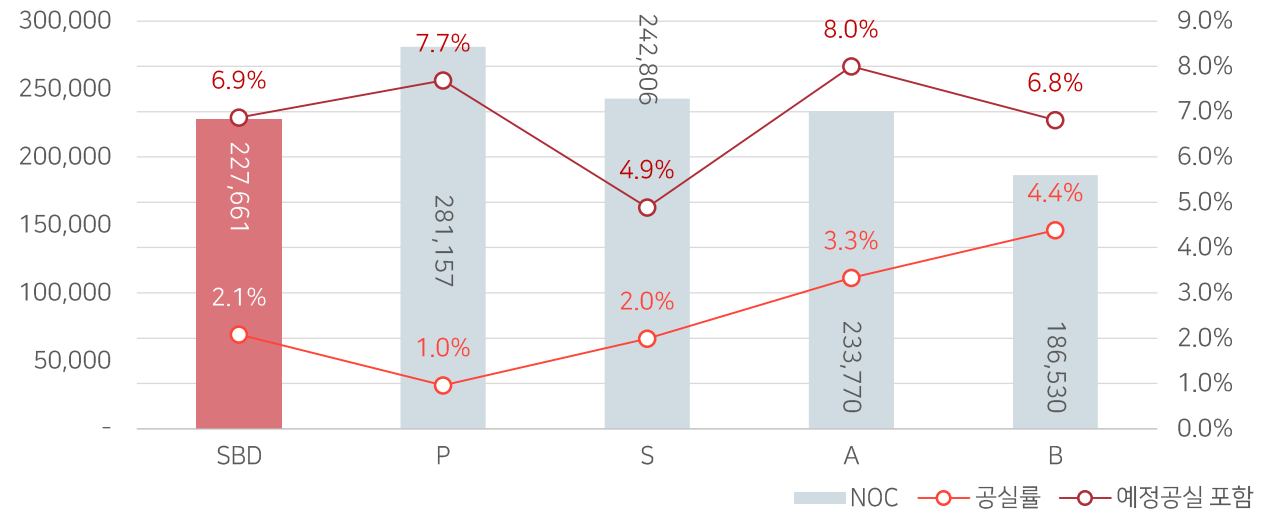
평균 NOC
₩ 227,661 ↓

평균 임대료	평균 보증금	평균 관리비
95,819	1,030,719	34,290

2023년도 10월 조사한 서울지역 오피스의
평균 공실률은 2.08%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 227,661원으로 조사되었다.



■ 서울 전체 권역별 공실률 / NOC



■ 서울 전체 규모별 공실률 / NOC

01 SBD 서울 전체

2023년 10월 서울권역의 공실률 흐름은 다음과 같이 조사되었다.

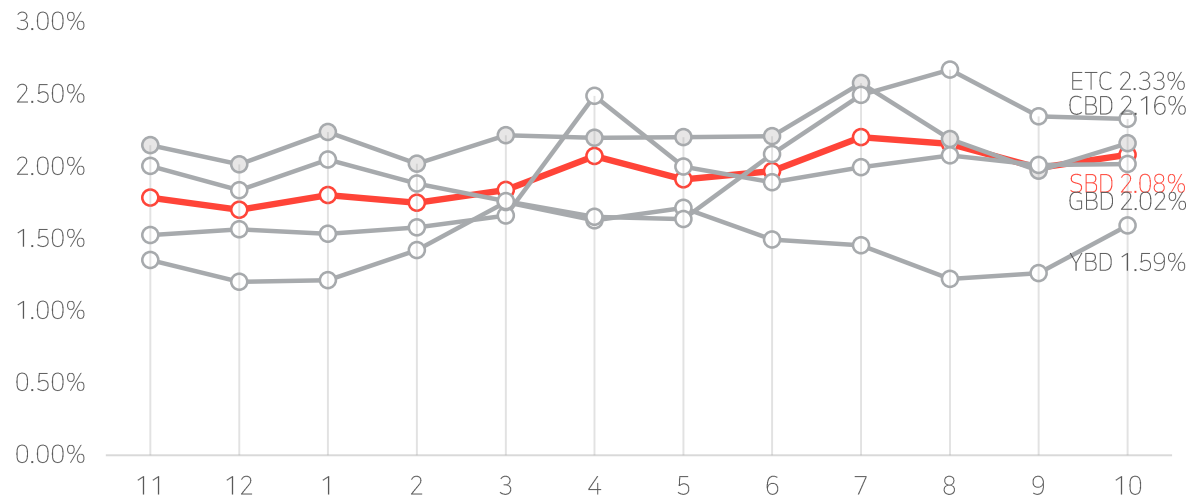
GBD의 아주빌딩에서 네오플이 사용중인 면적 8개층 2,100평의 면적이 내년 임대시장에 추가될 예정이다.

YBD의 ONE IFC에 소니코리아가 사용 중인 2개층 1,830평의 면적이 임대시장에 추가되었다.

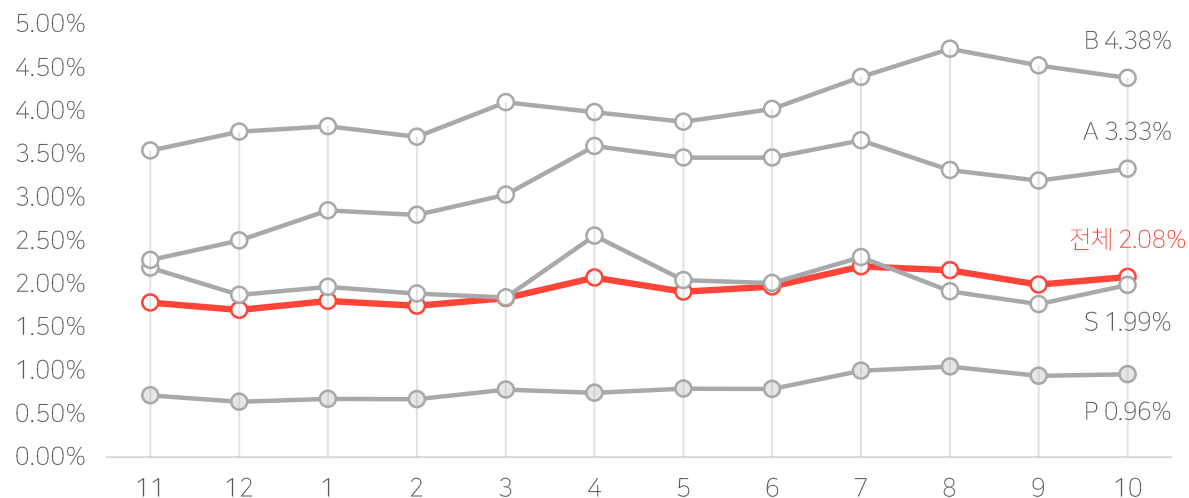
강동구의 이스트센트럴타워에 시너지월드와이드코리아가 사용중인 3개층 1,640평을 포함한 총 4,430평의 면적이 내년 임대시장에 추가될 예정이다.

서대문구의 삼창빌딩은 서대문경찰서가 전부 사용하며 2,680평의 공실이 모두 해소되었고,

KT&G서대문빌딩에서는 KDB생명보험, 아나항공, 유바프은행 등이 입주하며 총 1,100평의 공실이 해소되었다.



■ 서울 권역별 공실률 변화



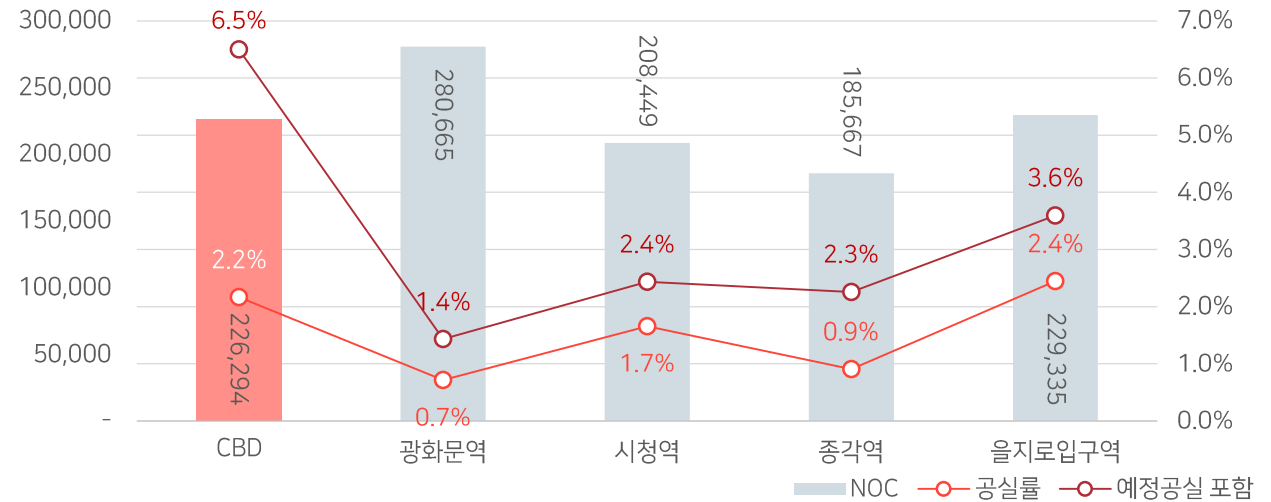
■ 서울 규모별 공실률 변화

02 CBD 도심권역

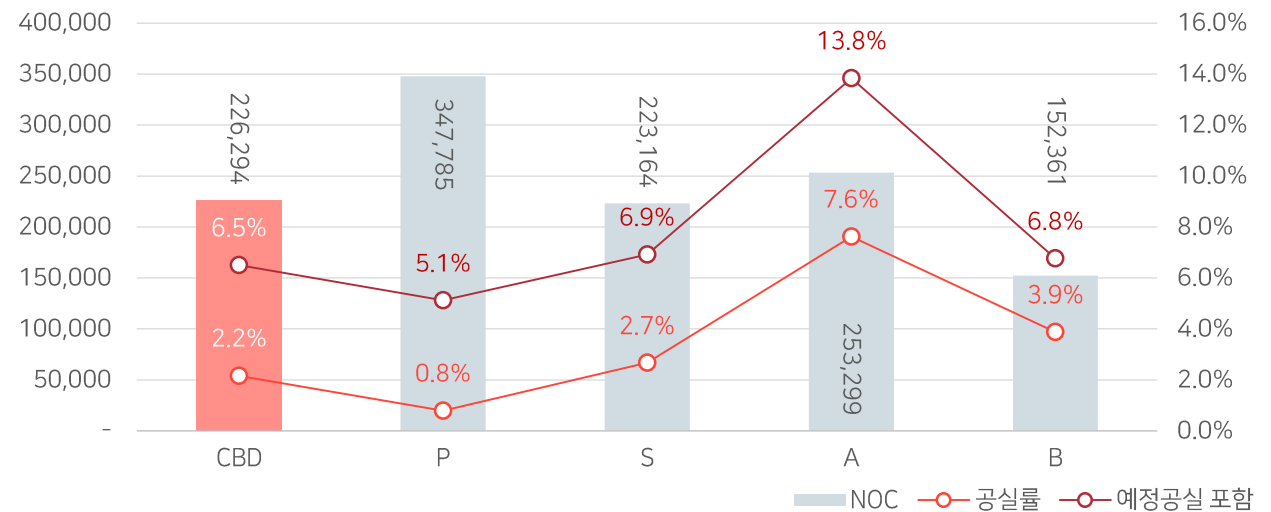
공실률 2.16% ↑ | 평균 NOC ₩ 226,294 ↑

평균 임대료	평균 보증금	평균 관리비
95,938	949,914	38,906

2023년도 10월 조사한 도심지역 오피스의 평균 공실률은 2.16%로 조사되었으며, 전용면적 1평당 사용할 때 드는 비용을 계산한 평균 NOC는 226,294원으로 조사되었다.



■ CBD 지역 세부권역별 공실률/NOC



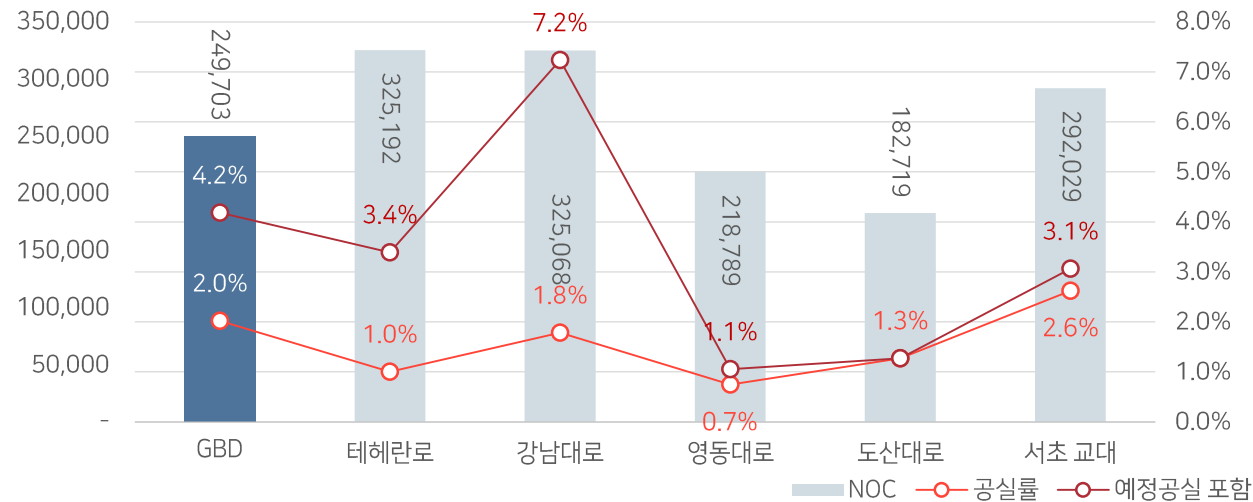
■ CBD 지역 규모별 공실률/NOC

73 GBD 강남권역

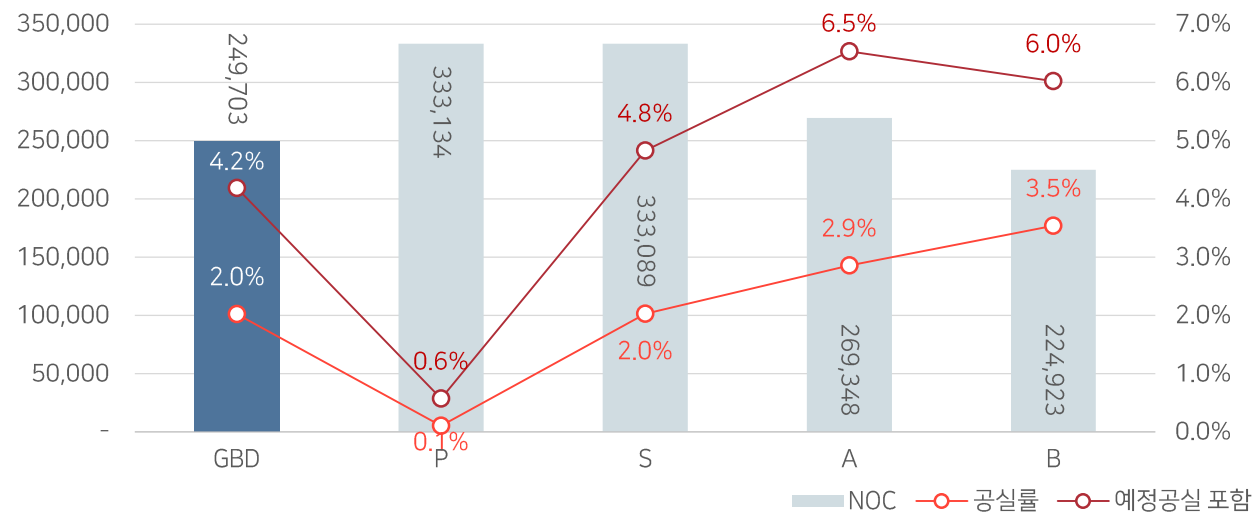
공실률 2.02% ↑ 평균 NOC ₩ 249,703 ↓

평균 임대료	평균 보증금	평균 관리비
114,700	1,374,296	32,751

2023년도 10월 조사한 강남지역 오피스의 평균 공실률은 2.02%로 조사되었으며, 전용면적 1평당 사용할 때 드는 비용을 계산한 평균 NOC는 249,703원으로 조사되었다.



GBD 지역 세부 권역별 공실률 / NOC



GBD 지역 규모 별 공실률 / NOC

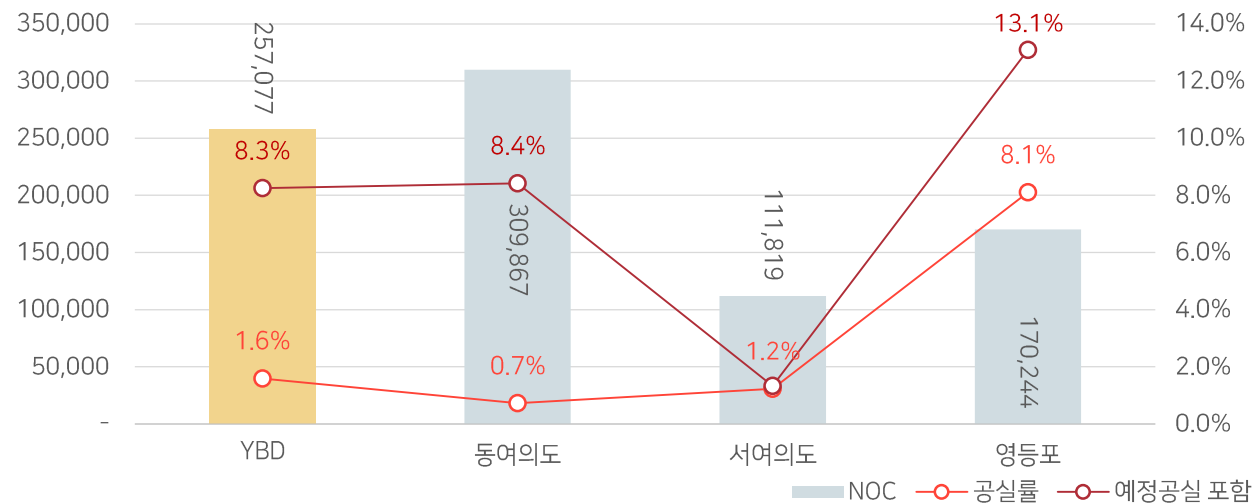
24 YBD 여의도, 영등포 권역

공실률
1.59% ↑

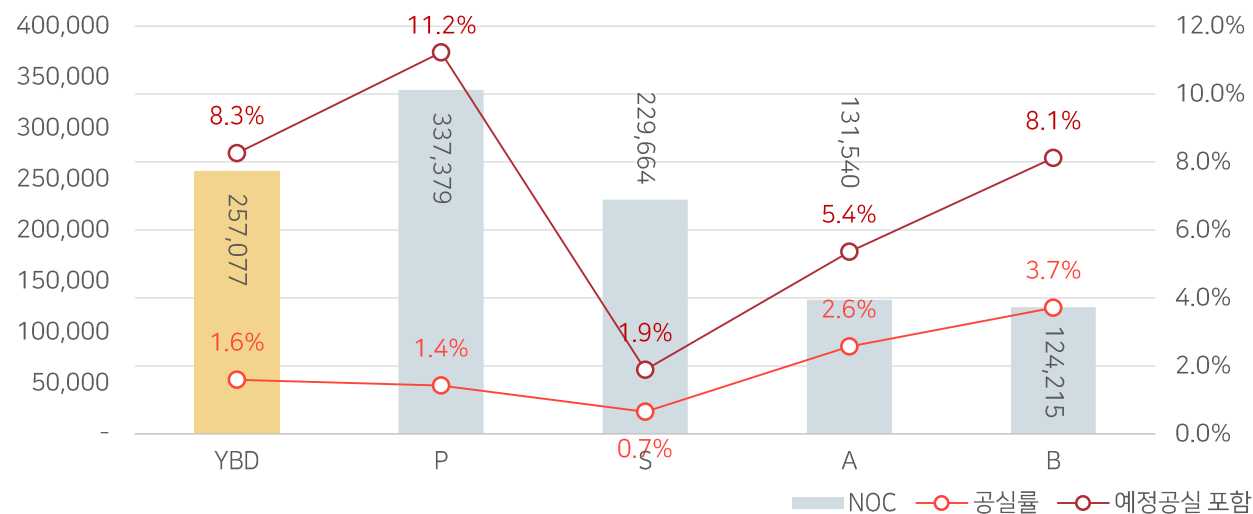
평균 NOC
₩ 257,077 ↓

평균 임대료	평균 보증금	평균 관리비
95,397	972,094	40,570

2023년도 10월 조사한 여의도, 영등포 지역
오피스의 평균 공실률은 1.59%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 257,077원으로 조사되었다.



■ YBD 지역 세부 권역별 공실률 / NOC



■ YBD 지역 규모 별 공실률 / NOC

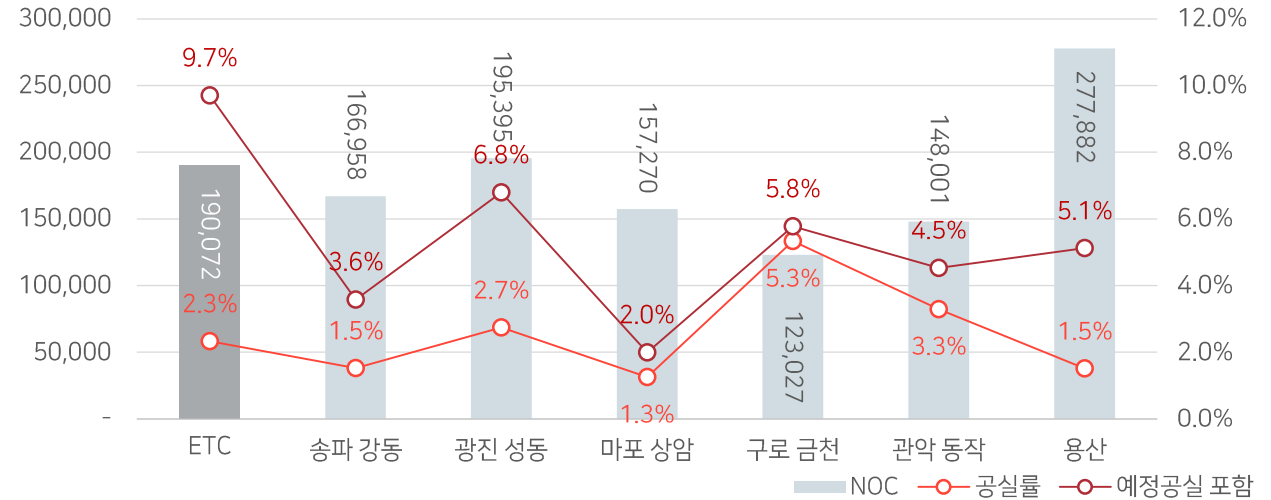
75 ETC 서울 기타권역

공실률
2.33% ↓

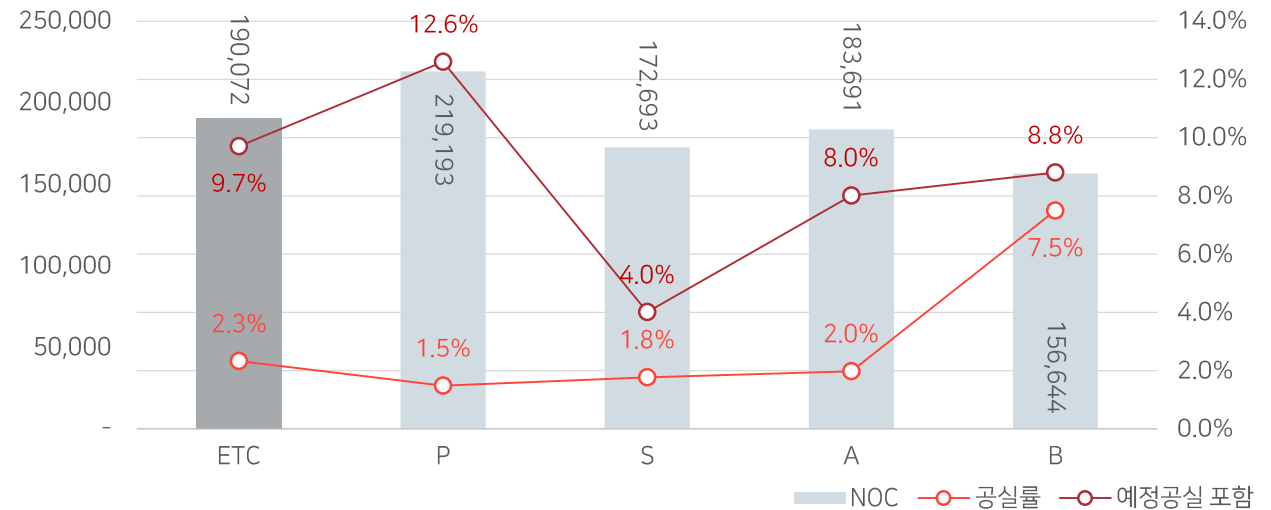
평균 NOC
₩ 190,072 ↓

평균 임대료	평균 보증금	평균 관리비
74,996	757,342	28,445

2023년도 10월 조사한 서울 기타지역 오피스의
평균 공실률은 2.33%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 190,072원으로 조사되었다.



ETC 지역 세부권역별 공실률 / NOC



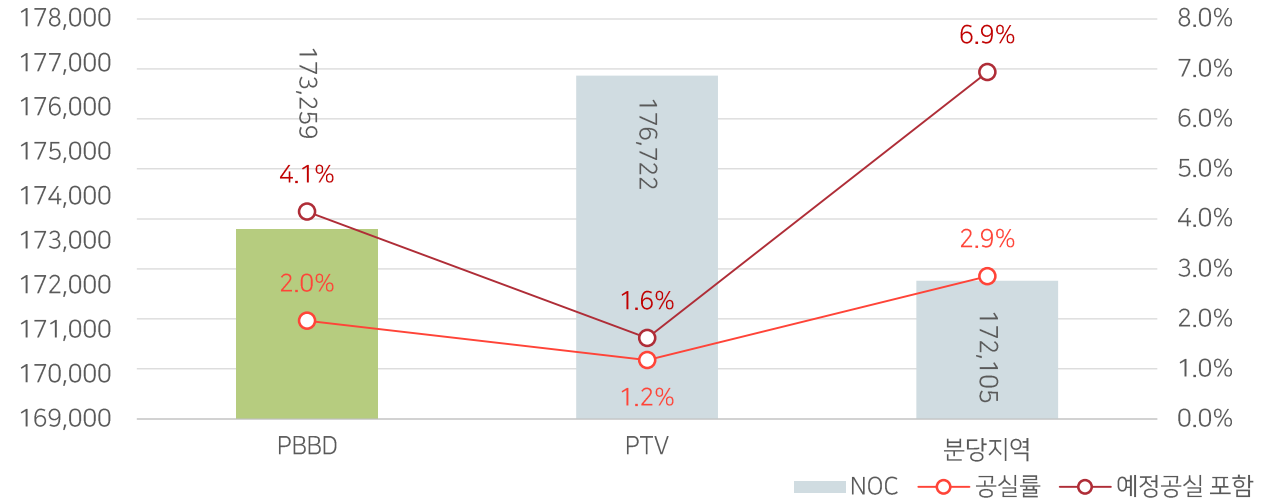
ETC 지역 규모별 공실률 / NOC

76 PBBD 판교, 분당 권역

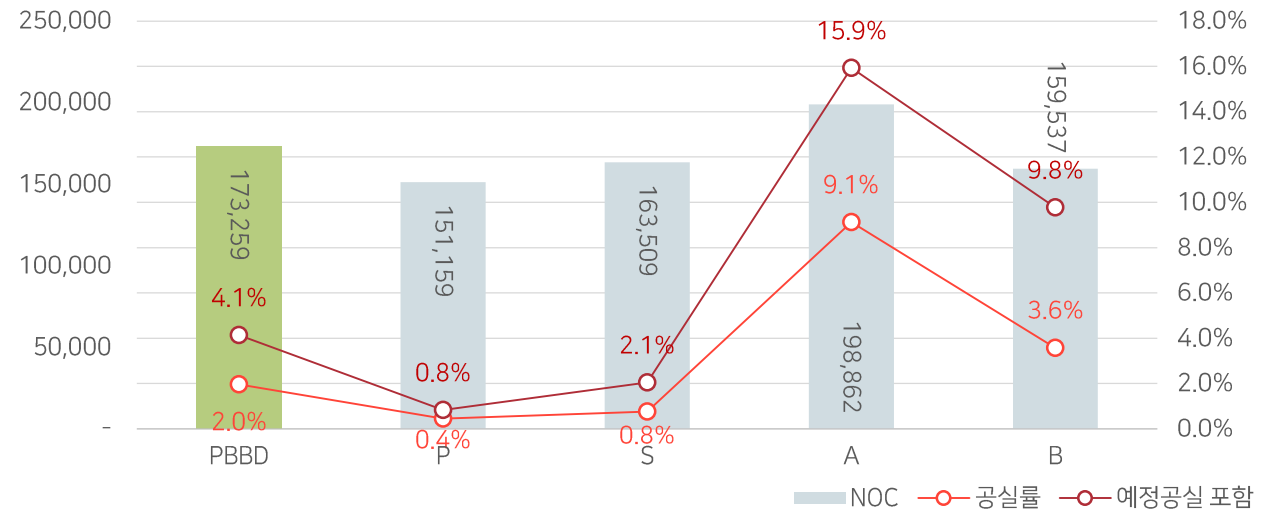
공실률 1.96% ↑ | 평균 NOC ₩ 173,259 ↓

평균 임대료	평균 보증금	평균 관리비
63,815	720,109	26,361

2023년도 10월 조사한 판교, 분당지역 오피스의
평균 공실률은 1.96%로 조사되었으며,
전용면적 1평당 사용할 때 드는 비용을 계산한
평균 NOC는 173,259원으로 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	1,154,739	114,998	44,090	280,665	0.71%
	시청역	282,765	803,497	79,031	36,591	208,449	1.65%
	종각역	288,042	798,378	72,267	33,739	185,667	0.90%
	을지로입구역	256,877	895,014	104,966	40,699	229,335	2.45%
GBD	테헤란로	1,087,578	1,548,955	150,151	38,816	325,192	1.00%
	강남대로	485,820	1,741,485	158,921	33,967	325,068	1.78%
	영동대로	296,920	897,329	71,643	32,248	218,789	0.75%
	도산대로	105,317	1,300,660	83,493	31,404	182,719	1.27%
	서초 교대	149,717	1,199,453	118,436	33,973	292,029	2.62%
YBD	동여의도	937,084	1,155,232	115,145	46,092	309,867	0.72%
	서여의도	174,016	430,818	37,543	24,116	111,819	1.23%
	영등포	135,056	692,640	64,964	32,472	170,244	8.11%
ETC	송파 강동	671,418	752,636	68,527	27,547	166,958	1.53%
	광진 성동	178,627	960,190	85,331	21,085	195,395	2.74%
	마포 상암	555,206	710,933	66,055	27,879	157,270	1.25%
	구로 금천	299,807	486,346	46,375	17,320	123,027	5.33%
	관악 동작	188,756	425,583	36,327	26,434	148,001	3.29%
	용산	226,641	1,078,316	166,992	26,198	277,882	1.51%
PBBD	PTV	387,768	710,180	68,952	26,115	176,722	1.17%
	분당지역	344,279	723,419	62,103	26,425	172,105	2.85%

지역 별
사용승인 현황

권역	빌딩명	소재지	주용도	연면적(㎡)	연면적(3.3㎡)	사용승인일
GBD	343 GANGNAM	서초구 서초동	제1종근린생활시설	8,651	2,617	17-Oct
	금산빌딩	강남구 삼성동	업무시설	2,966	897	27-Oct
	역삼동 업무시설	강남구 역삼동	업무시설	2,000	605	19-Oct
	역삼동 업무시설	강남구 역삼동	업무시설	2,000	605	19-Oct
	동현 빌딩	강남구 삼성동	업무시설	1,997	604	12-Oct
	조엘타워	강남구 논현동	제1종근린생활시설	1,938	586	17-Oct
	반포우체국	서초구 반포동	제1종근린생활시설	1,917	580	11-Oct
	미바빌딩	강남구 역삼동	제2종근린생활시설	1,102	333	27-Oct
YBD	영등포동 근린생활시설	영등포구 영등포동2가	제2종근린생활시설	2,397	725	20-Oct
	영등포동 업무시설	영등포구 영등포동7가	업무시설	1,726	522	20-Oct
ETC	풍원 마곡연구소	강서구 마곡동	교육연구시설	6,580	1,991	05-Oct
	성수동 업무시설	성동구 성수동2가	업무시설	2,957	894	25-Oct
	스타비전빌딩	강동구 성내동	업무시설	2,453	742	25-Oct
	J.W타워	관악구 봉천동	업무시설	2,351	711	16-Oct
	배봉 새마을금고	동대문구 답십리동	제1종근린생활시설	1,956	592	25-Oct
	든솔	구로구 가리봉동	제2종근린생활시설	1,673	506	18-Oct
	향동 근린생활시설	구로구 향동	제2종근린생활시설	1,486	450	18-Oct

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, October 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 = 1,306.00 KRW (0.77 USD = 1,000 KRW) as of 7th November 2023

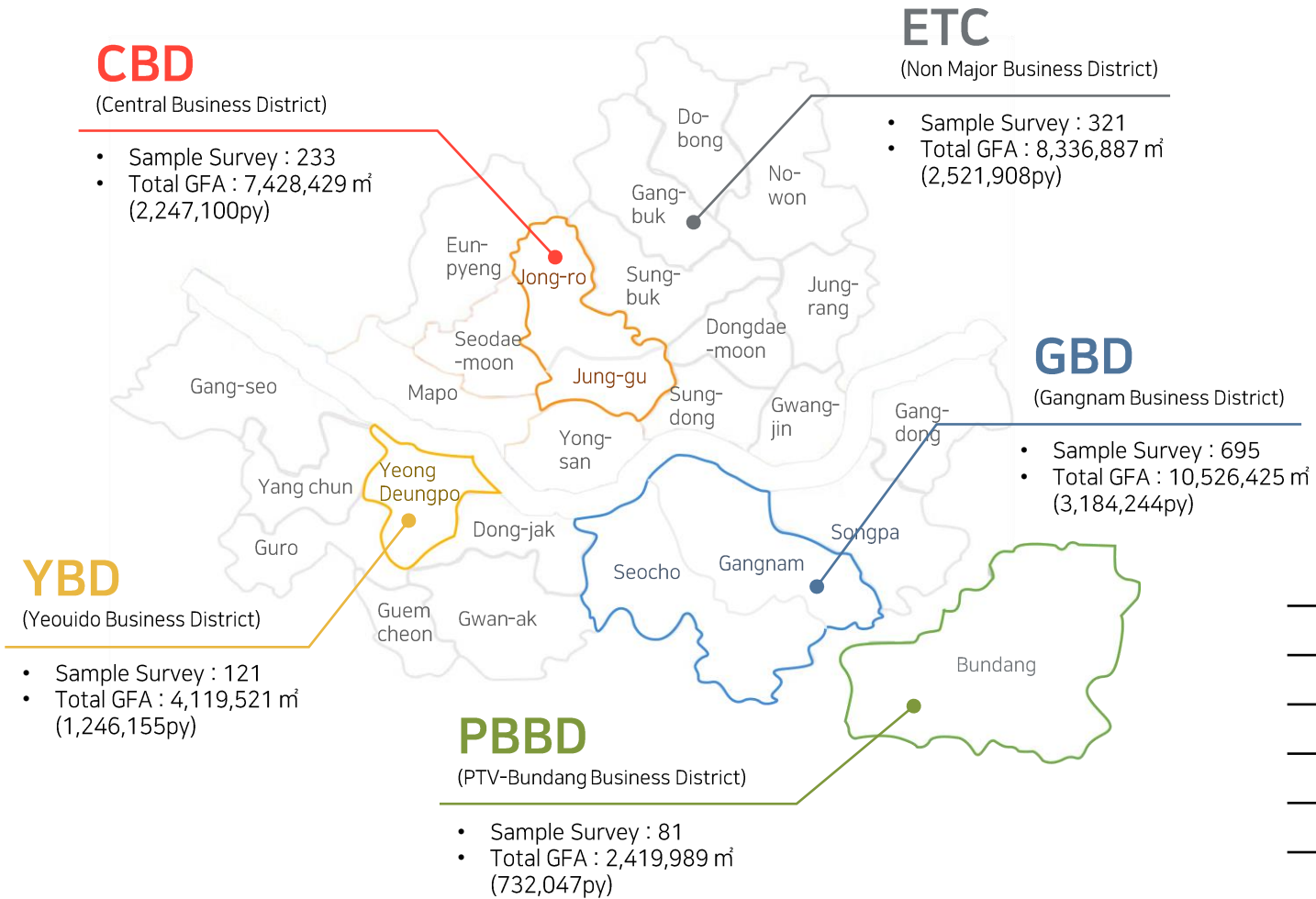
5 Regional Divisions in Seoul

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 1,451

	P	S	A	B
CBD	46	67	36	84
GBD	31	84	92	488
YBD	21	25	30	45
ETC	50	57	63	151
PBBD	13	15	19	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

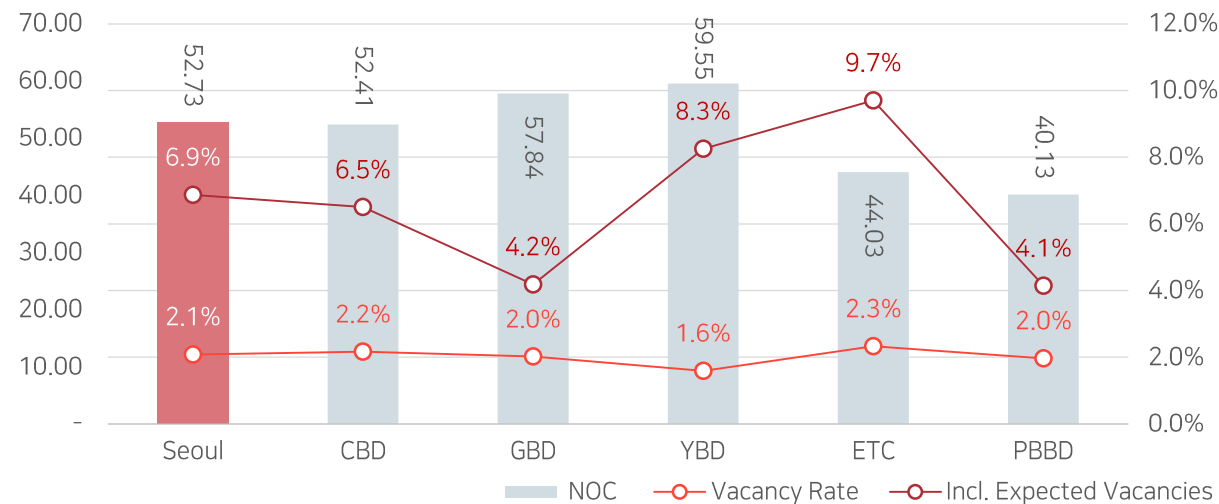
2.08 % ↑

Avg, NOC

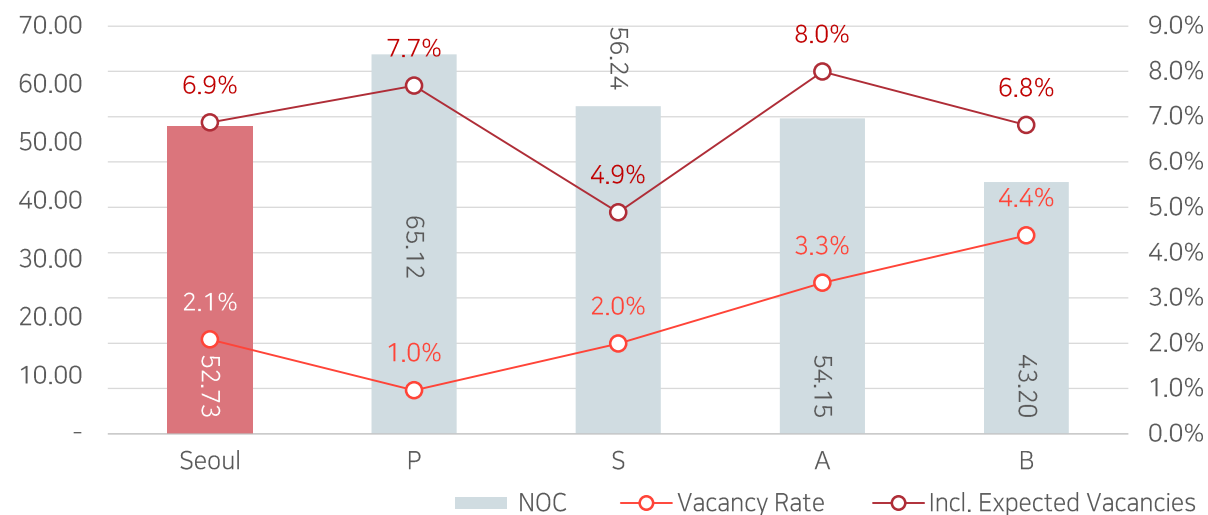
\$ 52.73 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.19	238.74	7.94

The average vacancy rate of the office buildings in Seoul is 2.08 % as of October 2023, and the average NOC is \$ 52.73.



■ Vacancy Rate & NOC in Seoul and Each District



■ Vacancy Rate & NOC in Seoul & Each Building Category

01 SBD Seoul Capital Area

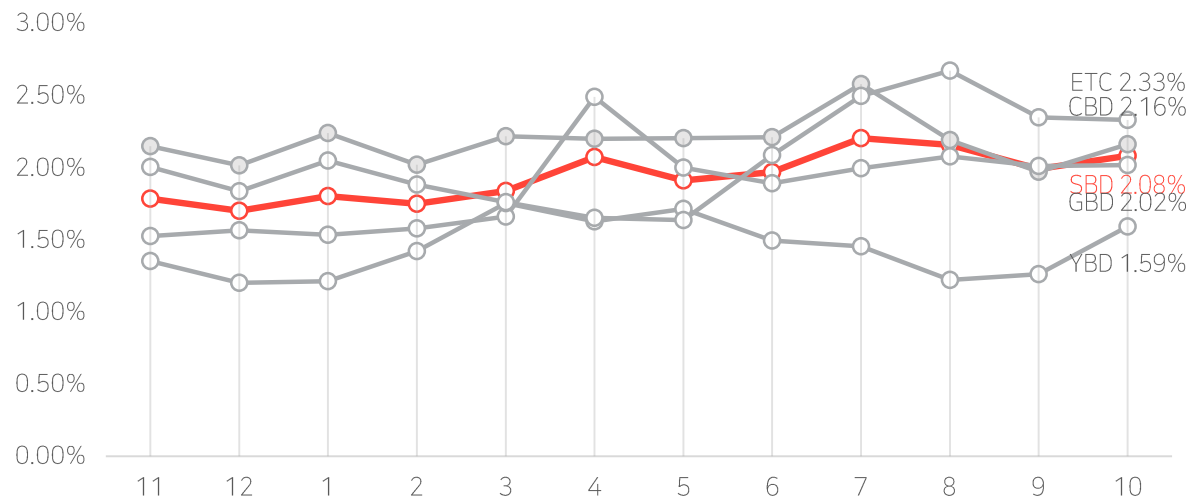
The following chart indicates the vacancy rate of Seoul during October 2023.

The office space of 6,940m², located over the 8 floors in AJU Building in GBD, will come on the lease market next year 2024; the space is currently occupied by Neople Corp.

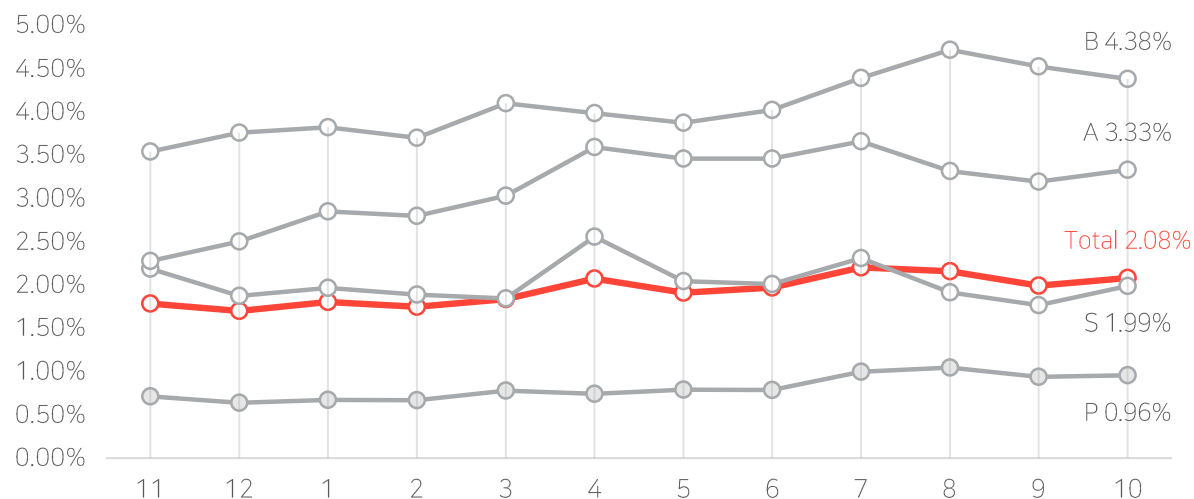
The office space of 6,050m², located over the 2 floors in ONE IFC in YBD came on the lease market, which is currently rented by Sony Korea.

The office space of 14,640m² in East Central Tower in Gangdong-gu will come on the lease market next year 2024; this space includes the 5,420m² office units located over the 3 floors in the tower, and is currently rented by Synergy Worldwide Korea.

Samchang building in Seodaemun-gu managed to lease all the vacant units of 8,860m² to Seodaemun Police Office Unit. KT&G Seodaemun building also signed the lease contract with KDB Life Insurance, ANA Airline, UBAF Bank etc. for the office units of 3,640m² in total.



Monthly Vacancy Rate in 5 Main Districts



Monthly Vacancy Rate for Different Size of Buildings

02 CBD Central Seoul

Vacancy rate

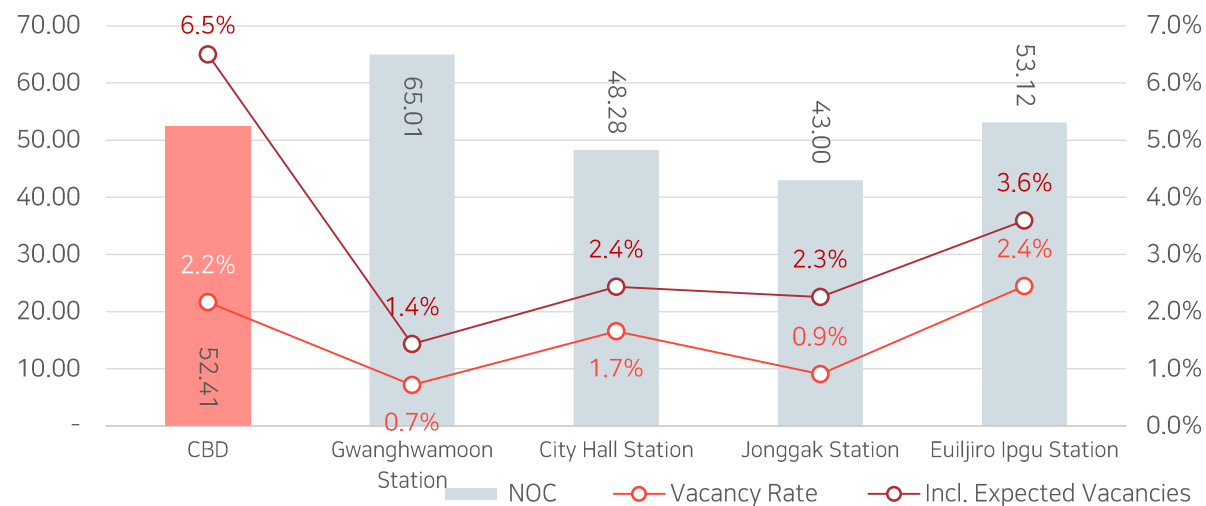
2.16 % ↑

Avg, NOC

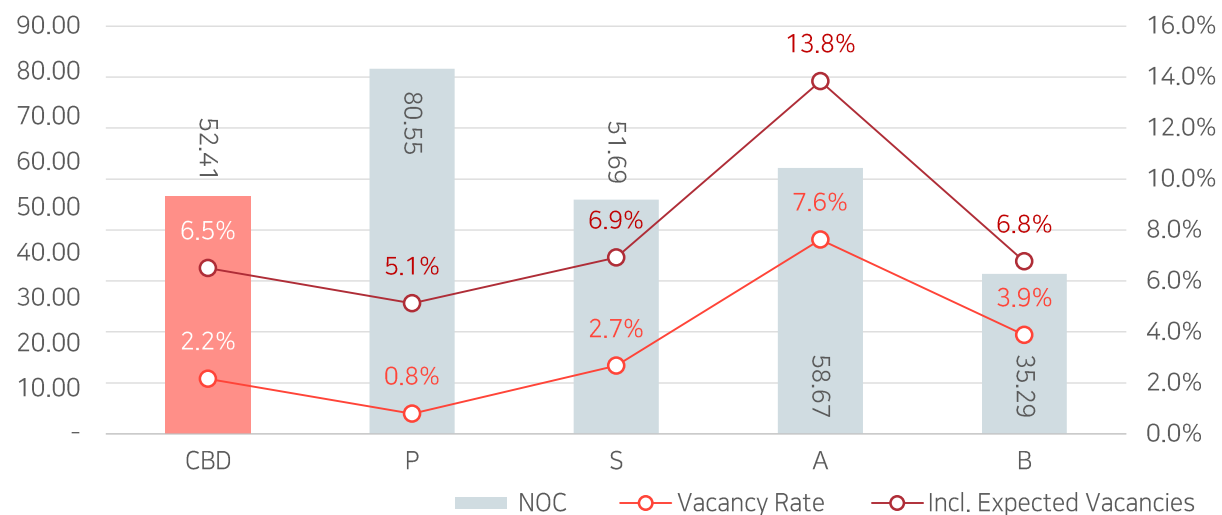
\$ 52.41 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.22	220.02	9.01

The average vacancy rate of the office buildings in CBD is 2.16 % as of October 2023, and the average NOC is \$ 52.41.



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



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

GBD Gangnam

Vacancy rate

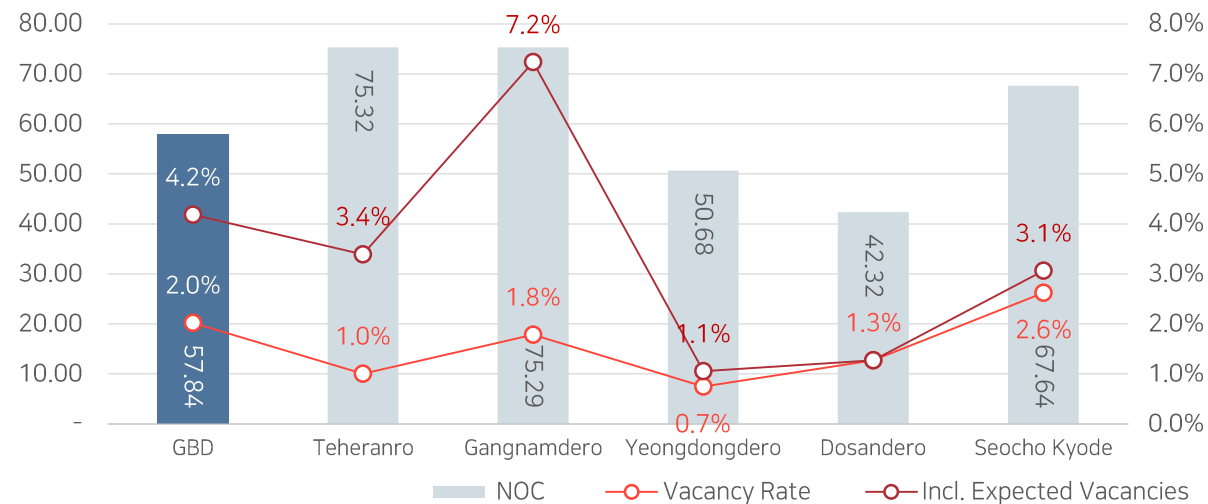
2.02 % ↑

Avg, NOC

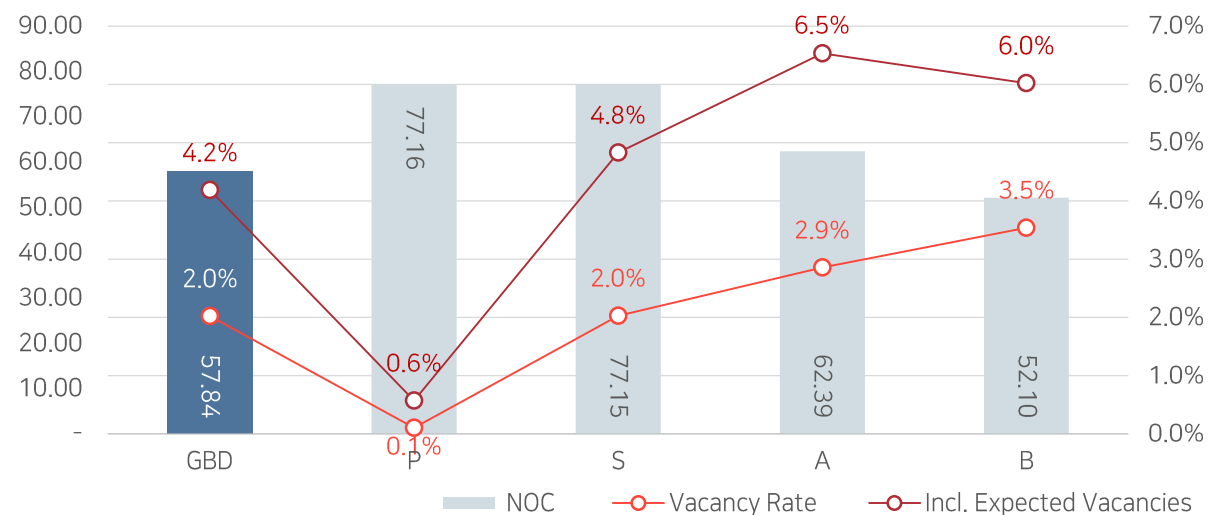
\$ 57.84 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
26.57	318.32	7.59

The average vacancy rate of the office buildings in GBD is 2.02 % as of October 2023, and the average NOC is \$ 57.84.



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



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

Q4 YBD Yeouido & Yeongdeungpo

Vacancy rate

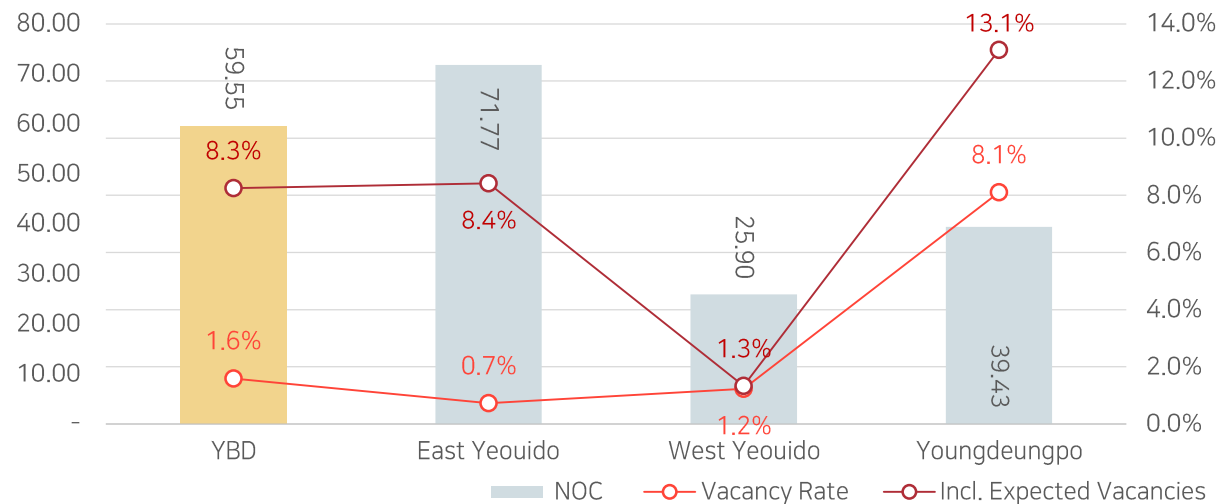
1.59% ↑

Avg, NOC

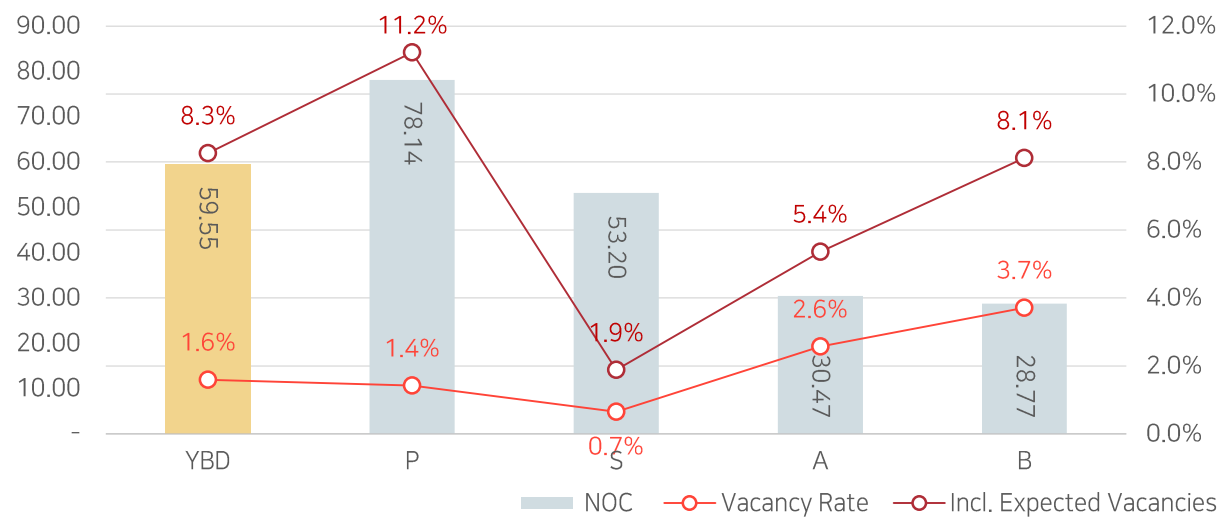
\$ 59.55 ↓

Avg. Rent	Avg. Deposit	Avg. Management. Fee
22.10	225.16	9.40

The average vacancy rate of the office buildings in YBD is 1.59 % as of October 2023, and the average NOC is \$ 59.55.



■ 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

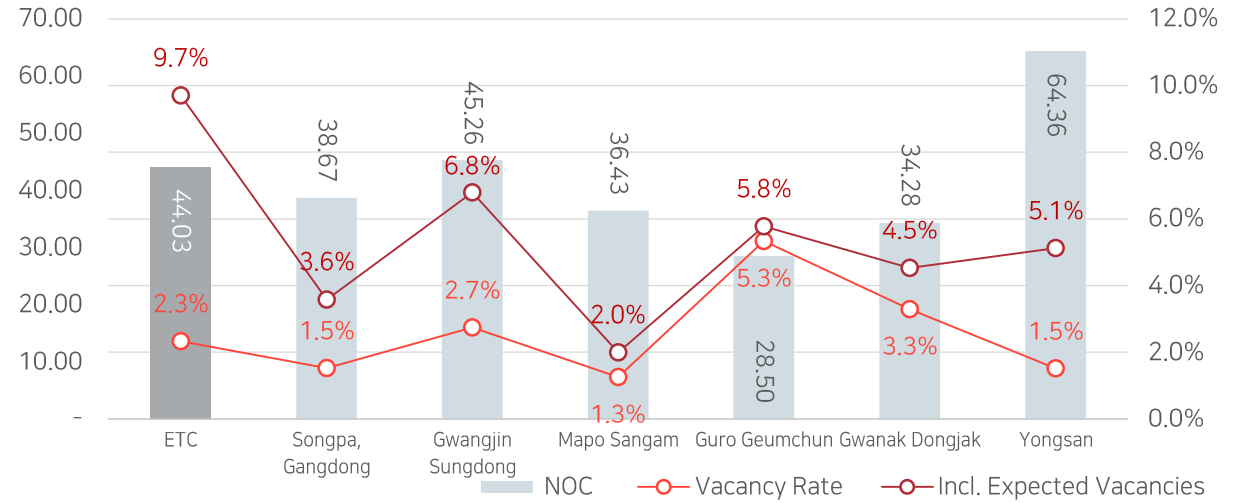
2.33% ↓

Avg, NOC

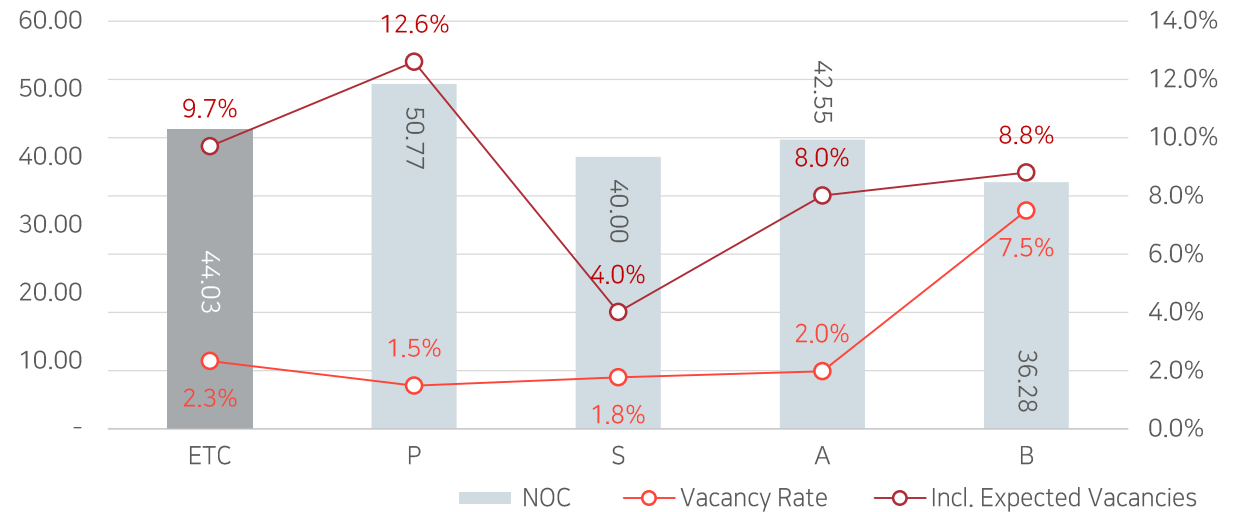
\$ 44.03 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
17.37	175.42	6.59

The average vacancy rate of the office buildings in ETC is 2.33 % as of October 2023, and the average NOC is \$ 44.03.



■ 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

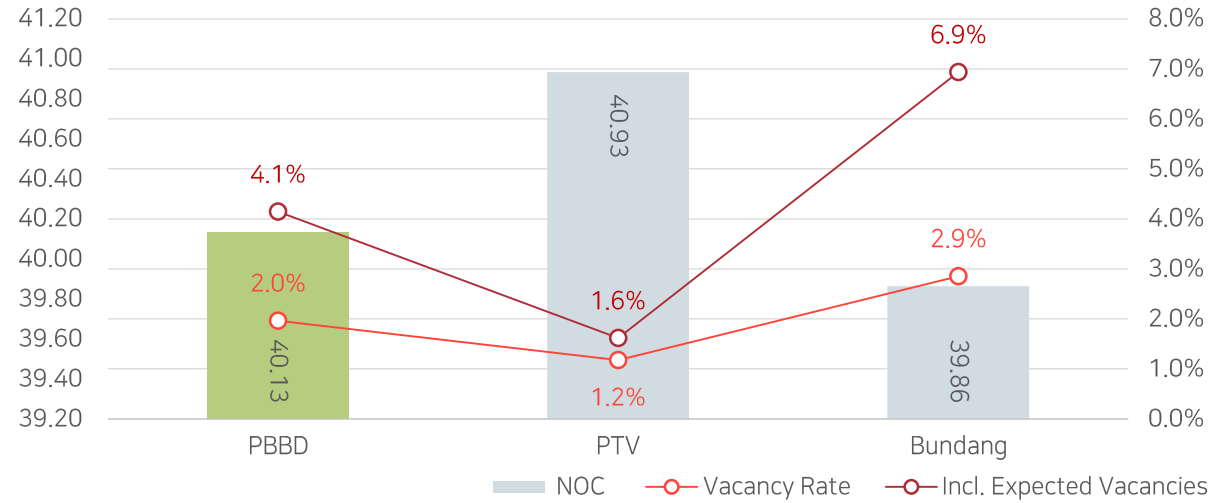
1.96 % ↑

Avg, NOC

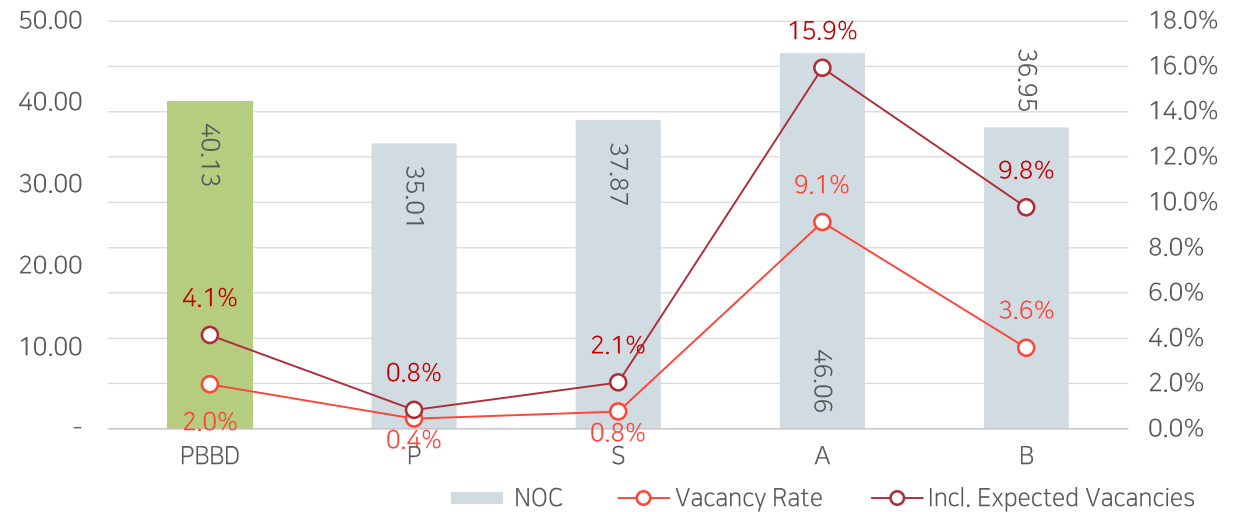
\$ 40.13 ↑

Avg. Rent	Avg. Deposit	Avg. Management. Fee
14.78	166.79	6.11

The average vacancy rate of the office buildings in PBBD is 1.96 % as of October 2023, and the average NOC is \$ 40.13.



■ 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	267.46	26.64	10.21	65.01	0.71%
	City Hall Station	934,762	186.11	18.31	8.48	48.28	1.65%
	Jonggak Station	952,204	184.92	16.74	7.81	43.00	0.90%
	Euljiro Ipgu Station	849,179	207.31	24.31	9.43	53.12	2.45%
GBD	Teheranro	3,595,301	358.77	34.78	8.99	75.32	1.00%
	Gangnamdero	1,606,018	403.37	36.81	7.87	75.29	1.78%
	Yeongdongdero	981,555	207.84	16.59	7.47	50.68	0.75%
	Dosandero	348,155	301.26	19.34	7.27	42.32	1.27%
	Seocho Gyodae	494,933	277.82	27.43	7.87	67.64	2.62%
YBD	East Yeouido	3,097,797	267.58	26.67	10.68	71.77	0.72%
	West Yeouido	575,258	99.79	8.70	5.59	25.90	1.23%
	Youngdeungpo	446,466	160.43	15.05	7.52	39.43	8.11%
ETC	Songpa, Gangdong	2,219,563	174.33	15.87	6.38	38.67	1.53%
	Gwangjin Sungdong	590,502	222.40	19.76	4.88	45.26	2.74%
	Mapo Sangam	1,835,391	164.67	15.30	6.46	36.43	1.25%
	Guro Geumchun	991,097	112.65	10.74	4.01	28.50	5.33%
	Gwanak Dongjak	623,987	98.57	8.41	6.12	34.28	3.29%
	Yongsan	749,225	249.76	38.68	6.07	64.36	1.51%
PBBD	PTV	1,281,878	164.49	15.97	6.05	40.93	1.17%
	Bundang	1,138,112	167.56	14.38	6.12	39.86	2.85%



Land Use Information by District

District	Building Name	Address	Land Use	GFA (㎡)	Completion
GBD	343 GANGNAM	Seocho-dong Seocho-gu	#1 Commercial	8,651	17-Oct
	Geumsan Building	Samseong-dong Gangnam-gu	Office	2,966	27-Oct
	Yeoksam-dong Office Facility	Yeoksam-dong Gangnam-gu	Office	2,000	19-Oct
	Yeoksam-dong Office Facility	Yeoksam-dong Gangnam-gu	Office	2,000	19-Oct
	Donghyun Building	Samseong-dong Gangnam-gu	Office	1,997	12-Oct
	Joel Tower	Nonhyeon-dong Gangnam-gu	#1 Commercial	1,938	17-Oct
	Banpo Post Office	Banpo-dong Seocho-gu	#1 Commercial	1,917	11-Oct
	Miba Building	Yeoksam-dong Gangnam-gu	#2 Commercial	1,102	27-Oct
YBD	Youngdeungpo-dong Commercial Facility	Yeongdeungpo-dong 2-ga Yeongdeungpo-gu	#2 Commercial	2,397	20-Oct
	Youngdeungpo-dong Office Facility	Yeongdeungpo-dong 7-ga Yeongdeungpo-gu	Office	1,726	20-Oct
ETC	Poongwon Magok Laboratory	Magok-dong Gangseo-gu	Educational	6,580	05-Oct
	Sungsoo-dong Office Facility	Seongsu-dong 2-ga Seongdong-gu	Office	2,957	25-Oct
	Star Vision Building	Seongnae-dong Gangdong-gu	Office	2,453	25-Oct
	J.W Tower	Bongcheon-dong Gwanak-gu	Office	2,351	16-Oct
	Baebong KFCC	Dapsipni-dong Dongdaemun-gu	#1 Commercial	1,956	25-Oct
	Deunsol	Garibong-dong Guro-gu	#2 Commercial	1,673	18-Oct
	Hyang-dong Commercial Facility	Hang-dong Guro-gu	#2 Commercial	1,486	18-Oct



BSKit RESEARCH CENTER

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

Copyright 2019 BSKit All rights reserved. CRE Platform BSKit
NAI Korea Corp. 10F Jungheon Building Teheranro 516, Gangnam-gu, Seoul

NAIKorea
Commercial Real Estate Services, Worldwide.

BSKit
Business Space