

Q2 2020

SEOUL OFFICE LEASING MARKET

REVIEW Quarterly Market Review

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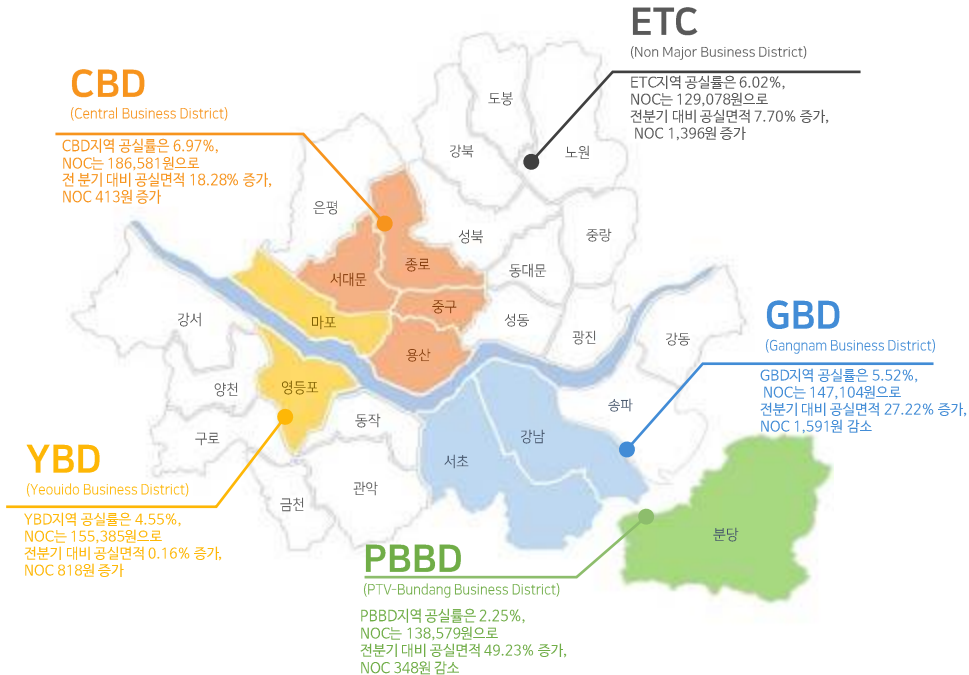
임대마켓 Highlights

 공실률
5.93%
0.66%p ↑

 NOC
₩152,536
₩1,243 ↓

 상업용 공급량
39,810,324평
1,056,605 ↑

 상업용신축
269,950평
154,496 ↑



임대시장 요약

권역	NOC	공실률	평당임대료	평당보증금	평당관리비
서울전체	152,536원	5.93%	64,304원	838,066원	24,201원
CBD	186,581원	6.97%	73,707원	757,094원	32,590원
GBD	147,104원	5.52%	65,999원	944,491원	22,320원
YBD	155,385원	4.55%	54,103원	582,453원	27,409원
ETC	129,078원	6.02%	52,676원	667,099원	19,416원
PBBD	138,579원	2.25%	46,372원	539,046원	22,316원

주요 신축 빌딩

권역	빌딩명	소재지	주용도	연면적(㎡)	연면적(3.3㎡)	사용승인월
CBD	SG타워	중구 남대문로5가	업무시설	125,373	37,925	2020-06
CBD	센터포인트 돈의문	종로구 평동	업무시설	86,224	26,083	2020-06
ETC	신내 데시앙플렉스 지식산업센터	중랑구 신내동	공장	83,043	25,121	2020-05
ETC	오스팀임플란트 중앙연구소	강서구 마곡동	교육연구시설	71,004	21,479	2020-04
ETC	생각공장데시앙플렉스	성동구 성수동2가	공장	70,327	21,274	2020-04

주요 법인 이전

권역	법인명	업종	빌딩명	소재지	임대면적(3.3㎡)
CBD	롯데카드	신용카드	콘코디언	종로구 새문안로 76	20,758
GBD	현대백화점	백화점	대치동 신사옥	강남구 테헤란로98길 12	28,714
GBD	현대오토에버	컴퓨터시스템	루첸타워	강남구 테헤란로 513	19,879
ETC	CJ프레시웨이	가공식품도매업	S-CITY빌딩	마포구 상암동 1596	14,650
PBBD	한국테크놀로지그룹	지주회사	한국타이어 신사옥	분당구 판교로 286	33,544

부동산 이슈



시장동향



정책/제도



개발동향



업계동향

APR

개발동향

2

9호선 고덕강일
까지 연장된다...
4단계 사업비
6408억원 확정

정책/제도

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서울시, 용도지역
개편 착수...
고밀주거지역 등
신규 용도지역
도입 검토

개발동향

6

'강북코엑스'
서울역 북부역세권
개발사업 급물살
업무협약 체결

업계동향

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정부 '프롬테크'
육성 나서

시장동향

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건산연
"코로나로 올 건설
투자 최대 10.1조
감소"

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코로나에 감정원
발품 통계도 차질..
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동향' 한달 미뤄져

시장동향

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현금 290억 꽂았
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롯데월드타워
'큰손들'

MAY

개발동향

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'국내 최고층'
현대차 GBC
이달 첫삽 뜬다

업계동향

6

"IMF 때만큼 뽀뽀
해".. 공인중개업소
3월 개업
20년 만에 최저

업계동향

8

부동산 자문 시장,
김연장-세종-지평
3파전 되나

정책/제도

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상가 수요 줄어드
는 '포스트 코로나'
대비해 도시계획
틀 바꾼다

시장동향

22

문래동 영시티,
5500억원에
NH투자증권
컨소시엄 품으로

시장동향

25

모두가 '공실 없는'
건물주 꿈꾸지만
종로 위워크
임대료 재협상

정책/제도

27

부동산 규제 중
가장 센 '투기지역'
폐지한다

JUN

시장동향

2

CJ제일제당
본사 사옥 매각,
이지스운용 우협
선정 5,800억

업계동향

3

부동산
경기 꺾이자..
2030 공인중개사
응시자 줄었다

정책/제도

3

목시적
계약갱신거절 통
지, 종료 1개월
→ 2개월로 늘어

시장동향

8

현대해상 강남타워
3600억에 매각..
새주인,
'한국토지신탁'

정책/제도

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평가 막는다

개발동향

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서초동 롯데칠성부
지, 63빌딩 높이 초
고층 들어선다

개발동향

30

'마곡 R&D센터 용지
2만1,765㎡
민간사업자 공모 진행

리서치 개요

지역	서울 전 지역 및 판교, 분당지역
대상	임대가 조사 : 연면적 1,000㎡(330py)이상, 지상4층 이상의 업무시설 및 업무복합시설 공급량 조사 : 주거용, 공공시설, 병원, 종교시설 등 제외한 상업용 부동산
조사방법	전화조사 및 자산관리업체의 발표자료, 국토교통부 공공데이터, 공시자료 등 참고
조사내용	오피스 임대 및 공실 변화, 임차인 이동현황, 거래 사례 등
조사기간	2020년 4월 ~ 6월, 3개월간 조사
DB관리	OKEY 리서치센터는 업무용 빌딩의 공실정보 및 임대료를 조사하고 있으며, 사무실 임대플랫폼 OKEY - Office Key를 통하여 관리 활용되고 있습니다. 분기 레포트 작성을 위하여 국토교통부에서 제공하는 공공데이터를 참조하여 조사하였습니다.

NOC (Net Occupancy Cost)

오피스시장의특성상임대형태(전세,월세) 및 빌딩특성이각각다른 오피스 빌딩의비교를 위하여 전용면적 1평당 임대 할때필요한 비용을월 단위로 환산한수치

QOQ (Quarter on Quarter): 전분기대비증감률

YOY (Year on Year): 전년도동분기대비증감률

조사 표본수

	CBD	GBD	YBD	ETC	PBBB
Sample	302	992	142	287	63
GFA(㎡)	8,274,737	9,643,564	3,780,287	6,073,619	1,546,547
GFA(py)	2,503,108	2,917,178	1,143,537	1,837,270	467,830

권역별 분류

CBD Central Business District	GBD Gangnam Business District	YBD Yeido Business District	ETC Non Major Business District	PBBB PTV-Bundang Business District
도심권 광화문,충무,서대문,종로구일대	강남권 강남구,서초구일대	여의도권 여의도,마포구일대	서울기타권 강동,신촌,송파일대	판교,분당권 판교테크노벨리,서현,수내동일대

오피스 규모별 분류기준

	P Grade Prime 빌딩	S Grade 대형빌딩	A Grade 중대형빌딩	B Grade 중소형빌딩	C Grade 소형빌딩
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

01 서울 분당 마켓

LEASING MARKET REVIEW

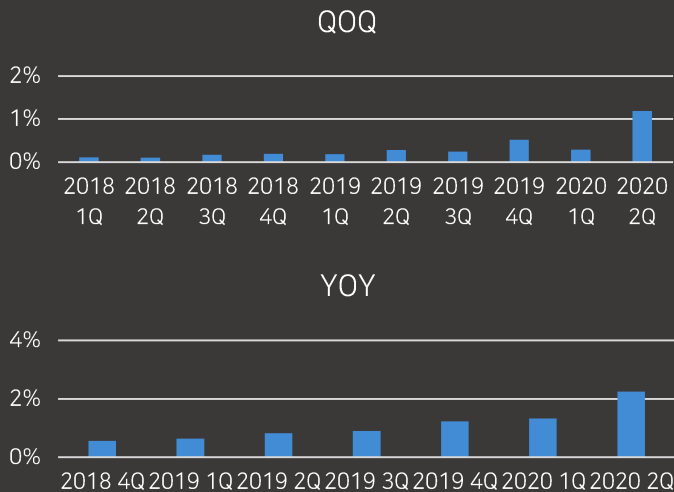
상업용 부동산 빌딩수

서울 및 분당의 상업용 부동산 총 빌딩수는 다음과 같이 변동된 것으로 조사되었다.
2020년 2분기 서울의 상업용 부동산은 26,369여 채가 공급된 상태인 것으로 조사되었다.

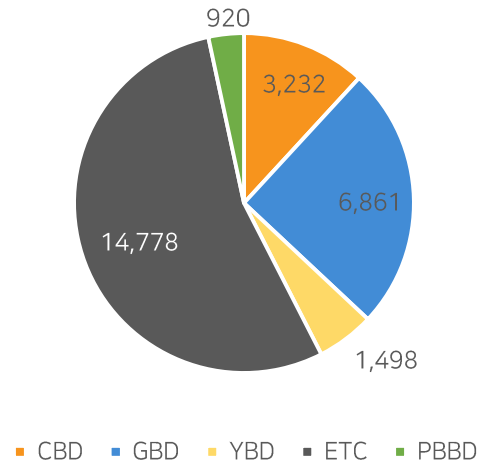
전분기 대비 1.19% 증가, 전년도 동분기 대비 2.25% 증가

분당 지역의 1,000㎡이상인 상업용 부동산의 빌딩수는 920채로 조사되었다.

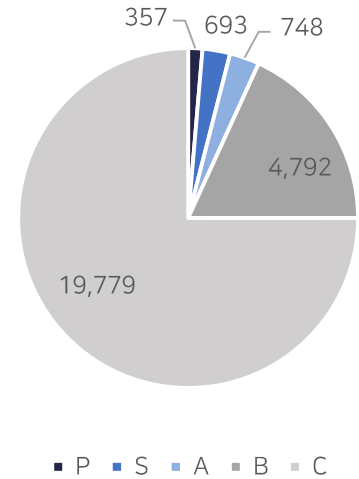
상업용 부동산 빌딩수 증감률



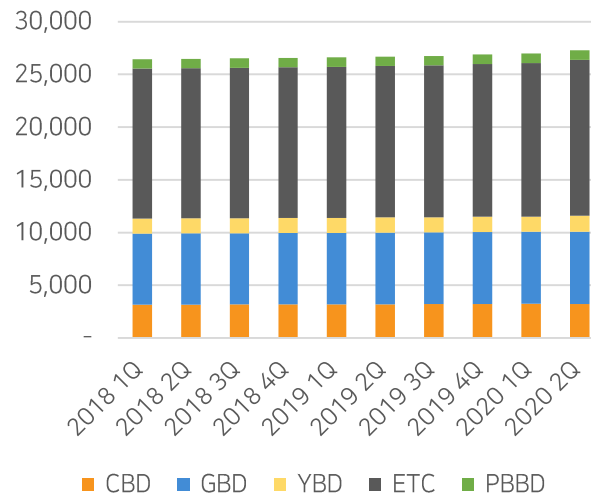
서울 분당 권역별 빌딩수



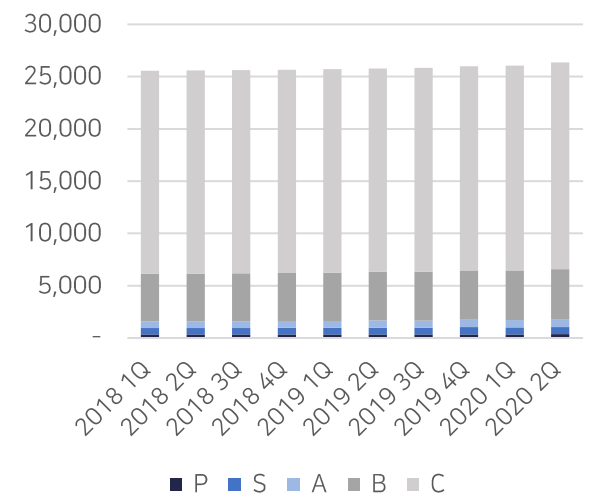
서울 규모별 빌딩수



서울 분당 권역별 빌딩수



서울 규모별 빌딩수



01 서울 분당 마켓

LEASING MARKET REVIEW

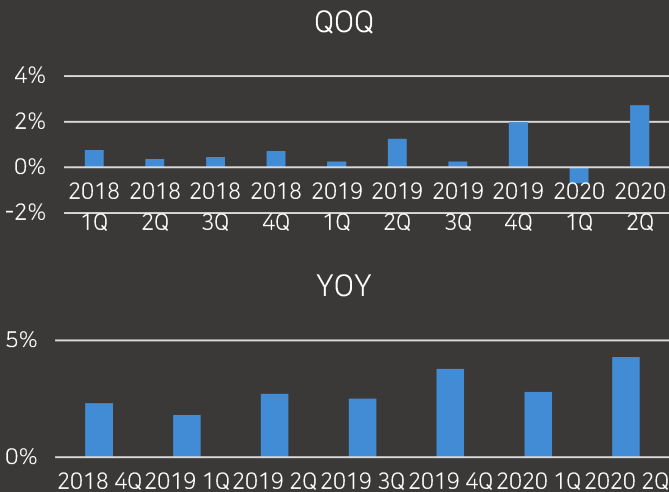
상업용 부동산 공급량

서울의 상업용 부동산의 총 공급량은 다음과 같이 변동된 것으로 조사되었다.
2020년 2분기 서울의 상업용 부동산은 연면적 기준 131,604,378㎡
(39,810,324py)가 공급된 상태인 것으로 조사되었다.

전분기 대비 2.73% 증가, 전년도 동분기 대비 4.29% 증가

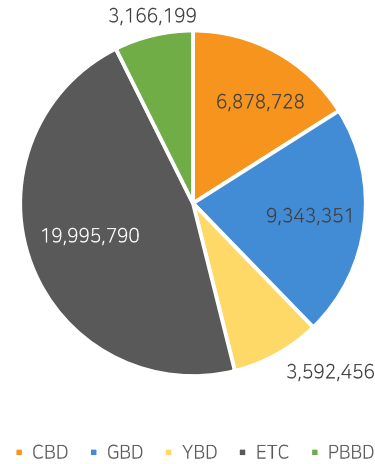
분당 지역의 상업용 부동산은 연면적 기준 10,466,774㎡ (3,166,199py)가
공급된 상태인 것으로 조사되었다.

상업용 부동산 공급량 증감률



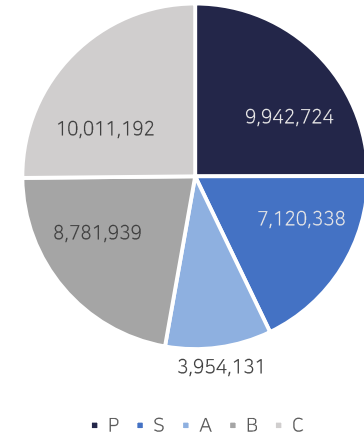
서울 분당 권역별 공급량

(단위 3.3㎡)



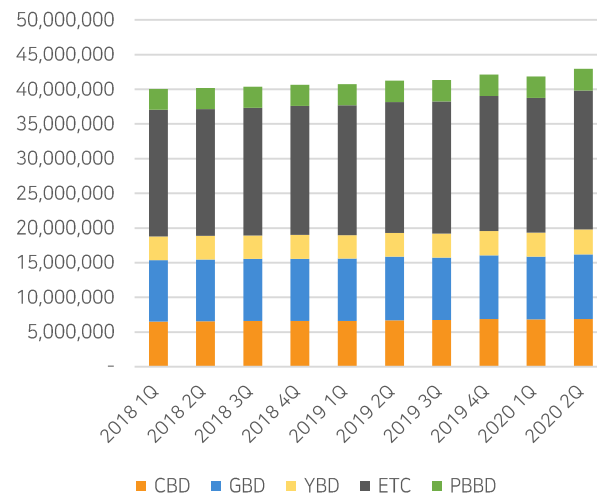
서울 규모별 공급량

(단위 3.3㎡)



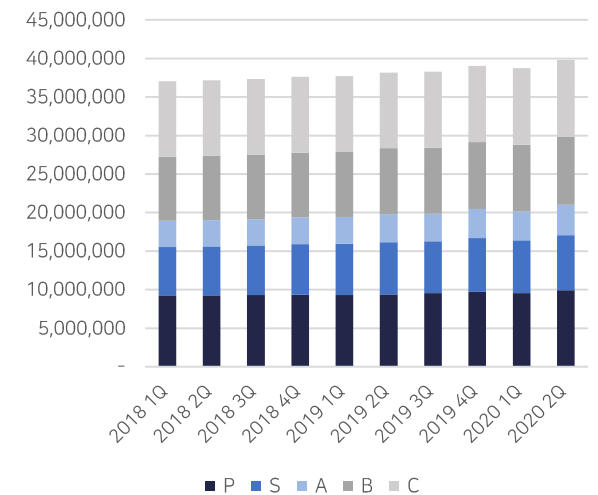
서울 분당 권역별 공급량

(단위 3.3㎡)



서울 규모별 공급량

(단위 3.3㎡)



01 서울 분당 마켓

LEASING MARKET REVIEW

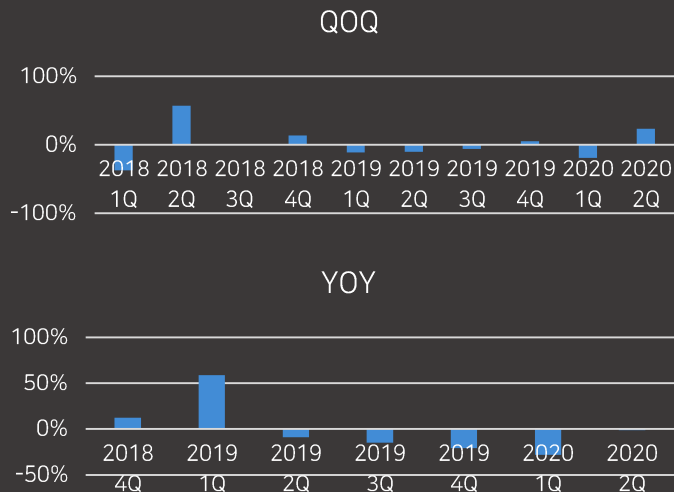
상업용 부동산 신축 빌딩수

서울의 상업용 부동산 (주거용, 공공시설, 병원, 종교시설 등 제외)의 신규 공급량은 다음과 같이 변동된 것으로 조사되었다.
2020년 2분기 서울의 상업용 부동산 신축은 79건으로 조사되었다.

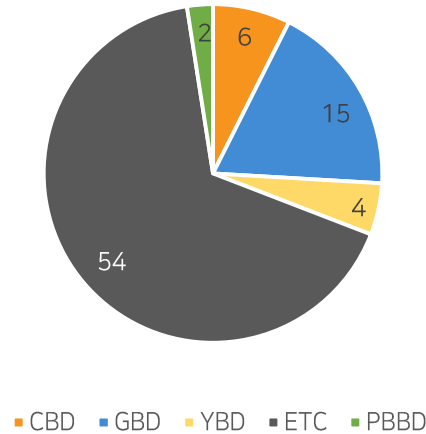
전분기 대비 23% 증가, 전년도 동분기 대비 1% 감소

분당 지역의 상업용 부동산 신축빌딩수는 2건으로 조사되었다.

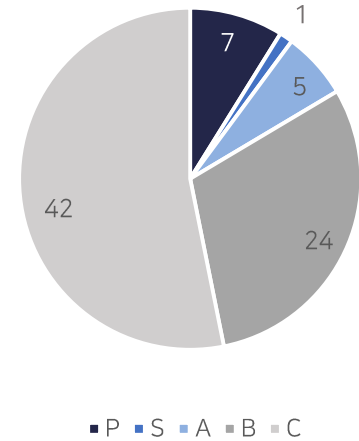
상업용 부동산 빌딩수 증감률



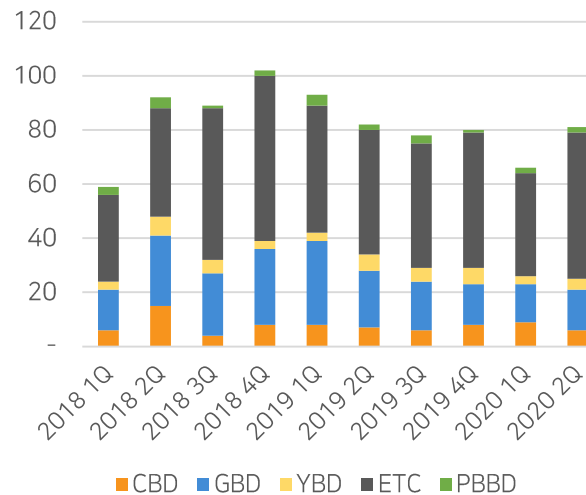
서울 분당 권역별 신축 빌딩수



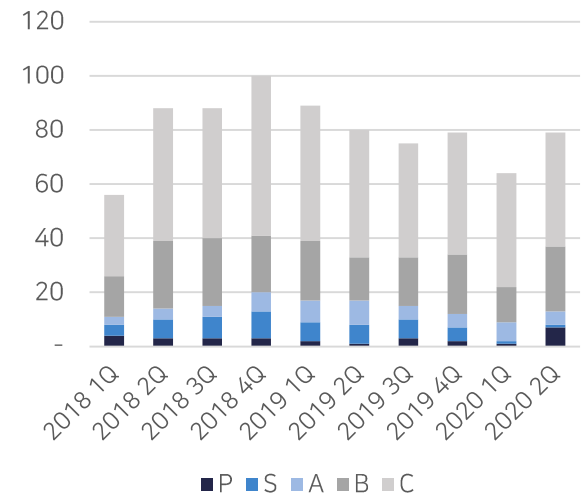
서울 규모별 신축 빌딩수



서울 분당 권역별 신축 빌딩수



서울 규모별 신축 빌딩수



01 서울 분당 마켓

LEASING MARKET REVIEW

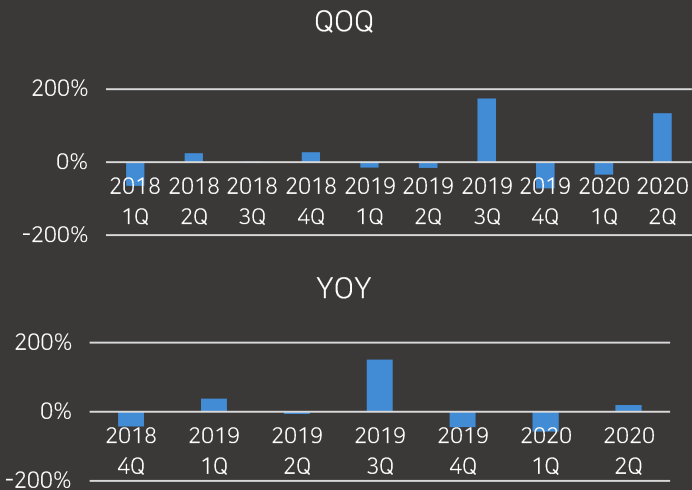
상업용 부동산 신축 공급량

서울의 상업용 부동산 (주거용, 공공시설, 병원, 종교시설 등 제외)의 신규 공급량은 다음과 같이 변동된 것으로 조사되었다.
2020년 2분기 서울의 상업용 부동산 신축은 79건으로 연면적 기준 892,398㎡(269,950py)가 신규 공급된 것으로 조사되었다.

전분기 대비 134% 증가, 전년도 동분기 대비 20% 증가

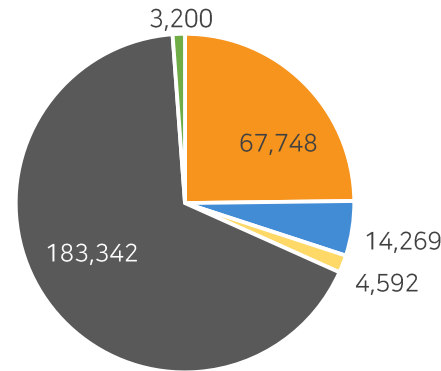
분당 지역의 상업용 부동산 신축 공급량은 10,579㎡ (3,200py)로 조사되었다.

상업용 부동산 신축 공급량 증감률



서울 분당 권역별 신축 공급량

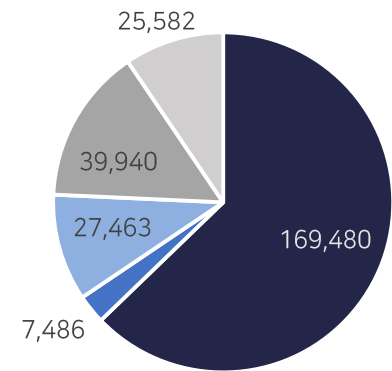
(단위 3.3㎡)



■ CBD ■ GBD ■ YBD ■ ETC ■ PBBD

서울 규모별 신축 공급량

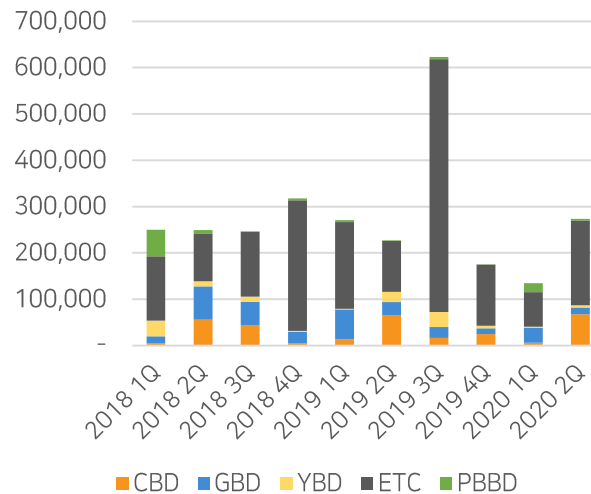
(단위 3.3㎡)



■ P ■ S ■ A ■ B ■ C

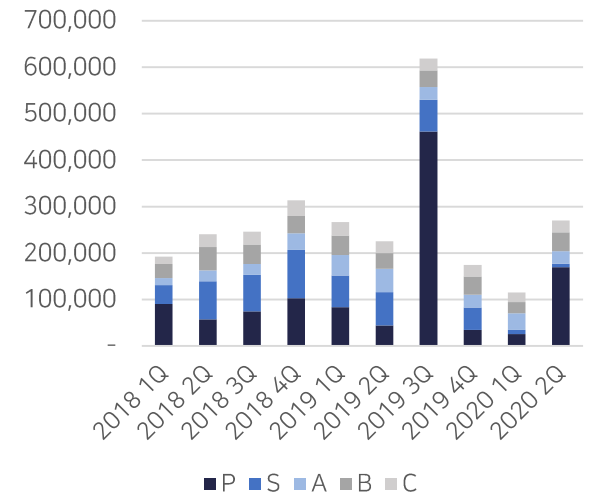
서울 분당 권역별 신축 공급량

(단위 3.3㎡)



서울 규모별 신축 공급량

(단위 3.3㎡)



01 서울 분당 마켓

LEASING MARKET REVIEW

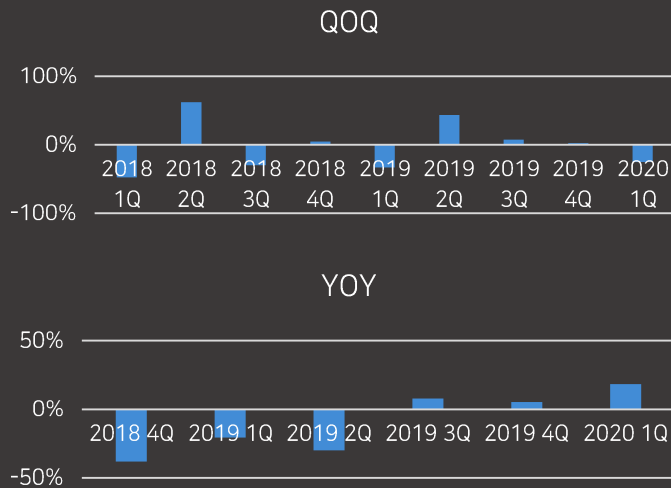
오피스 공실 해소율

서울 오피스 공실 해소율을 31%로 조사되었다.
전분기 대비 12.51%p 감소, 전년도 동분기 대비 9.89%p 증가

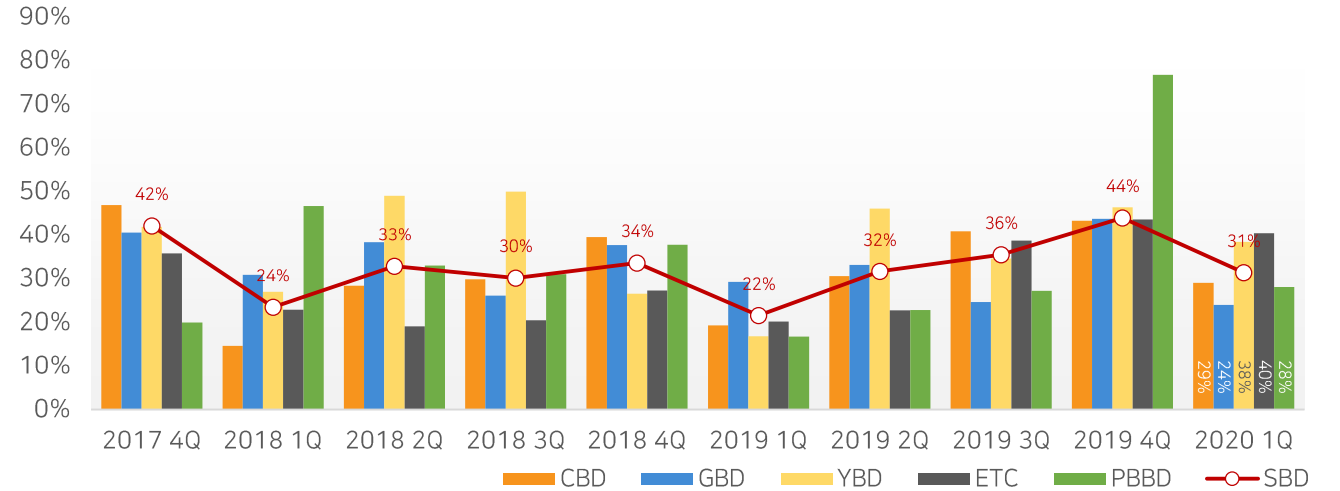
분당 오피스 공실 해소율은 28%로 조사되었다.

※ 공실면적 중 다음 분기에 공실이 해소된 면적으로 조사하였으며,
이때 신규 발생한 공실면적은 배제하였다.

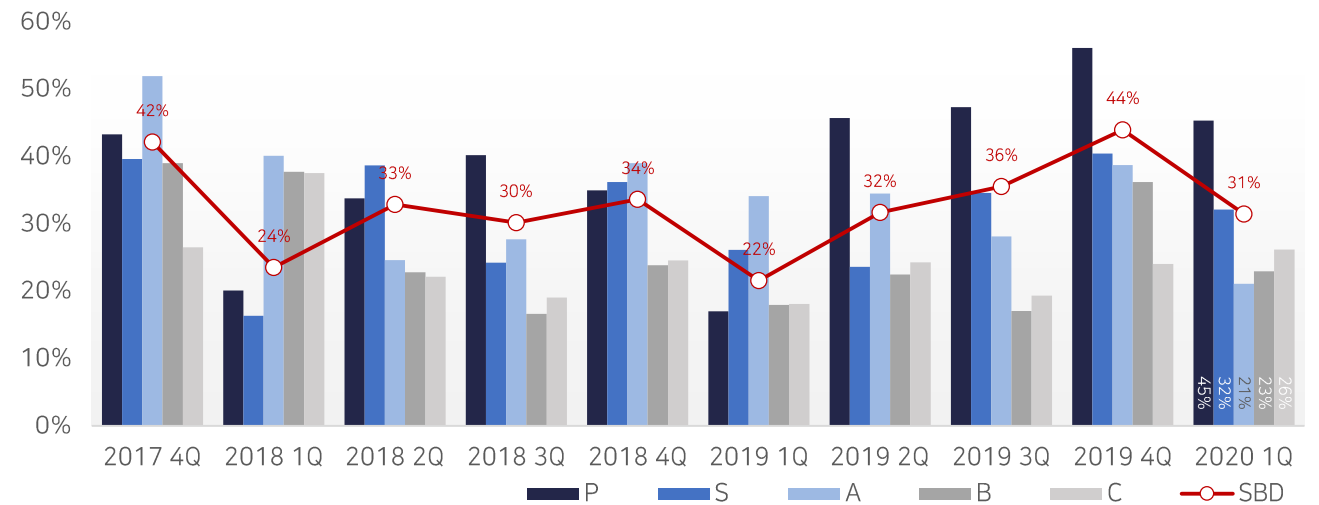
오피스 공실 해소 면적 증감률



서울분당 권역별 공실해소율



서울 규모별 공실 해소율



01 서울 분당 마켓

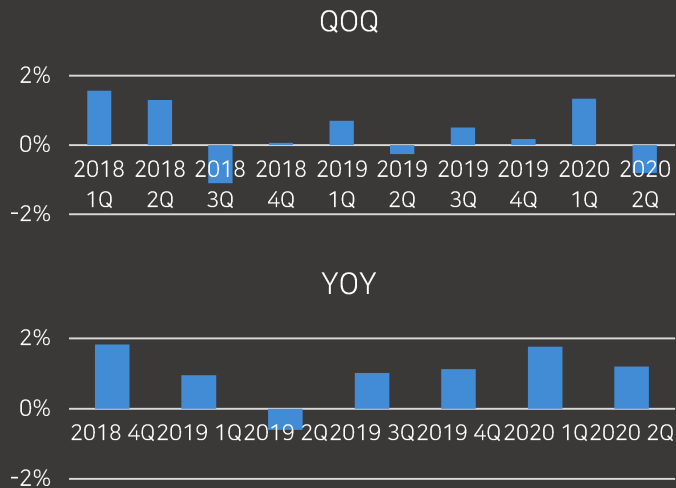
LEASING MARKET REVIEW

오피스 NOC

서울 오피스 NOC는 3.3㎡당 152,536원으로 조사되었다.
전분기 대비 0.81% 감소, 전년도 동분기 대비 1.20% 증가

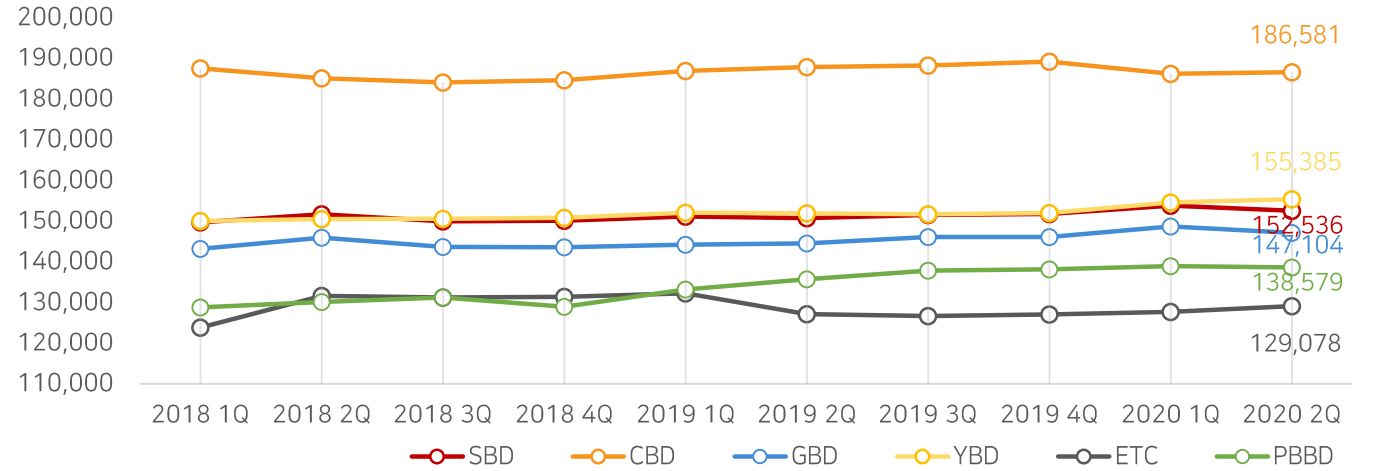
분당 오피스 NOC는 3.3㎡당 138,579원으로 조사되었다.

오피스 NOC 증감률



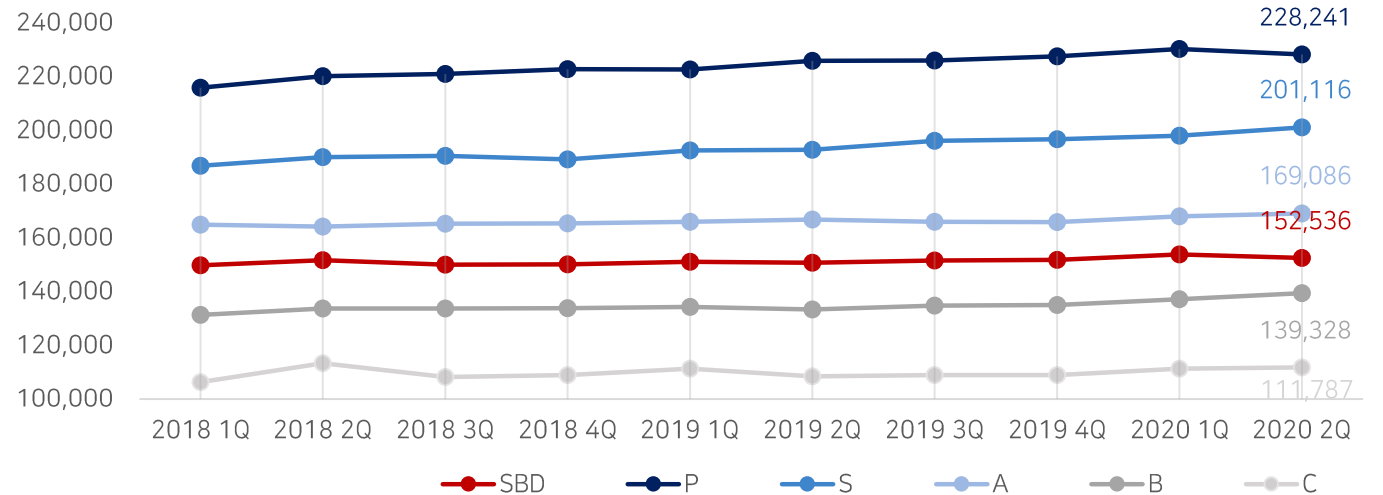
서울 분당 권역별 NOC

(단위 원/3.3㎡)



서울 규모별 NOC

(단위 원/3.3㎡)



01 서울 분당 마켓

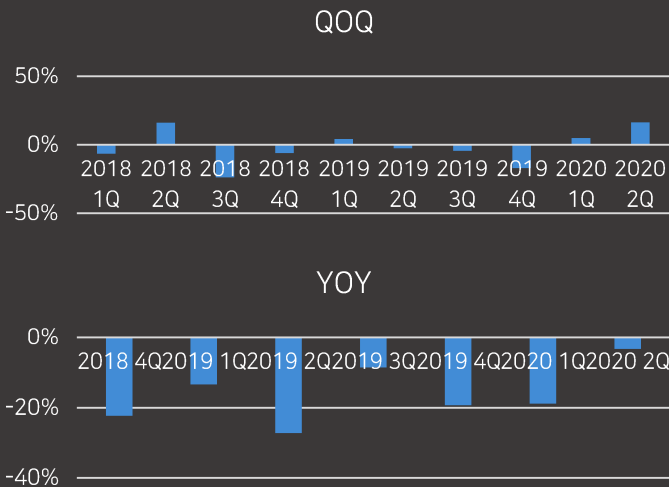
LEASING MARKET REVIEW

오피스 공실률

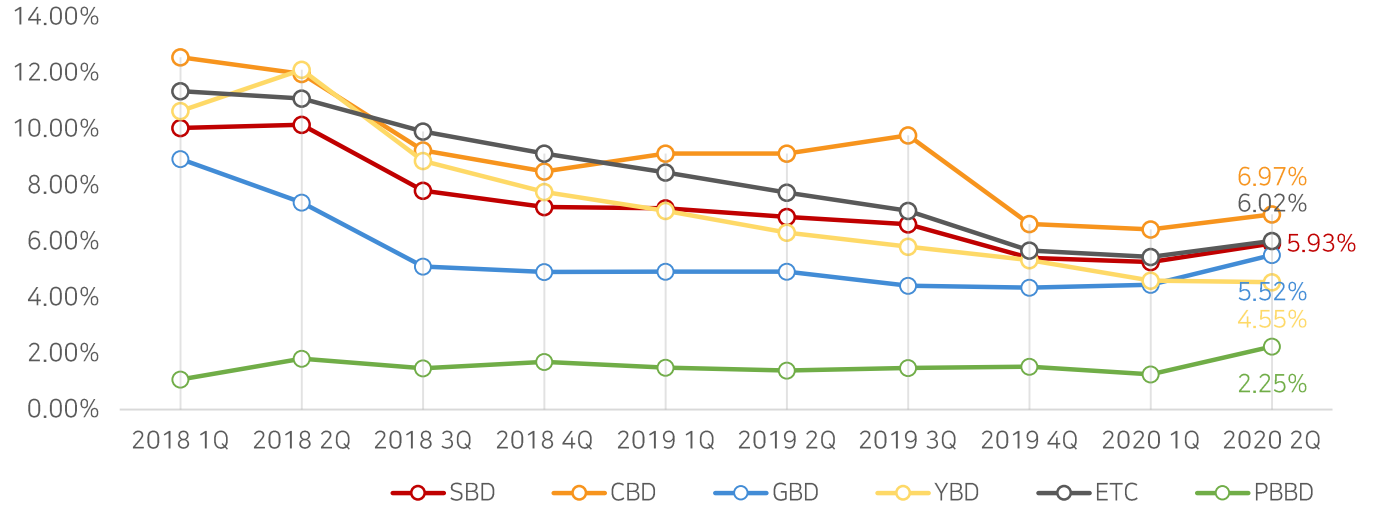
서울 오피스 공실률은 5.93%로 조사되었다
전분기 대비 0.66%p 증가, 전년도 동분기 대비 0.95%p 감소

분당 오피스 공실률은 2.25%로 조사되었다.

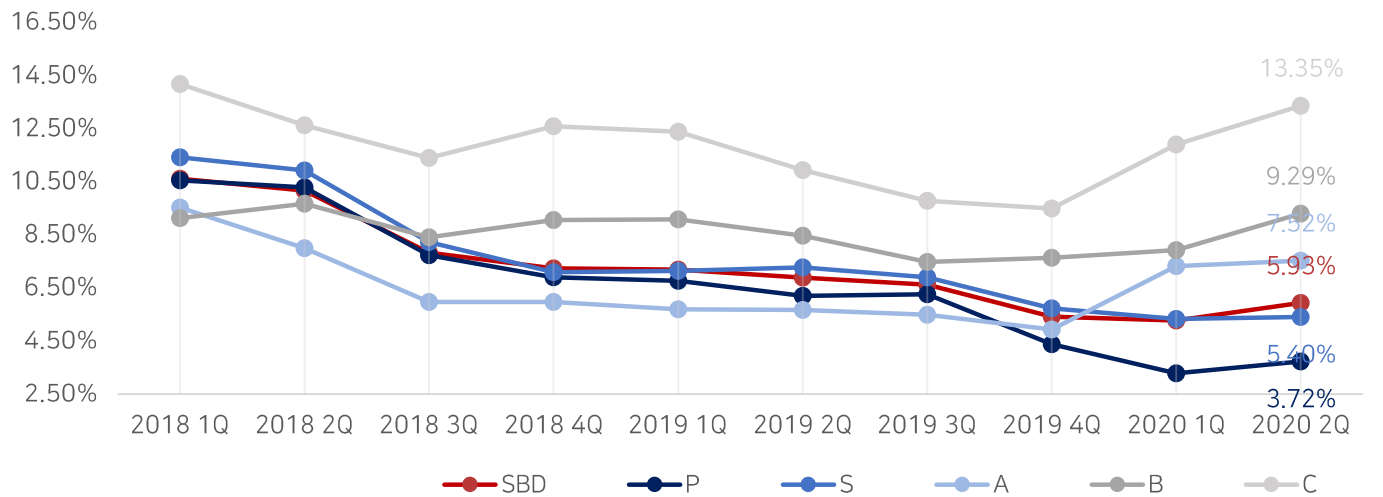
오피스 공실 면적 증감률



서울 분당 권역별 공실률



서울 규모별 공실률



01 서울 분당 마켓

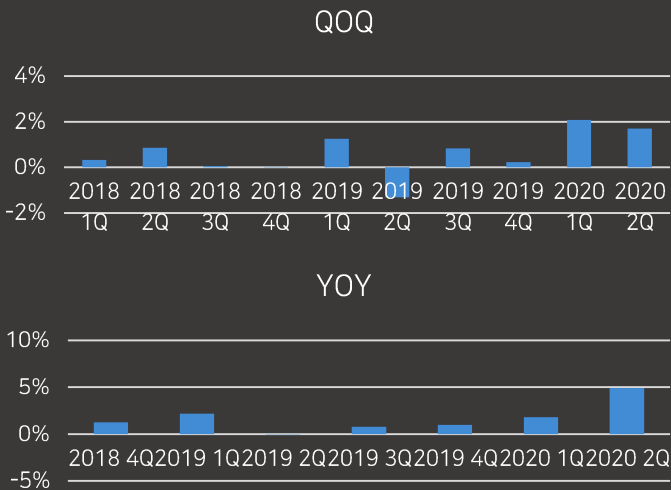
LEASING MARKET REVIEW

오피스 임대료

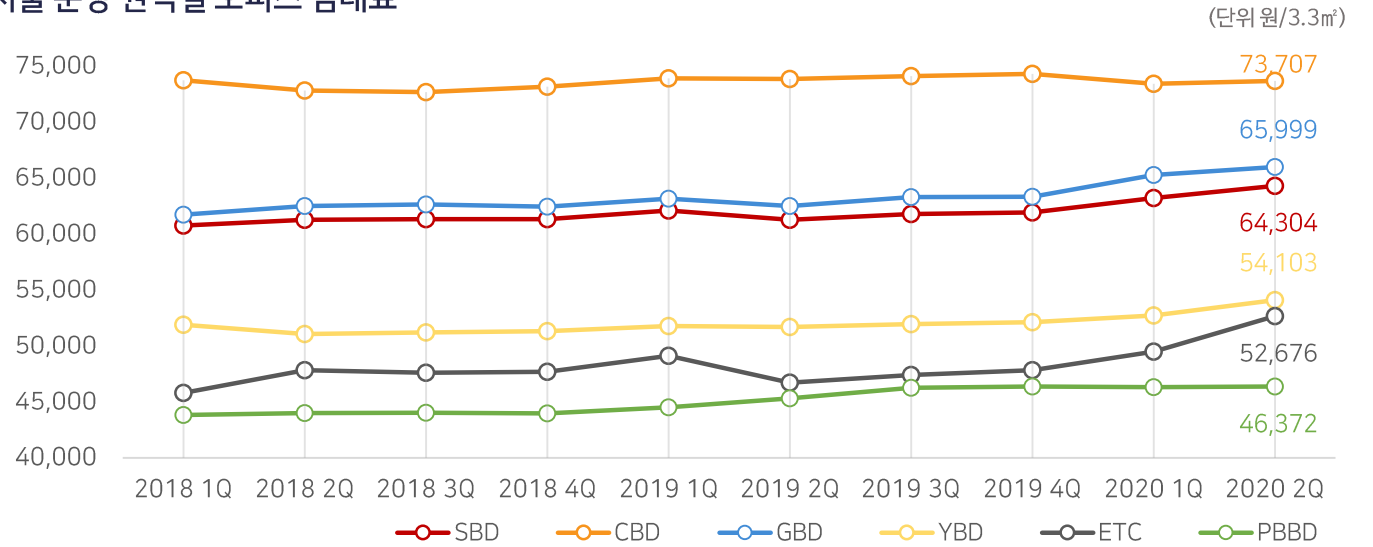
서울 오피스 임대료는 3.3㎡당 64,304원으로 조사되었다.
전분기 대비 1.71% 증가, 전년도 동분기 대비 4.92% 증가

분당 오피스 임대료는 3.3㎡당 46,372원으로 조사되었다.

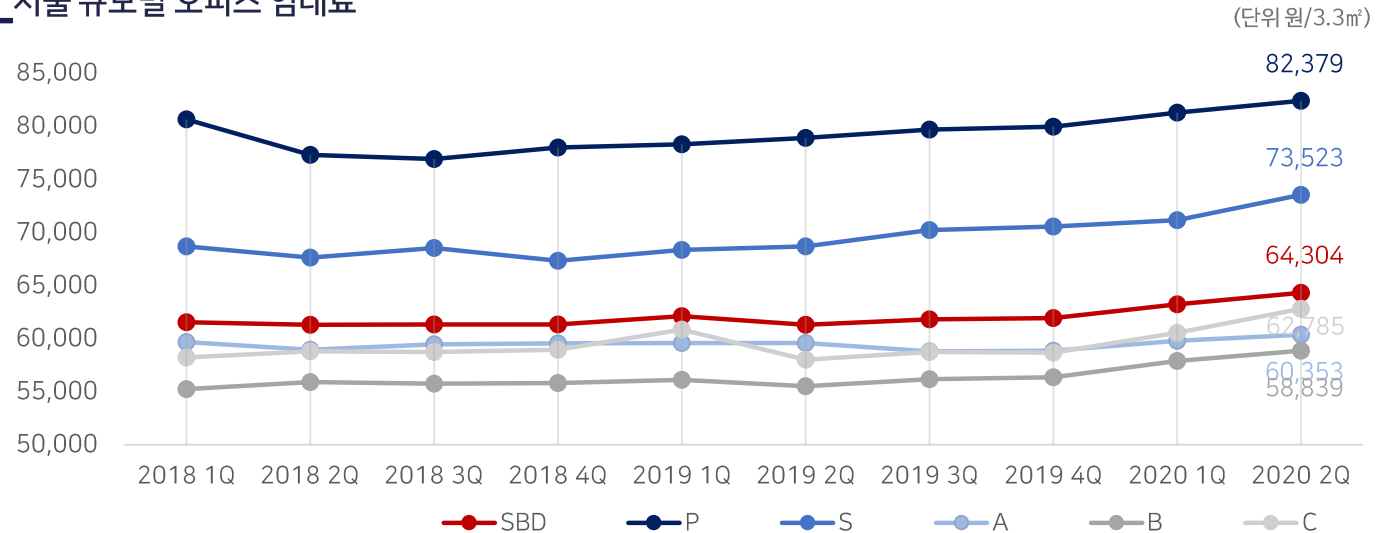
오피스 임대료 증감률



서울 분당 권역별 오피스 임대료



서울 규모별 오피스 임대료



01 서울 분당 마켓

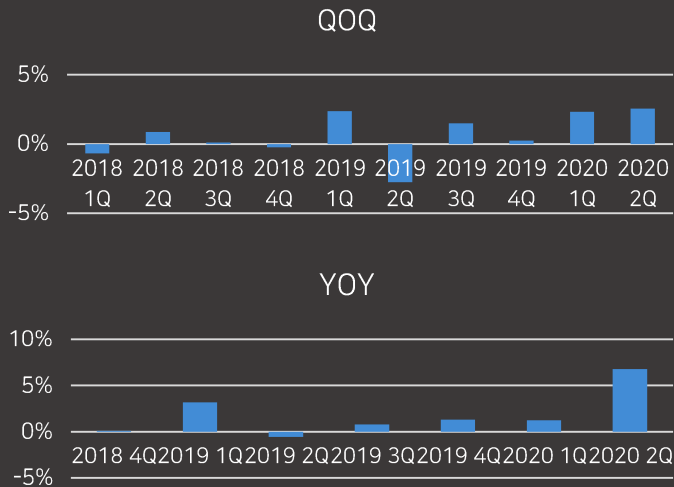
LEASING MARKET REVIEW

오피스 보증금

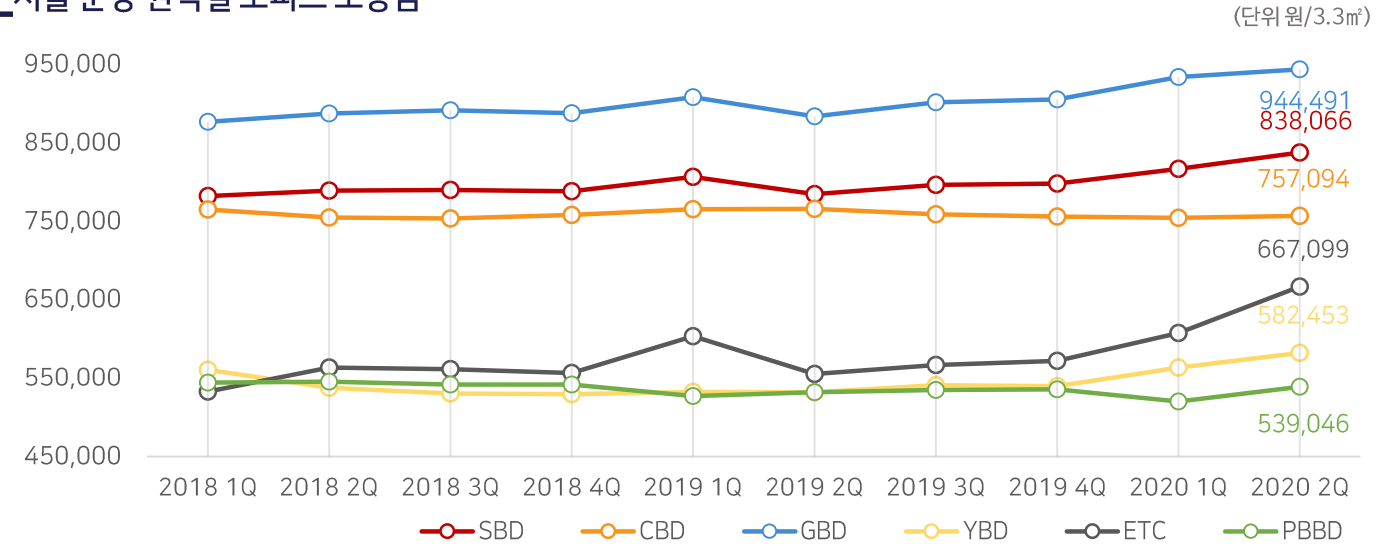
서울 오피스 보증금은 3.3㎡당 838,066원으로 조사되었다.
전분기 대비 2.55% 증가, 전년도 동분기 대비 6.77% 증가

분당 오피스 보증금은 3.3㎡당 539,046원으로 조사되었다.

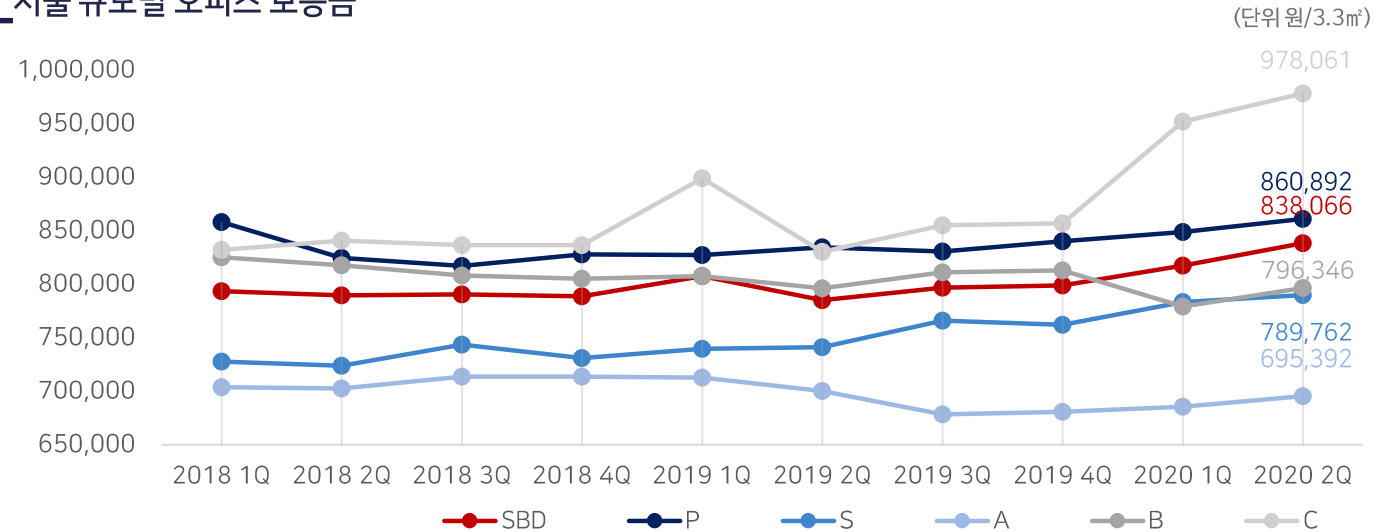
오피스 보증금 증감률

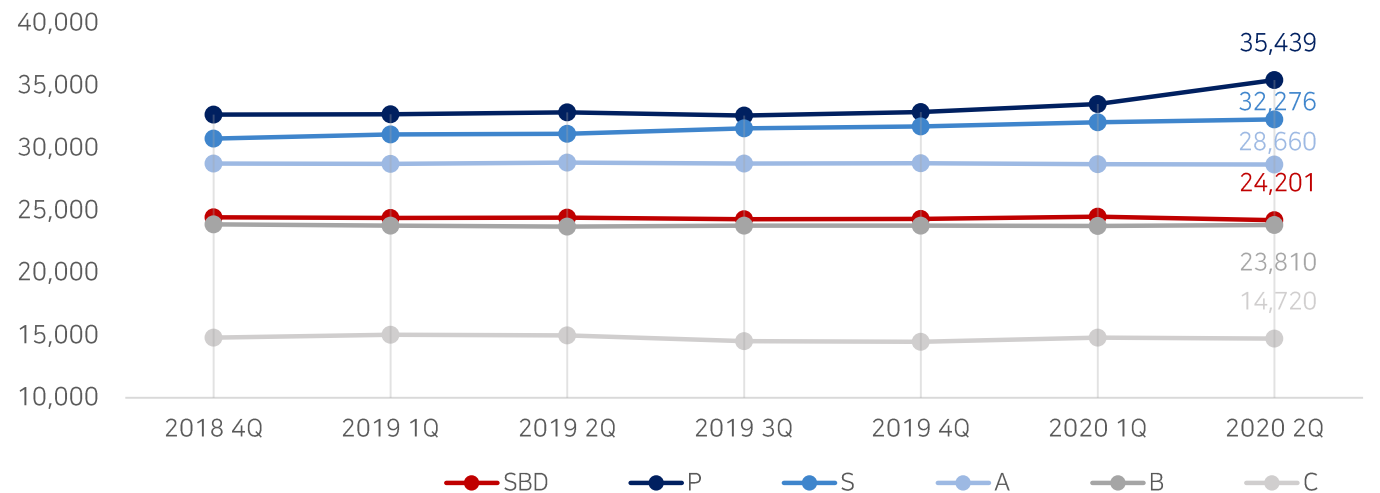


서울 분당 권역별 오피스 보증금



서울 규모별 오피스 보증금





02

SBD 서울 전체

SBD OFFICE LEASING MARKET



공실률

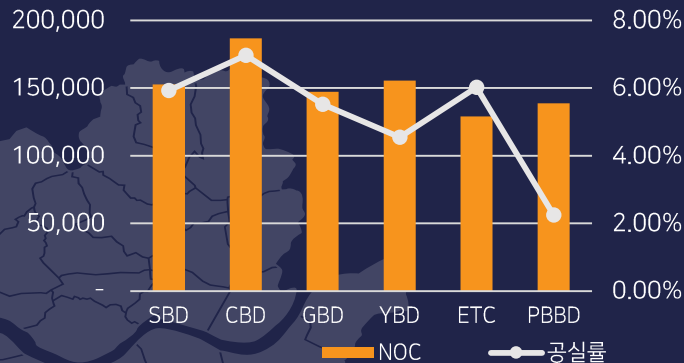
5.93% ↑



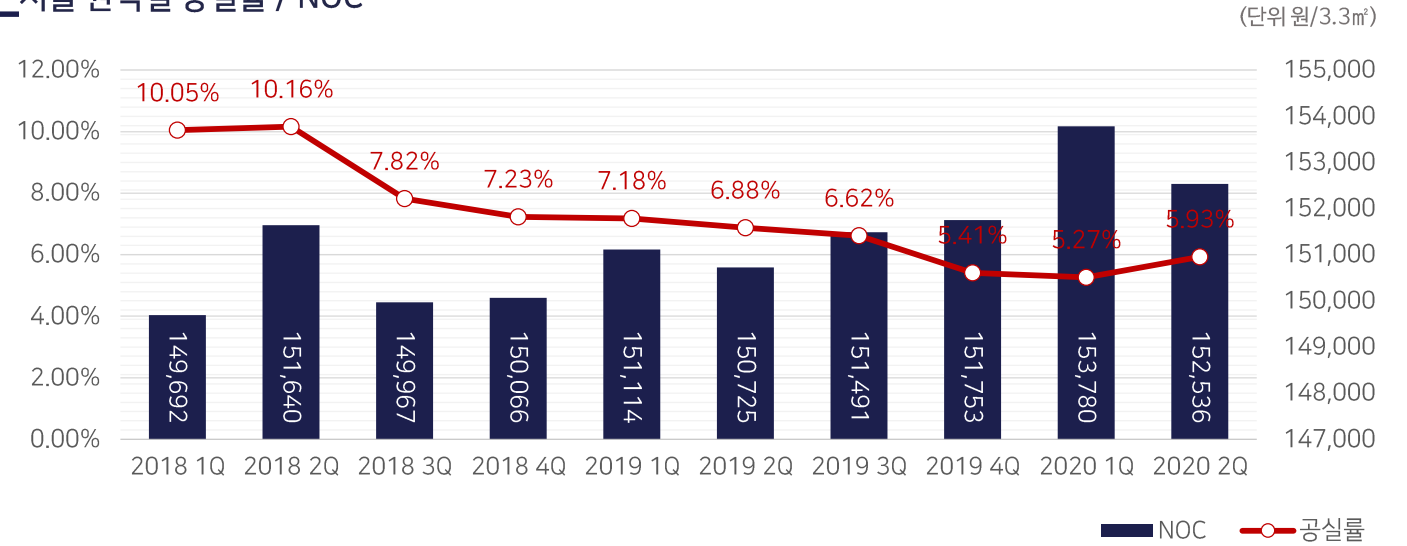
평균 NOC

₩152,536 ↓

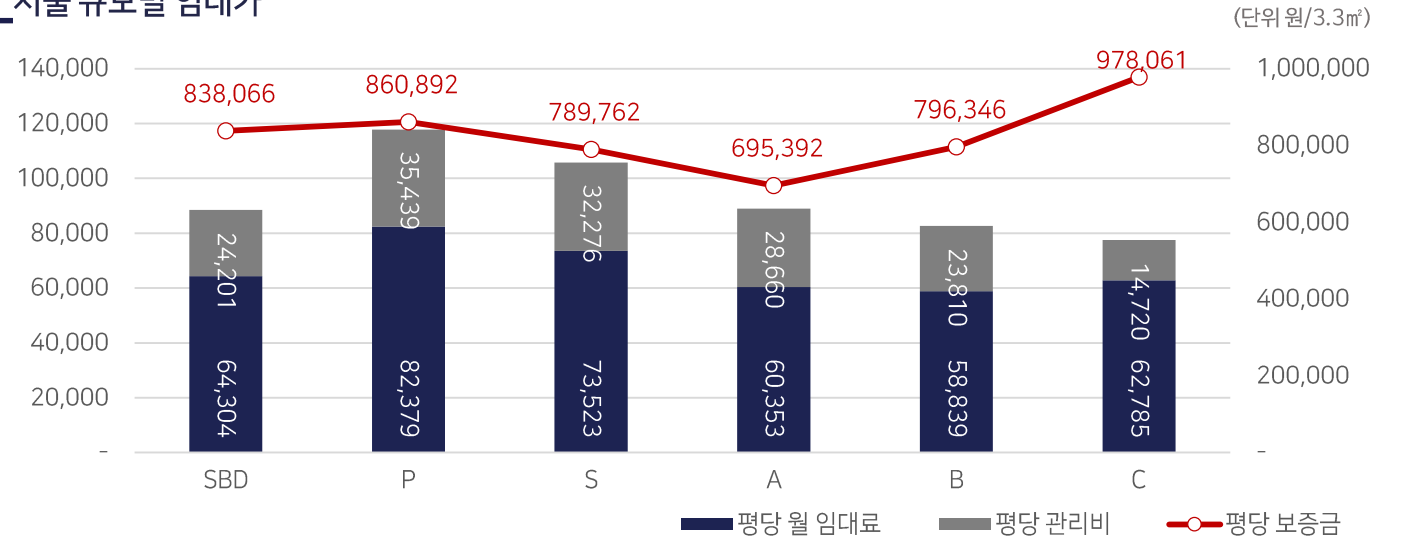
평균 임대료	평균 보증금	평균 관리비
64,304	838,066	24,201



서울 권역별 공실률 / NOC



서울 규모별 임대가



03

CBD 도심지역

SBD OFFICE LEASING MARKET



공실률

6.97% ↑



평균 NOC

₩186,581 ↑

평균 임대료

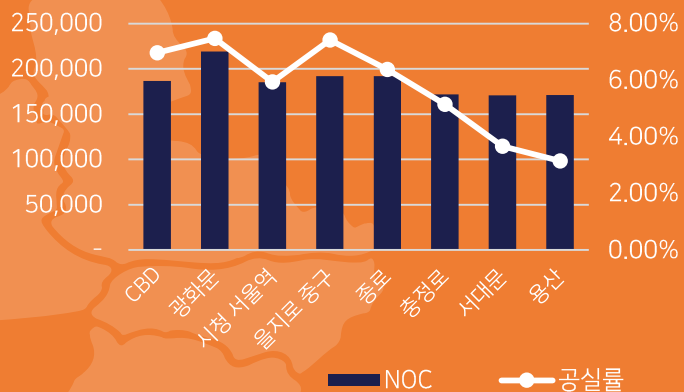
73,707

평균 보증금

757,094

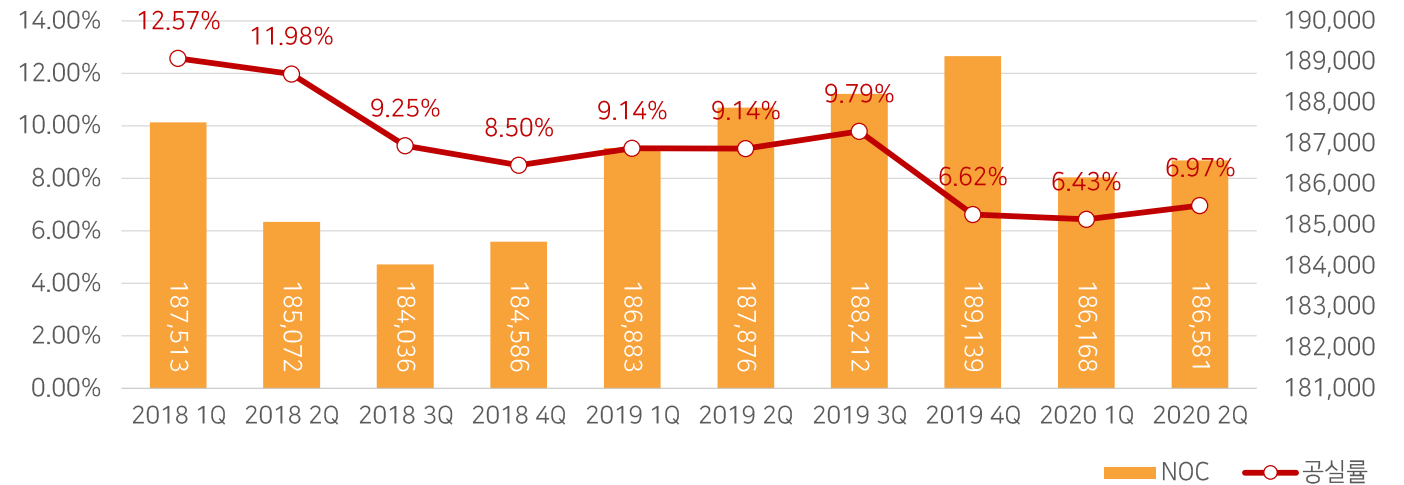
평균 관리비

32,590



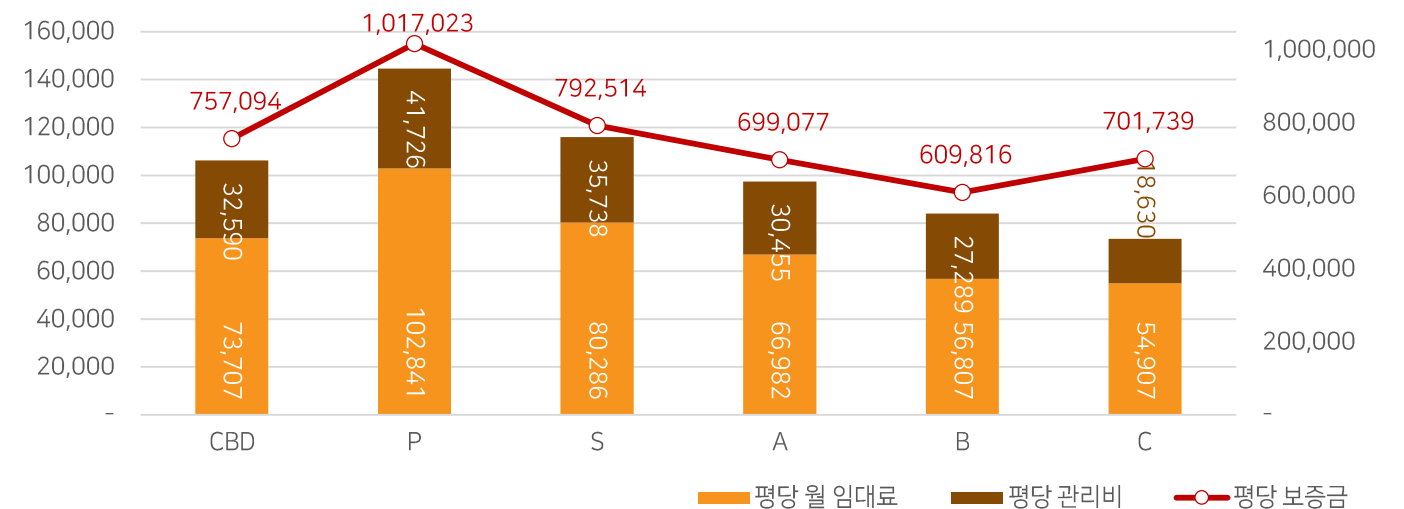
CBD 지역 공실률 / NOC

(단위 원/3.3㎡)



CBD 지역 규모별 임대가 현황

(단위 원/3.3㎡)



04

GBD 강남지역

SBD OFFICE LEASING MARKET



공실률

5.52% ↑



평균 NOC

₩147,104 ↓

평균 임대료

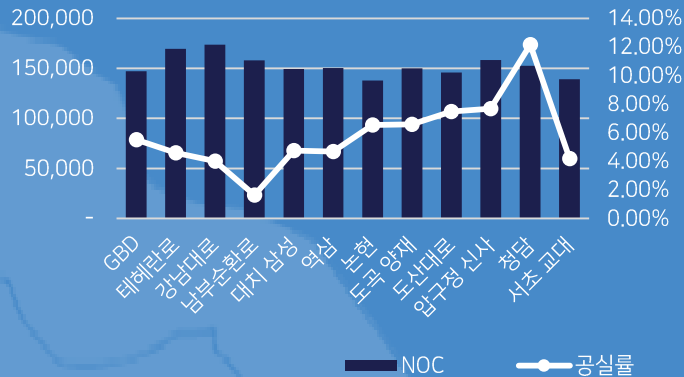
65,999

평균 보증금

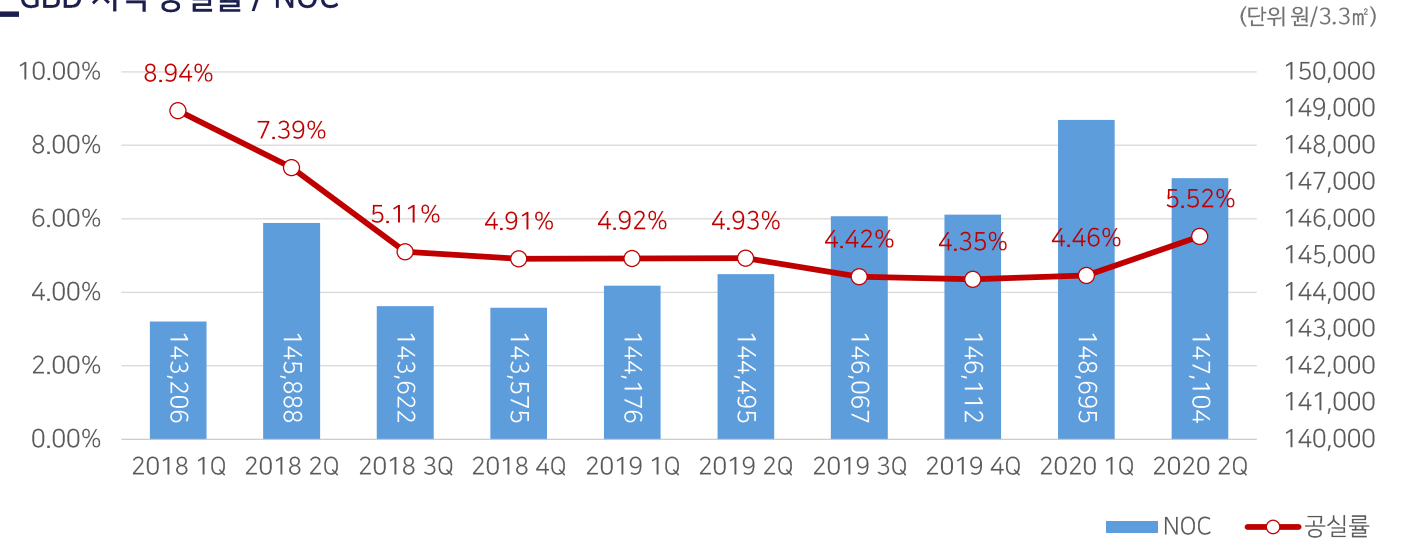
944,491

평균 관리비

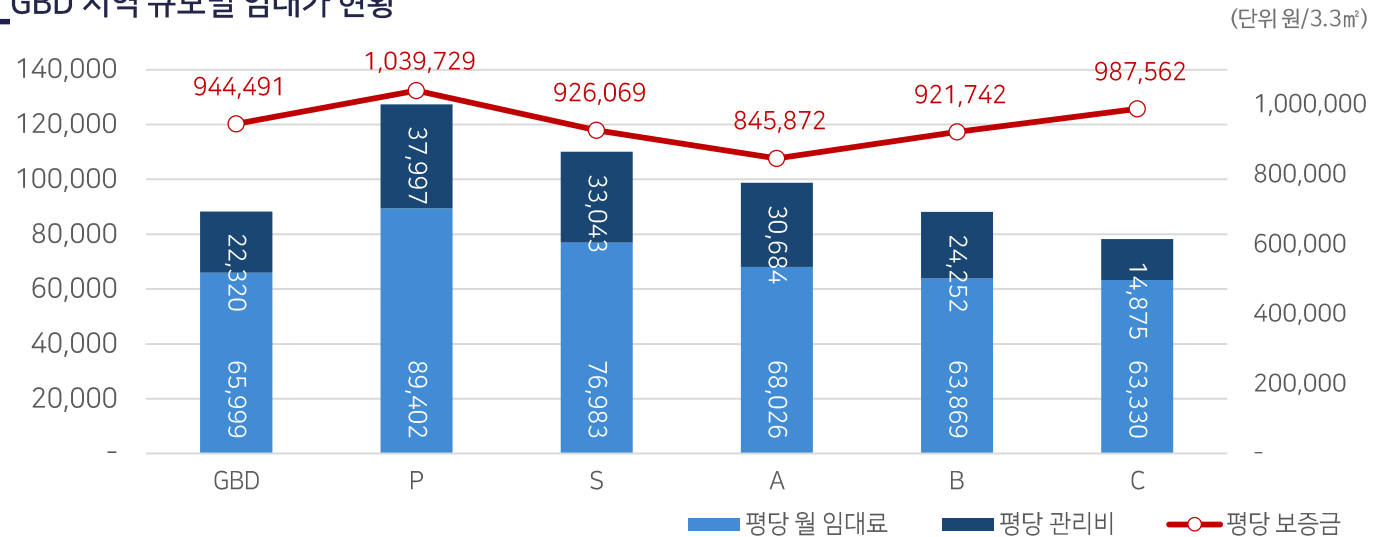
22,320



GBD 지역 공실률 / NOC



GBD 지역 규모별 임대가 현황



05 YBD 여의도 영등포

SBD OFFICE LEASING MARKET

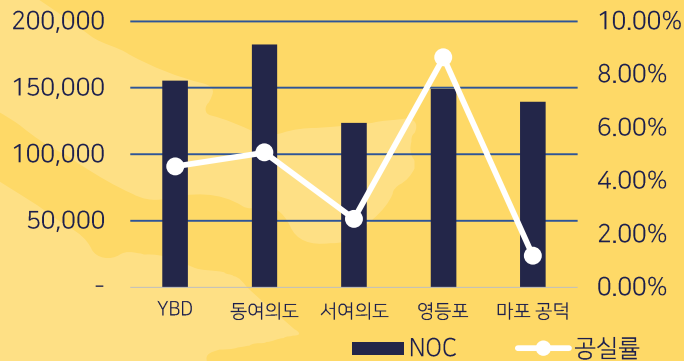


4.55% ↓

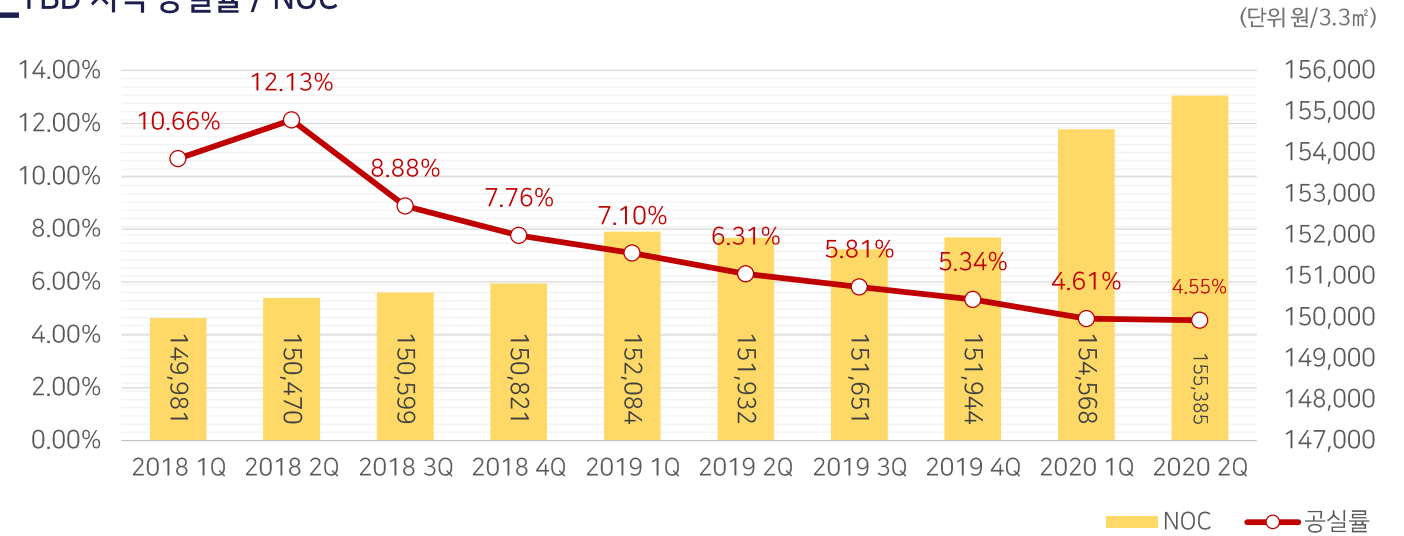


₩155,385 ↑

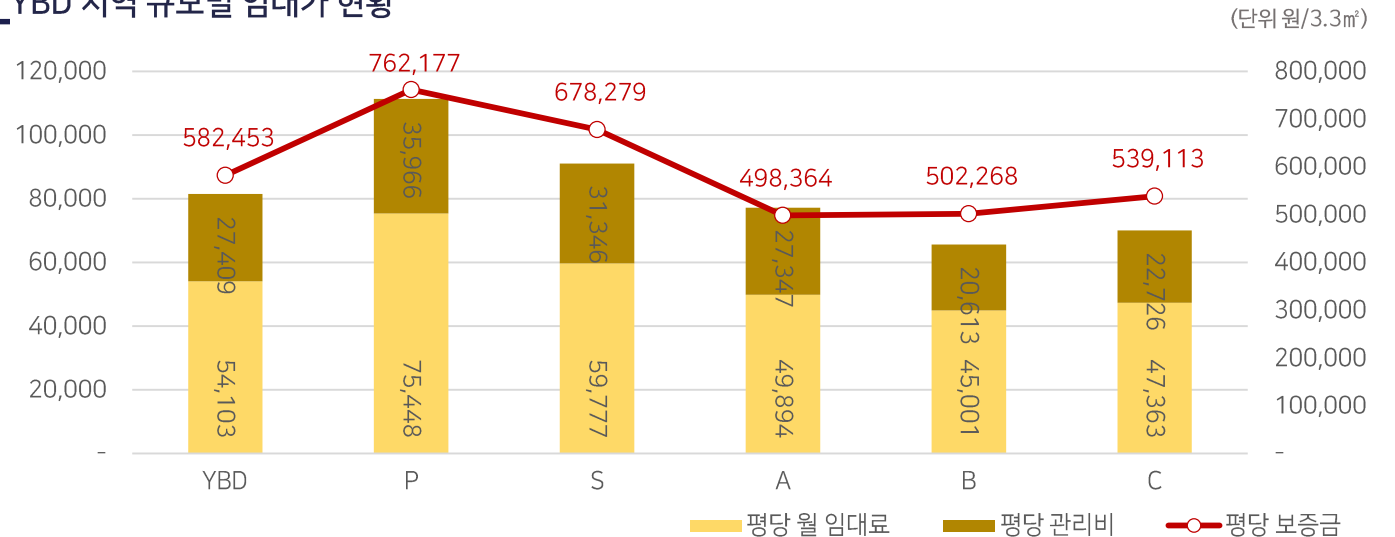
평균 임대료	평균 보증금	평균 관리비
54,103	582,453	27,409



YBD 지역 공실률 / NOC



YBD 지역 규모별 임대가 현황



06

ETC 서울기타

SBD OFFICE LEASING MARKET



공실률

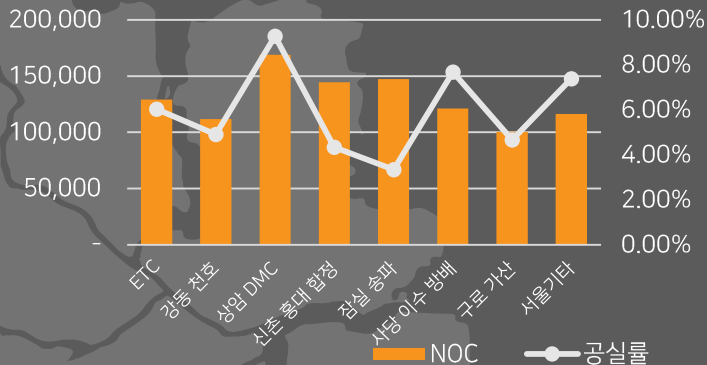
6.02% ↑



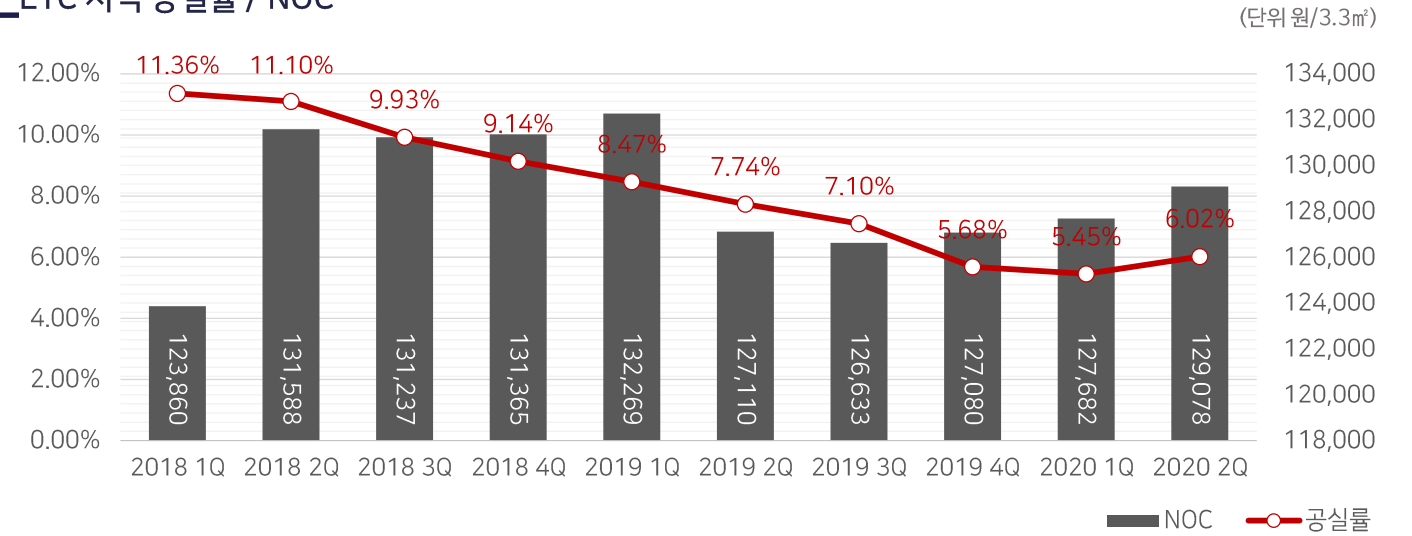
평균 NOC

₩129,078 ↑

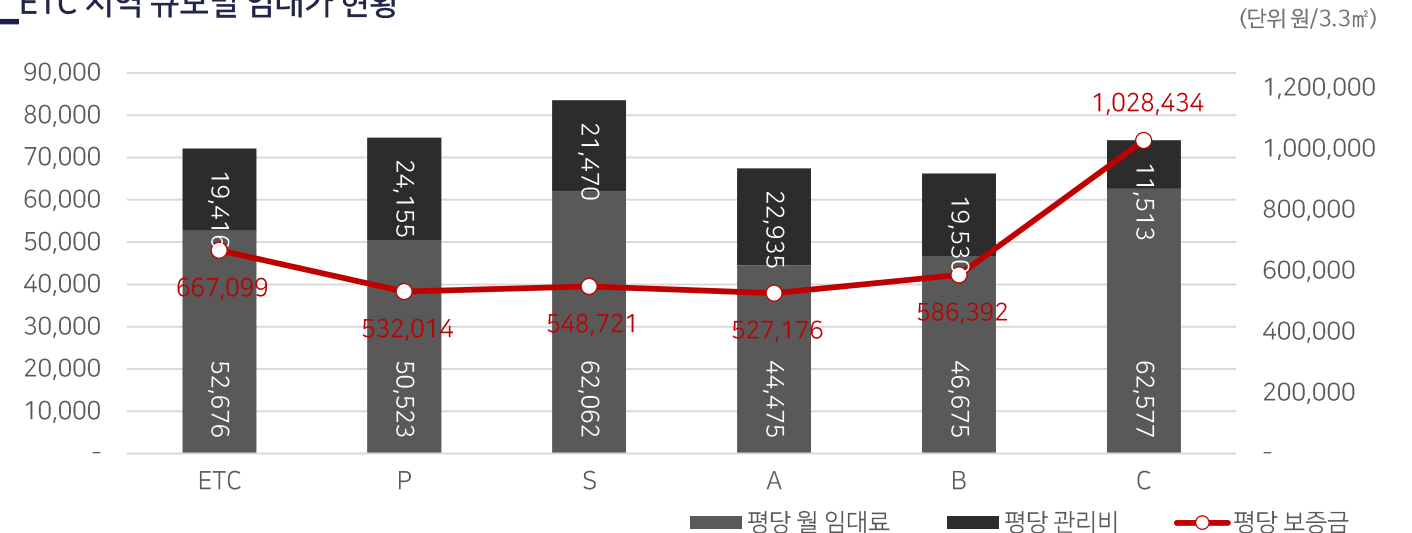
평균 임대료	평균 보증금	평균 관리비
52,676	667,099	19,416



ETC 지역 공실률 / NOC



ETC 지역 규모별 임대가 현황



07

PBBD 판교 분당

SBD OFFICE LEASING MARKET



공실률

2.25% ↑



평균 NOC

₩138,579 ↓

평균 임대료

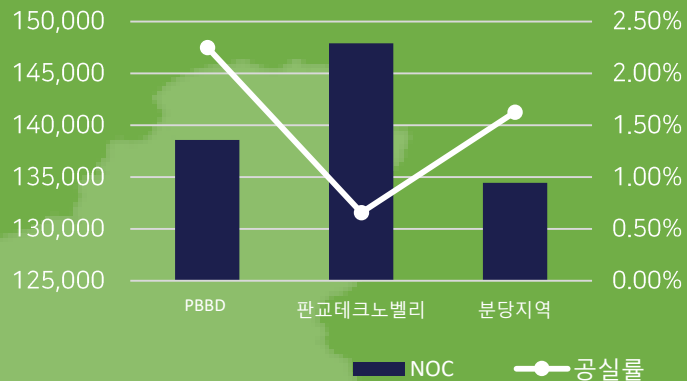
46,372

평균 보증금

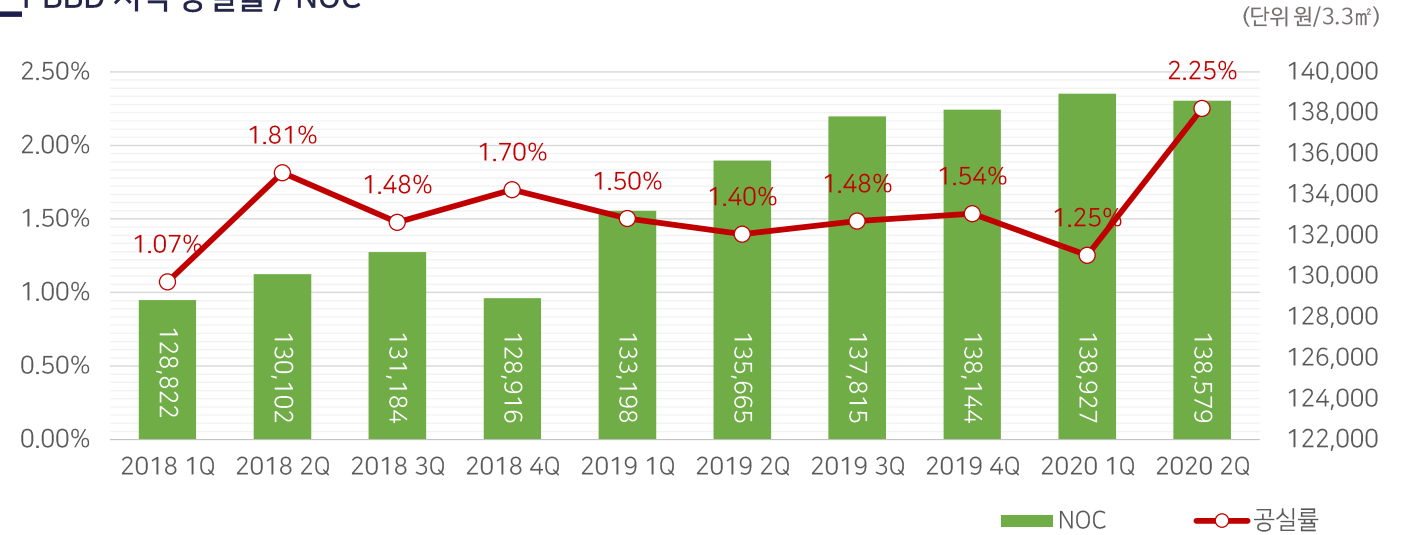
539,046

평균 관리비

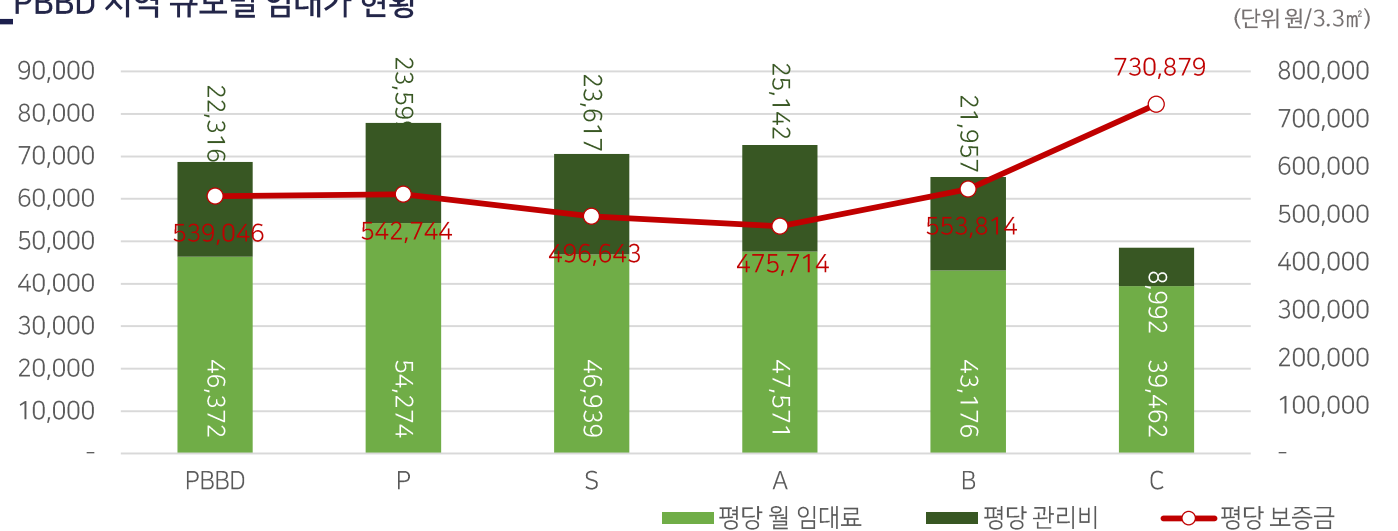
22,316



PBBD 지역 공실률 / NOC



PBBD 지역 규모별 임대가 현황



08 세부지역별 임대현황

(단위 : 원/3.3㎡)

구역	세부구역	총임대면적	평균보증금	평균임대료	평균관리비	평균NOC	공실률
CBD	광화문	618,562	865,263	86,689	35,316	218,986	7.48%
	을지로 중구	1,296,908	751,179	75,614	34,131	191,976	7.41%
	종로	767,785	819,814	76,859	31,903	191,823	6.38%
	시청 서울역	785,401	730,749	73,362	33,952	185,339	5.94%
	충정로	174,476	618,981	61,277	31,079	171,635	5.14%
	용산	179,554	679,357	62,600	29,833	171,242	3.14%
	서대문	123,966	756,675	65,794	29,881	170,657	3.66%
GBD	강남대로	522,412	969,793	70,701	26,612	173,638	4.02%
	테헤란로	1,308,404	881,761	72,378	26,540	169,576	4.59%
	압구정 신사	66,665	1,771,289	83,654	19,444	158,206	7.68%
	남부순환로	61,357	886,866	60,791	25,491	158,150	1.63%
	청담	114,155	1,133,992	74,345	20,079	152,457	12.17%
	역삼	1,072,602	854,130	65,911	23,400	150,284	4.69%
	도곡 양재	135,456	773,283	54,297	21,586	150,150	6.59%
	대치 삼성	850,066	868,227	67,117	22,694	149,288	4.75%
	도산대로	87,093	1,107,290	64,516	22,967	145,931	7.48%
	서초 교대	186,223	870,835	59,651	19,930	139,275	4.18%
YBD	논현	296,218	1,124,890	64,486	21,586	137,984	6.53%
	동여의도	638,048	635,793	60,715	31,188	182,674	5.06%
	영등포	155,243	579,901	53,146	25,605	149,069	8.64%
	마포 공덕	197,521	572,979	50,392	26,349	139,615	1.19%
	서여의도	151,115	478,796	45,219	22,405	123,640	2.57%
ETC	상암 DMC	314,664	415,988	60,499	25,267	168,977	9.27%
	잠실 송파	465,479	724,183	56,306	22,980	147,219	3.35%
	신촌 홍대 합정	64,498	1,133,599	69,112	20,591	144,348	4.34%
	사당 이수 방배	44,825	1,050,916	55,178	20,205	121,249	7.68%
	서울기타	841,433	612,296	48,111	18,587	116,384	7.37%
	강동 천호	81,591	588,870	47,275	16,639	111,759	4.90%
PBBD	판교테크노벨리	255,342	529,378	49,749	20,805	147,894	0.66%
	분당지역	172,559	561,320	45,048	23,242	134,465	1.63%

09 주요 상업용 빌딩 신축

권역	빌딩명	소재지	주용도	연면적(㎡)	연면적(3.3㎡)	사용승인월
CBD	SG타워	중구 남대문로5가	업무시설	125,373	37,925	2020-06
	센터포인트 돈의문	종로구 평동	업무시설	86,224	26,083	2020-06
GBD	도곡동 근린생활시설 및 문화집회시설	강남구 도곡동	문화및집회시설	7,537	2,280	2020-05
	대동 II	서초구 서초동	제1종근린생활시설	5,295	1,602	2020-04
	우제빌딩	서초구 서초동	제2종근린생활시설	4,165	1,260	2020-06
YBD	건설스마트빌딩	영등포구 대림동	제1종근린생활시설	6,342	1,918	2020-04
	SK1 TOWER	영등포구 양평동4가	업무시설	3,729	1,128	2020-05
ETC	신내 데시앙플렉스 지식산업센터	중랑구 신내동	공장	83,043	25,121	2020-05
	오스텍임플란트 중앙연구소	강서구 마곡동	교육연구시설	71,004	21,479	2020-04
	생각공장데시앙플렉스	성동구 성수동2가	공장	70,327	21,274	2020-04
	성수SK V1 CENTER I	성동구 성수동2가	공장	55,887	16,906	2020-06
	에이스태세라타워	금천구 가산동	공장	24,746	7,486	2020-04
	AUTONICS R&D CENTER	강서구 마곡동	교육연구시설	22,634	6,847	2020-05
	KB금융 노원Plaza	노원구 상계동	업무시설	19,073	5,770	2020-06
	마곡역 한일 노벨리아타워	강서구 마곡동	업무시설	18,715	5,661	2020-06
	성수 SK V1 CENTER II	성동구 성수동2가	공장	15,918	4,815	2020-06

10

주요 법인이전

권역	법인명	업종	빌딩명	소재지	임대면적(㎡)	임대면적(3.3㎡)
CBD	롯데카드	신용카드	콘코디언	종로구 새문안로 76	20,758	6,279
	스타벅스코리아	커피전문점	명동스테이트타워	중구 퇴계로 100	8,768	2,652
	SSG닷컴	소매업	센트로폴리스	종로구 우정국로 26	8,249	2,495
	CJ Feed&Care	배합 사료 제조업	을지트윈타워	중구 을지로 170	3,608	1,091
	신세계건설	건물 건설업	단암빌딩	중구 소월로 10	1,789	541
	카파코리아	겉옷 및 셔츠 도매업	창성빌딩	용산구 청파로 395	754	228
GBD	현대백화점	백화점	대치동 신사옥	강남구 테헤란로98길 12	28,714	8,686
	현대오토에버	컴퓨터시스템	루첸타워	강남구 테헤란로 513	19,879	6,013
	스파크플러스	소프트웨어 개발 및 공급업	강남빌딩	서초구 서초대로 396	7,600	2,299
	현대리바트	목재가구 제조업	금강소핑센터	강남구 압구정로 201	6,258	1,893
	우미건설	건설업	린스퀘어	강남구 언주로30길 39	6,044	1,828
	브라더인터내셔널코리아	상품 중개업	동산빌딩	강남구 테헤란로70길 16	1,359	411
YBD	램퍼스테크	전기경보 및 신호장치 제조업	강남센터빌딩	강남구 강남대로 388	840	254
	한국투자신탁운용	신탁업 집합투자업	FKI타워	영등포구 여의대로 24	6,866	2,077
	브이아이자산운용	신탁업 집합투자업	THREE IFC	영등포구 국제금융로 10	5,289	1,600
	사학연금공단	공공기관	FKI타워	영등포구 여의대로 24	3,433	1,039
	현대자산운용	신탁업 집합투자업	FKI타워	영등포구 여의대로 24	3,433	1,039
	패스트파이브	공유 오피스	씨티플라자	영등포구 국제금융로2길 17	3,231	977
ETC	한국리츠협회	협회	센터빌딩	영등포구 여의대방로65길 6	661	200
	CJ프레시웨이	가공식품 도매업	S-CITY빌딩	마포구 상암동 1596	14,650	4,432
	웍앤코	공유 오피스	코오롱싸이언스밸리2차	구로구 디지털로34길 55	9,917	3,000
	유한.김벌리	종이제품 제조업	롯데월드타워	올림픽로 300	7,088	2,144
	KT&G 상상플래닛	담배제품 제조업	상상플래닛	성동구 독성로13길 38	3,836	1,160
	MG콜센터	콜센터	강동그린타워	강동구 천호대로 1139	3,124	945
PBBD	슈나이더일렉트릭코리아	자동제어반 제조업	대방빌딩	강서구 공항대로 248	2,781	841
	에어프레미아	항공 여객 운송업	대방건설 빌딩	강서구 공항대로 248	2,781	841
PBBD	한국테크놀로지그룹	지주회사	한국타이어 신사옥	분당구 판교로 286	33,544	10,147

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07 . Pangyo & Bundang

08 . Leasing Data in Each Sub-districts

09 . New Buildings

10. Companies Recently Moved



Leasing Market Highlights



Vacancy Rate

5.93%

0.66% ↑



NOC

\$38.92

\$0.32 ↓



Supply of CRE

131,604,378m²

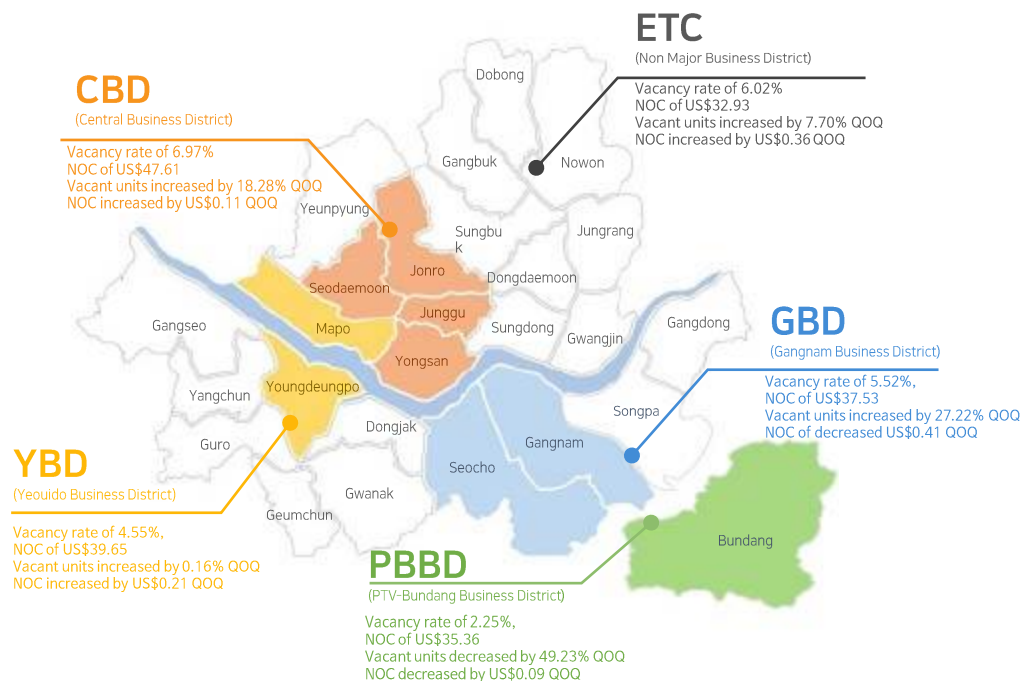
3,492,910 ↑



Newly-built CRE

892,398m²

510,729 ↑



Leasing Market Summary

Business District	NOC	Vacancy Rate	Rent/m ²	Deposit/m ²	Management Fee/m ²
Capital Seoul	38.92	5.93%	16.41	213.83	6.17
CBD	47.61	6.97%	18.81	193.17	8.32
GBD	37.53	5.52%	16.84	240.98	5.69
YBD	39.65	4.55%	13.8	148.61	6.99
ETC	32.93	6.02%	13.44	170.21	4.95
PBBD	35.36	2.25%	11.83	137.53	5.69

New Buildings

Business District	Building Name	Address	Zoning	GFA(m ²)	Building Completion
CBD	SG Tower	Junggu Namdaemunro 5ga	Office	125,373	2020-06
CBD	Center Point	Jongrogu Pyungdong	Office	86,224	2020-06
ETC	Desian Plex	Joongranggu Sinedong	Knowledge Industry Center	83,043	2020-05
ETC	Osstem Implant Laboratory	Gangseogu Magokdong	Education	71,004	2020-04
ETC	Desian Plex -Thinking Factory	Sungdonggu Sungsoodong 2ga	Factory	70,327	2020-04

Corporations Recently Moved

Business District	Tenant	Business Type	Building name	Address	Leasing Area(m ²)
CBD	Lotte Card	Credit Card	Condordian	76 Saemoonanro Jongro	20,758
GBD	Hyundai Dept.	Dept. Store	Daechidong Bldg.	12 98gil Teheranro Gangnamgu	28,714
GBD	Hyundai Auto Ever	Computer Sys.	Luchen Building	513 Teheranro Gangnamgu	19,879
ETC	CJ Fresh Way	Processed Food	S-CITY Building	1596 Sangamdong Mapogu	14,650
PBBD	Hankook Tech. Group	Holding Company	Hankook Tire Bldg.	286 Pangyoro Bundanggu	33,544

CRE Issues



Market News



New Legislation



Development News



Business News

APR

Development News New Legislation

2

Extension of Subway Line #9 to Goduk/Gangil, with the building cost of US \$560 million

4

Seoul City, rearranges land use zoning

Development News Business News

6

'Gangbuk COEX' rushes its development plan on North Seoul

13

Korean Government decides to support Proptech Industry

Market News

22

Construction & Economy Research Institute, reduced its investment budget by 10.1%

Business News

27

Errors in the stats of Korea Appraisal Board due to COVID-19, delay the publication of the regular stats by a month

Market News

29

Companies with deep pockets deposited US \$25 million in cash to Lotte World Tower

MAY

Development News Business News

6

Hyundai Motors starts building the Global Business Center, Korea's highest skyscraper

6

Startup rate for brokerage companies, as lowest since 20 years ago

Business News

8

3 major influencers in the real estate consulting market; Kim&Chang, Sejong and Jipyong

New Legislation

13

Urban planning altered for a fewer offline-stores post-COVID19

Market News

22

Young City Building in Moonraedong, bought by US \$48 million back to NH Investment Securities

Market News

25

Wework in Jongro, renegotiates with the landlord for rent price

New Legislation

27

'Zoning for the highest speculated area' among government sanctions is abolished

JUN

Market News

2

IZIS AM chosen as a preferred buyer for CJ's head office building, priced for US \$507 million

Business News

3

Less candidates for a certified broker after the economic downturn

New Legislation

3

Notice of lease contract cancellation became earlier, from 1-month notice to 2-months notice

New Legislation

8

Korea Real Estate Investment & Trust, bought Hyundai Marine & Fire Insurance Tower with US \$315 million

New Legislation

12

Overpricing commercial properties, now stopped by considering hidden rent-free in valuation

Development News

15

63-stories skyscraper, to be on Lotte Chilsung's site in Seochodong

Development News

30

Bidding of 21,765m² site of Magok R&D Center, for a private development company

Research Outline

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	3 months period; Apr-Jun 2020
DB Management	Okey Research Center has carried out our research with a large numbers 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 = 1,185.60 KRW (0.84 USD = 1,000 KRW) as at 11 Aug 2020

NOC (Net Occupancy Cost)

*NOC: The cost that 1m² of GFA incurs to a tenant who rents the property. NOC can be useful to compare between different types of office buildings.

*py: Pyung (1 m² = 0.3025 py)

QOQ (Quarter on Quarter): the rate increase/decrease to the previous quarter

YOY (Year on Year): the rate increase/decrease to the same quarter of the previous year

Sample Size of Each Building Grade

	CBD	GBD	YBD	ETC	PBBD
Sample	302	992	142	287	63
GFA (m ²)	8,274,737	9,643,564	3,780,287	6,073,619	1,546,547
GFA (py)	2,503,108	2,917,178	1,143,537	1,837,270	467,830

5 Regional Divisions in Seoul

CBD Central Business District	GBD Gangnam Business District	YBD Yeido Business District	ETC Non Major Business District	PBBD PTV-Bundang Business District
Gwanghwa-moon, Joong-gu, Seodaemoon, Jong-ro, Etc	Gangnam-gu, Seocho-gu, Etc.	Yeido, Mapo-ku, Etc.	Sangam, Gangdong, Songpa-gu, Etc.	Pangyo Techno Valley, Seohyundong, Sunedong, Etc.

Categories of Office Buildings by Their Sizes

	Grade P Prime Bldg.	Grade S Large Bldg.	Grade A Large-medium	Grade B Medium-small	Grade C Small Bldg.
Gross Floor Area	≥49,587m ² (≥15,000py)	≥23,140m ² (≥7,000py)	≥13,223m ² (≥4,000py)	≥3,306m ² (≥1,000py)	<3,306m ² (<1,000py)
Lease Area of Sample Floor	≥1,653m ² (≥500py)	≥992m ² (≥300py)	≥661m ² (≥200py)	≥96m ² (≥150py)	<496m ² (<150py)

01 Seoul & Bundang Market

LEASING MARKET REVIEW

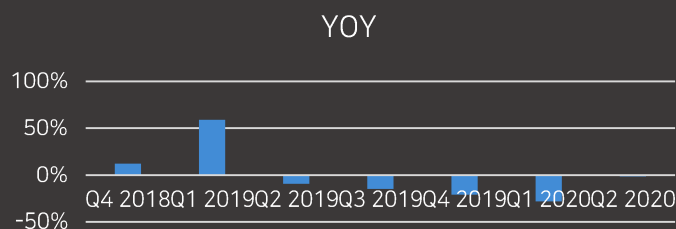
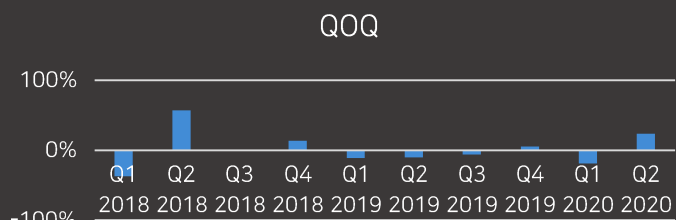
Number of CRE Buildings

The total number of CRE in Seoul & Bundang was updated as follows;

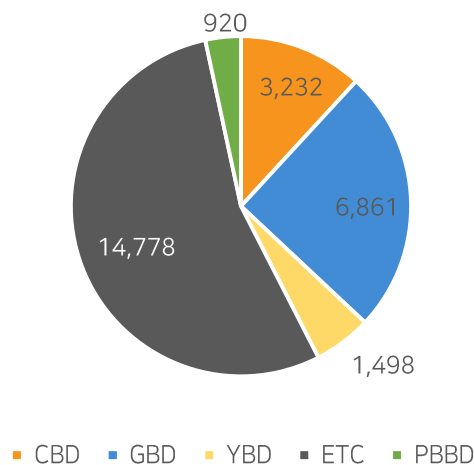
-In Seoul, there was new supply of 26,369 properties into CRE Market;
1.19% increase QOQ & 2.25% increase YOY

In Bundang, the number of the properties over 1,000 m² GFA was 920.

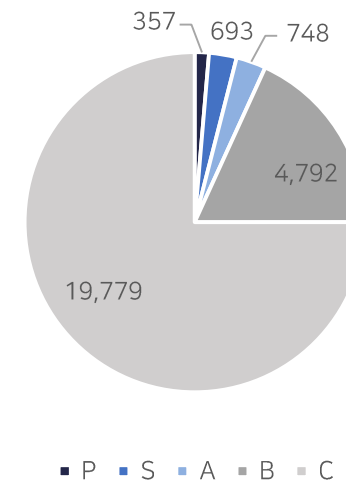
Growth Rate of Number of CRE Buildings



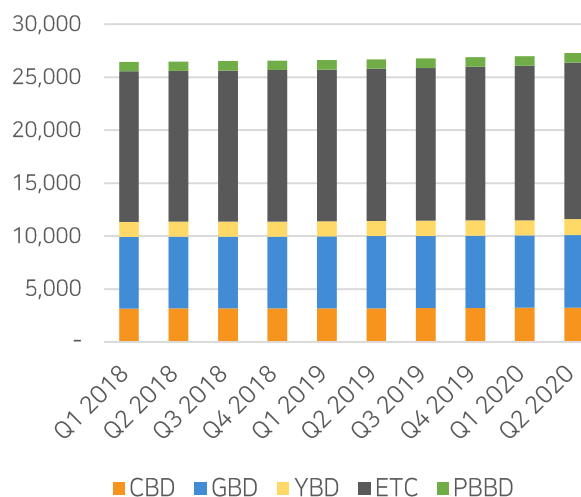
No. of Buildings in Seoul & Bundang, by District



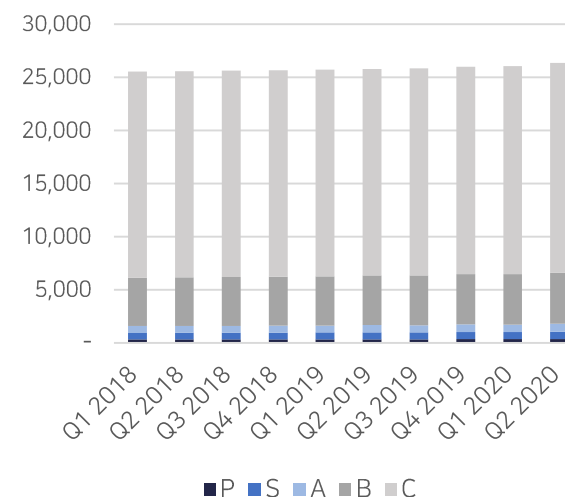
No. of Buildings in Seoul, by Size



No. of Buildings in Seoul & Bundang, by District



No. of Buildings in Seoul, by Size



01 Seoul & Bundang Market

LEASING MARKET REVIEW

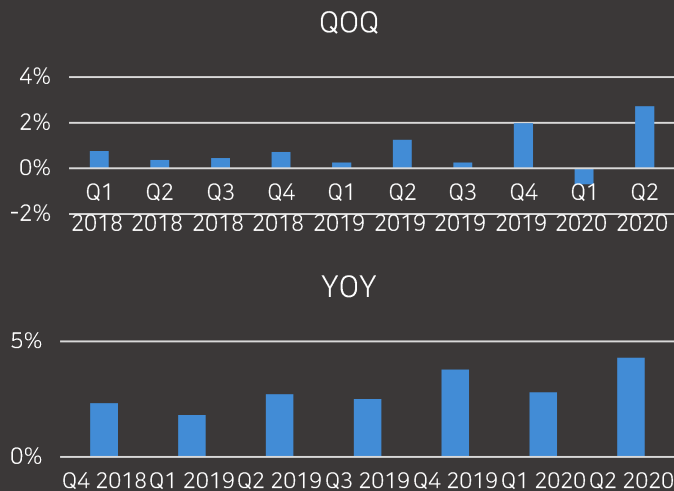
CRE Supply

In Seoul, the number of commercial properties was updated as follows;

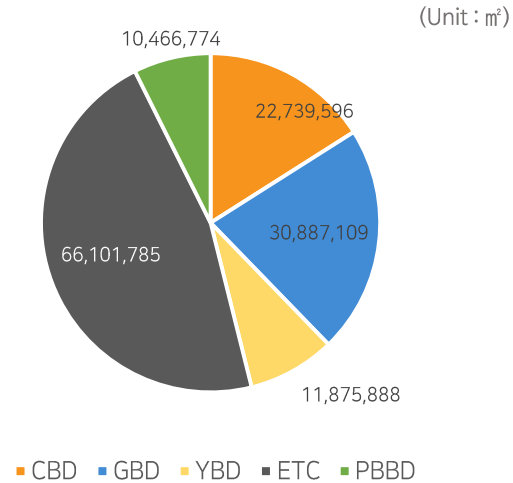
- There was new supply of 131,604,378 m² GFA into Seoul;
2.73% increase QOQ & 4.29% increase YOY

In Bundang, there was new supply of 10,466,774 m² into the CRE market

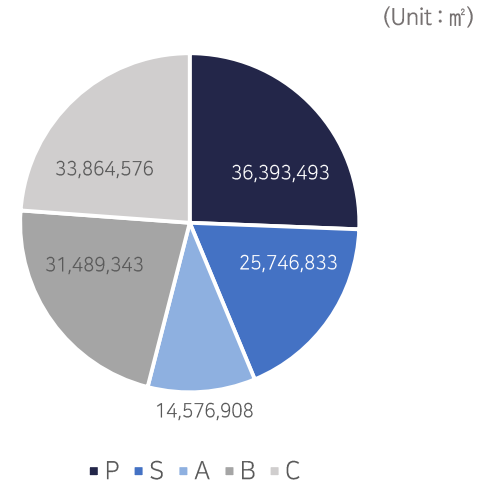
Growth of CRE Supply



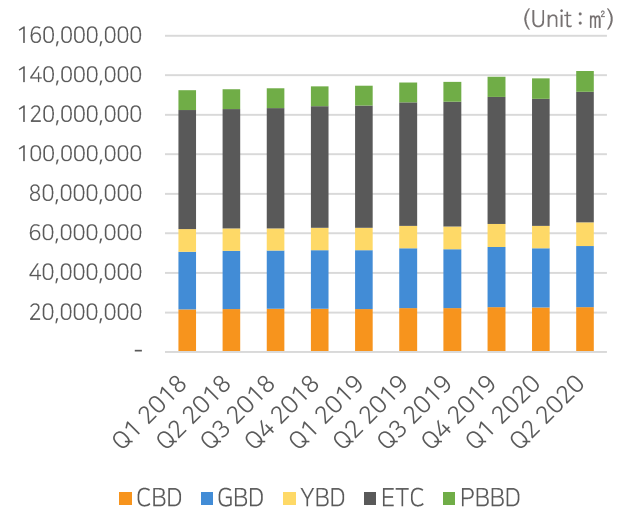
CRE Supply in Seoul & Bundang, by District



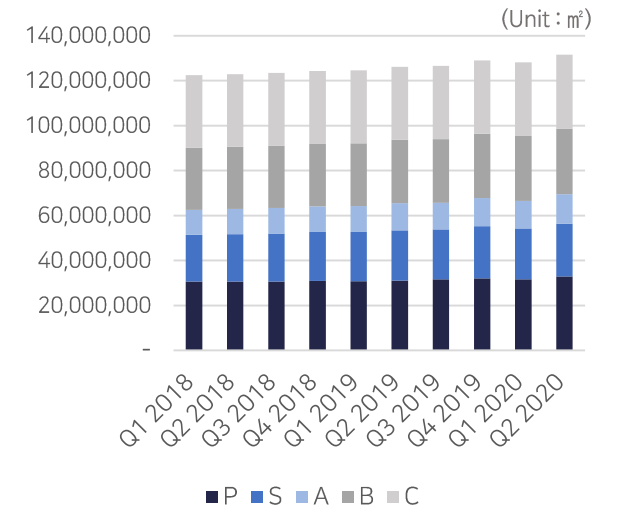
CRE Supply in Seoul, by Size



CRE Supply in Seoul & Bundang, by District



CRE Supply in Seoul, by Size



01 Seoul & Bundang Market

LEASING MARKET REVIEW

No. of New Commercial Buildings

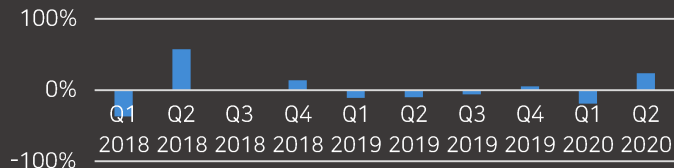
In Seoul, the new supply has been updated as follows;
(except for residential, public, religious & hospital properties)

-There were 79 new buildings, 23% increase QOQ & 1% decrease YOY

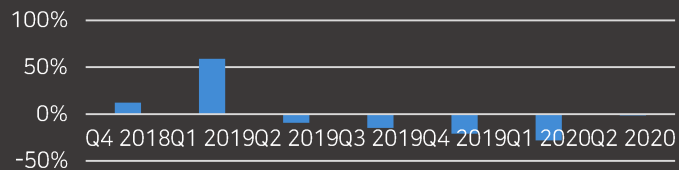
In Bundang, there were 2 new buildings

No. of New Commercial Buildings

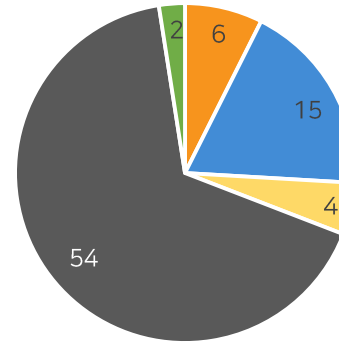
QOQ



YOY

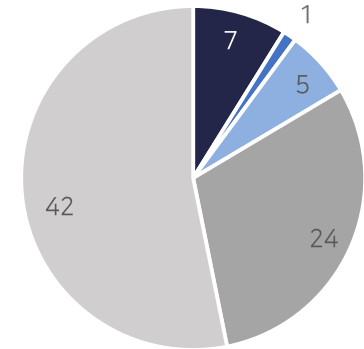


No. of New Buildings in Seoul & Bundang, by District



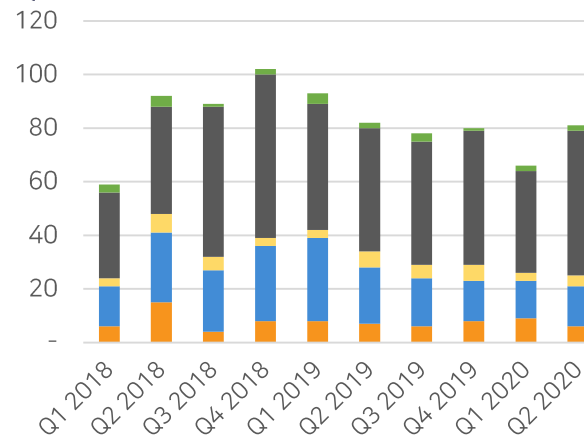
■ CBD ■ GBD ■ YBD ■ ETC ■ PBBD

No. of New Buildings in Seoul, by Size



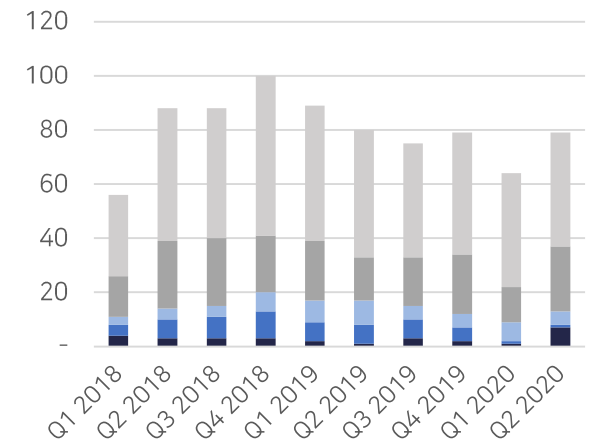
■ P ■ S ■ A ■ B ■ C

No. of New Buildings in Seoul & Bundang, by District



■ CBD ■ GBD ■ YBD ■ ETC ■ PBBD

No. of New Buildings in Seoul, by Size



■ P ■ S ■ A ■ B ■ C

01 Seoul & Bundang Market

LEASING MARKET REVIEW

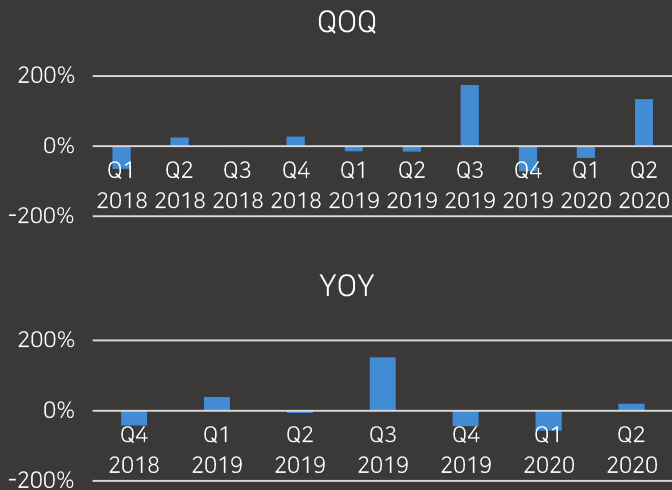
Supply of New CRE in the Market

In Seoul, the new supply has been updated as follows;
(except for residential, public, religious & hospital properties)

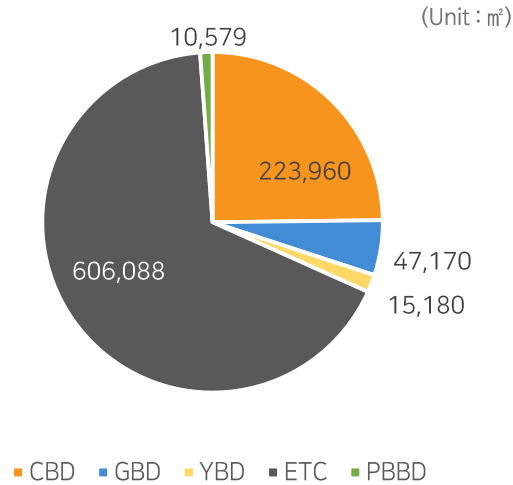
- There were 79 new buildings that were 892,398㎡ GFA in total,
134% increase QOQ & 20% increase YOY

In Bundang, there was the new supply of 10,579 ㎡ GFA

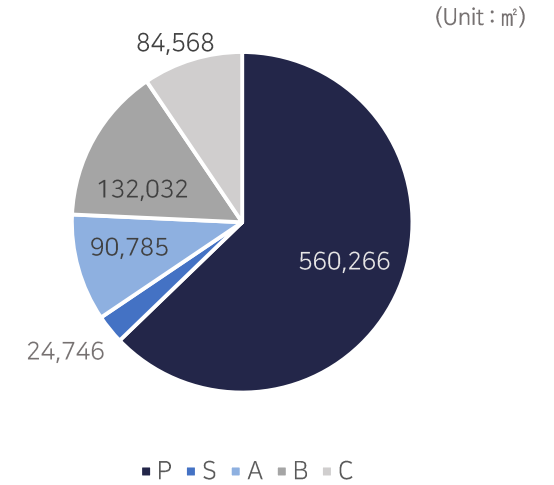
New Supply Growth in CRE Market



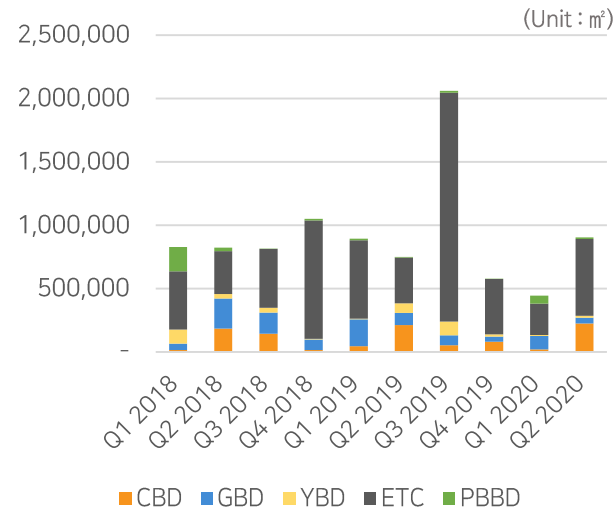
Supply of New CRE in Seoul & Bundang, by District



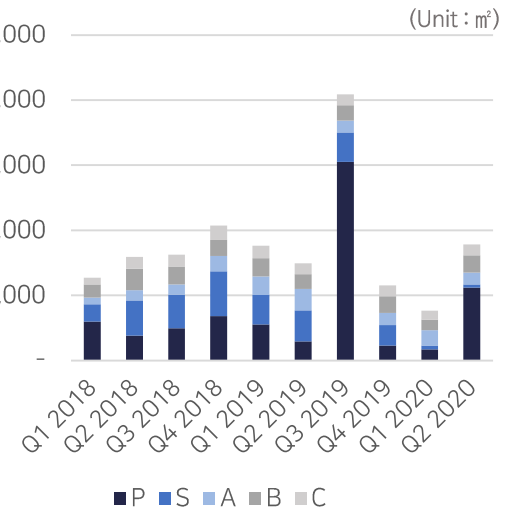
Supply of New CRE, by Size



Supply of New CRE in Seoul & Bundang, by District



Supply of New CRE, by Size



01 Seoul & Bundang Market

LEASING MARKET REVIEW

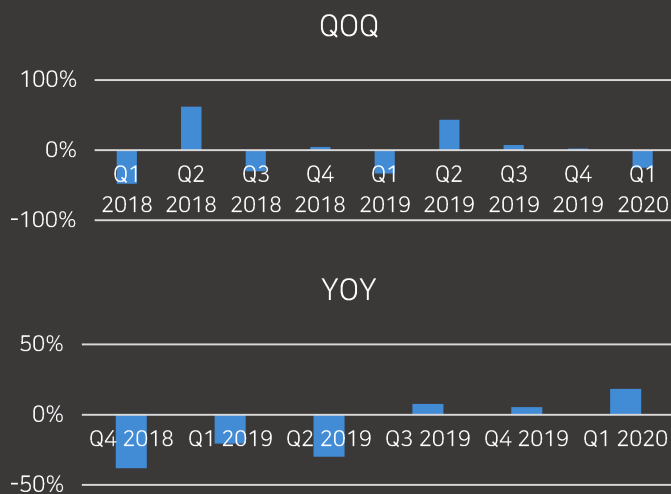
Elimination Rate of Vacancy in Office Sector

In Seoul, the elimination rate of vacancy was 31%,
12.51%p decrease QOQ & 9.89%p increase YOY

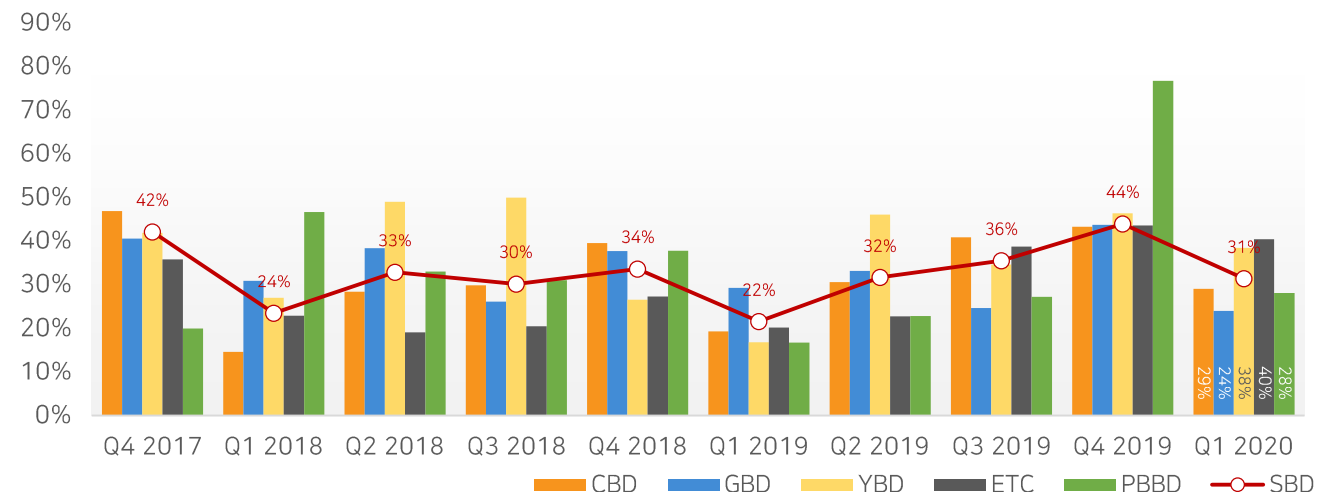
In Bundang, the rate was 28%

※ The elimination rate was obtained by calculating the resolved
units that used to be vacant in the previous quarter.

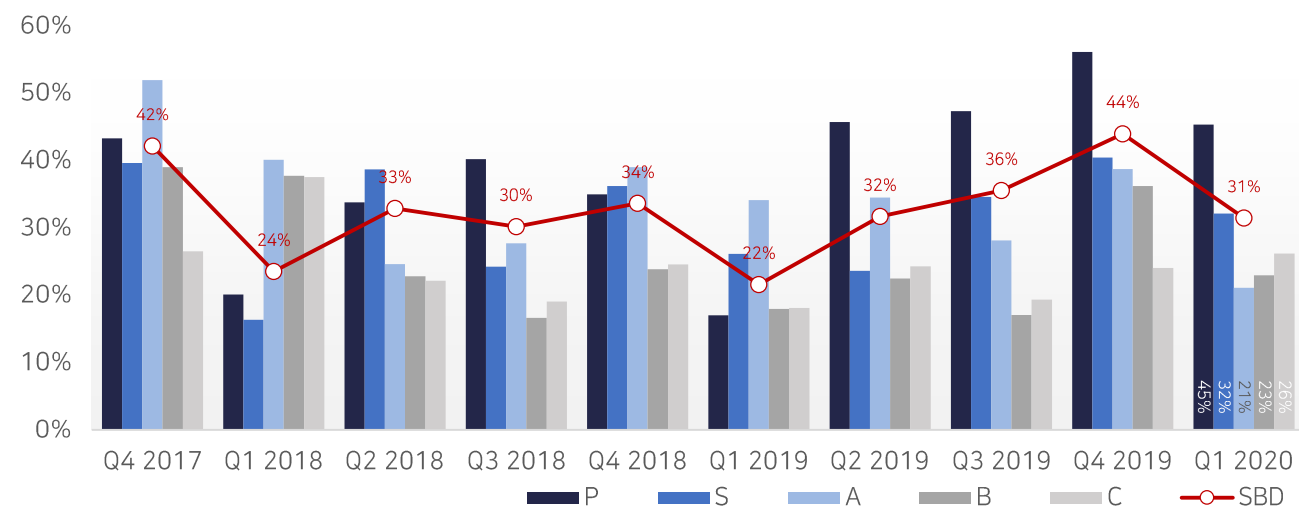
Rate Increase/Decrease of Occupied Units from Vacancy



Elimination of Vacancy in Seoul & Bundang, by District



Elimination of Vacancy in Seoul & Bundang, by Size



01 Seoul & Bundang Market

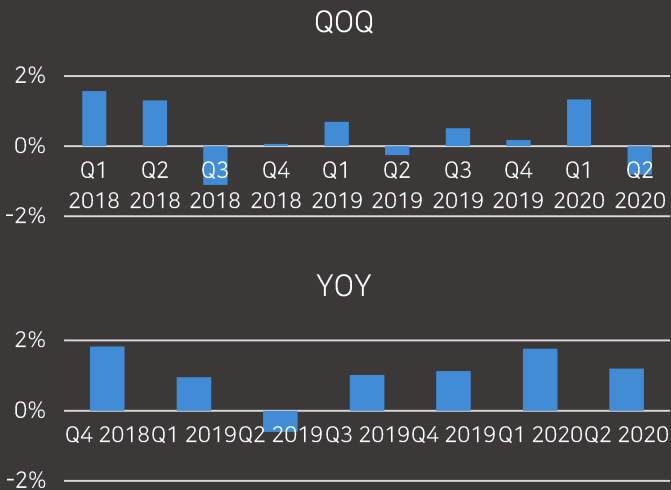
LEASING MARKET REVIEW

NOC of Office CRE

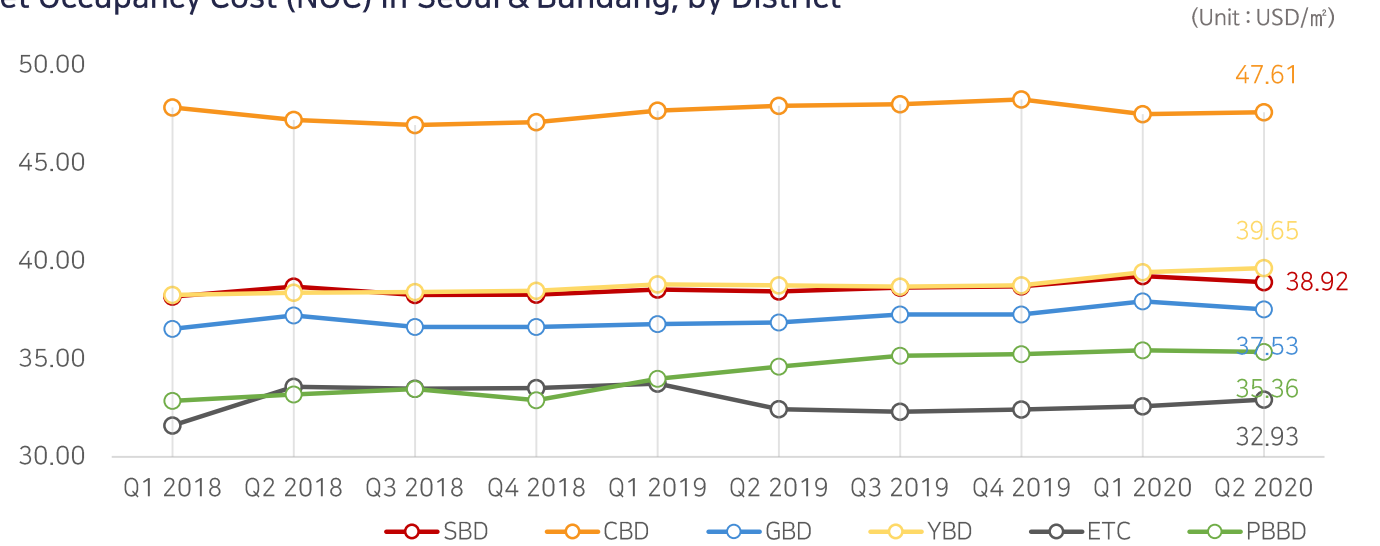
In Seoul, the average NOC in the office sector was US\$38.92 /m², 0.81% decrease QOQ & 1.20% increase YOY

In Seoul, the average NOC in the office sector was US\$35.36 /m²

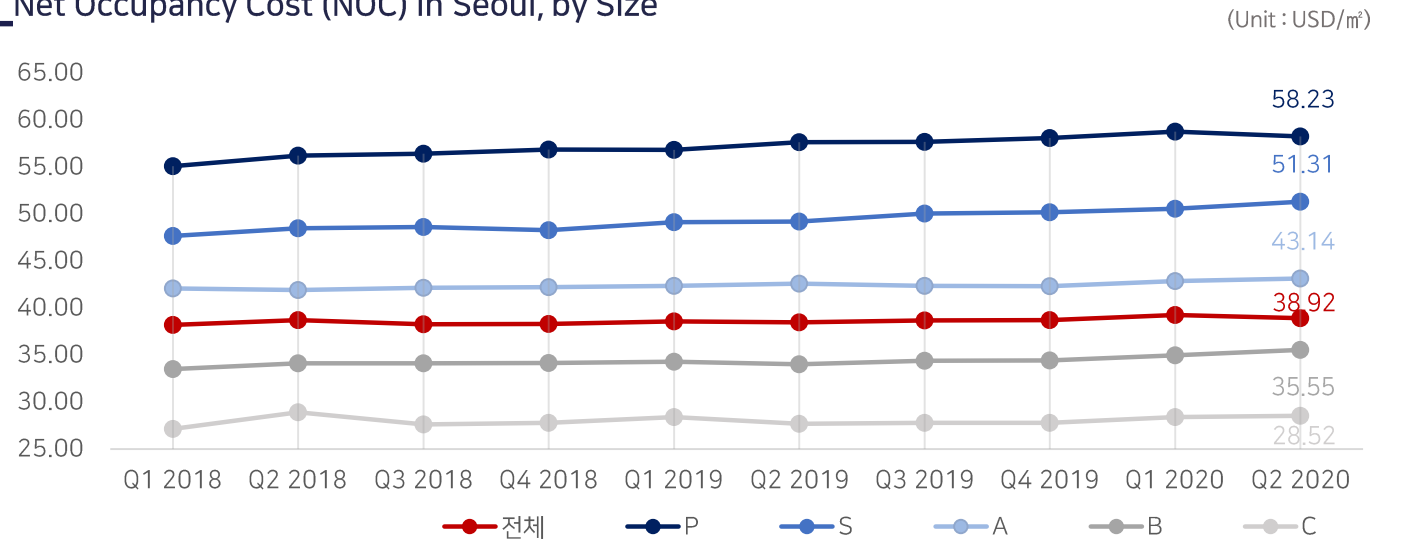
NOC Growth Rate of Office CRE



Net Occupancy Cost (NOC) in Seoul & Bundang, by District



Net Occupancy Cost (NOC) in Seoul, by Size



01 Seoul & Bundang Market

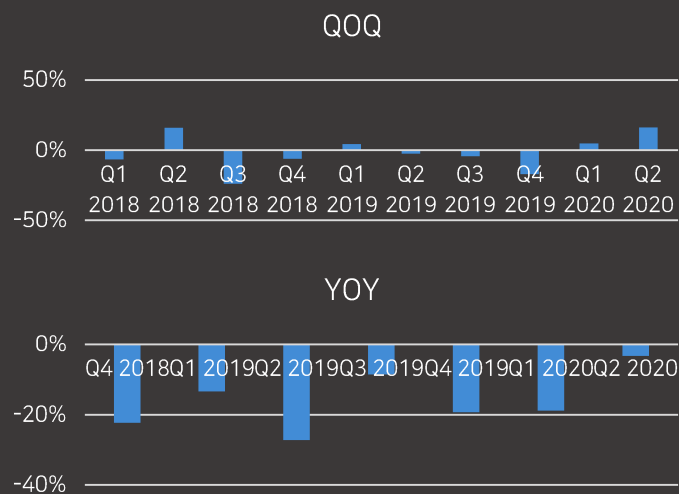
LEASING MARKET REVIEW

Vacancy Level of Office CRE

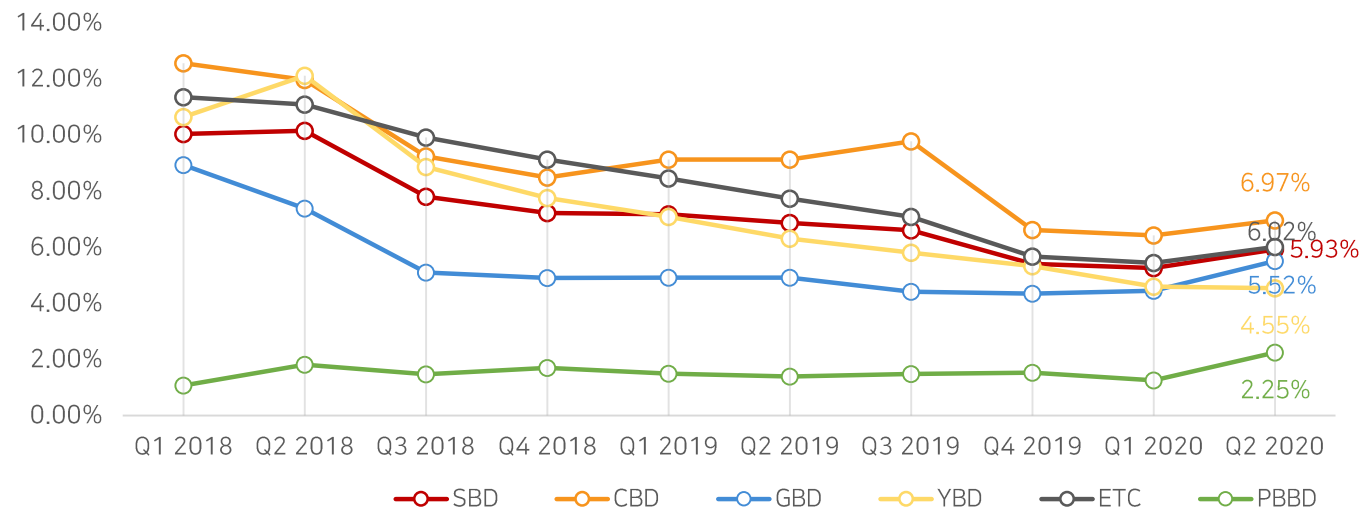
In Seoul, the average vacancy rate was 5.93%,
0.66%p increase & 0.95%p decrease

In Bundang, the average vacancy rate was 2.25%

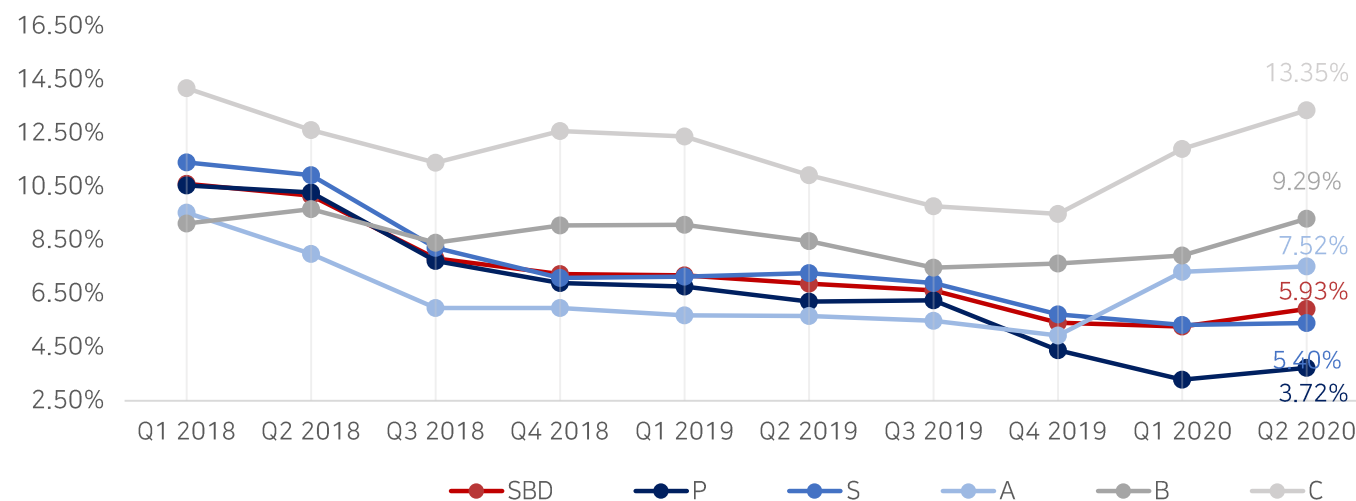
Vacancy Growth Rate of Office CRE



Vacancy Rate in Seoul & Bundang, by District



Vacancy Rate in Seoul, by Size



01 Seoul & Bundang Market

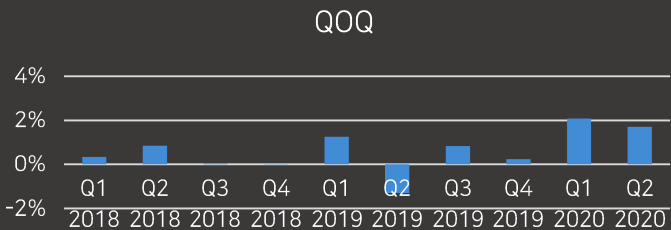
LEASING MARKET REVIEW

Rent Price of Office CRE

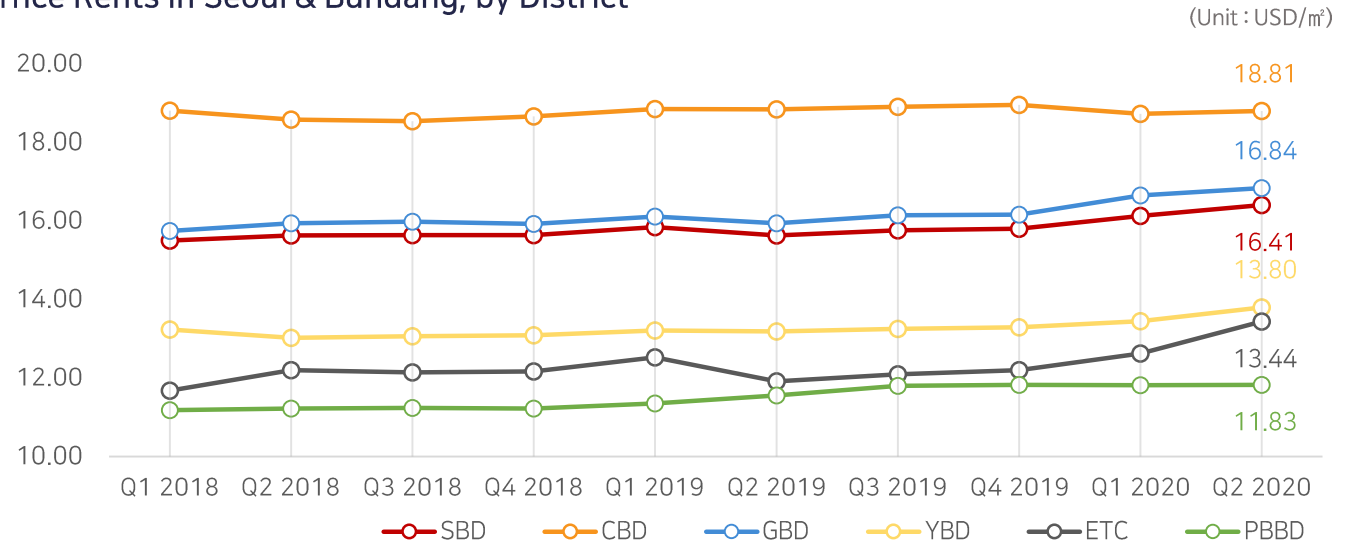
In Seoul, the average rents was US\$16.41 /m²,
1.71% increase QOQ & 4.92% increase YOY

In Bundang, the average rents was US\$11.83 /m²

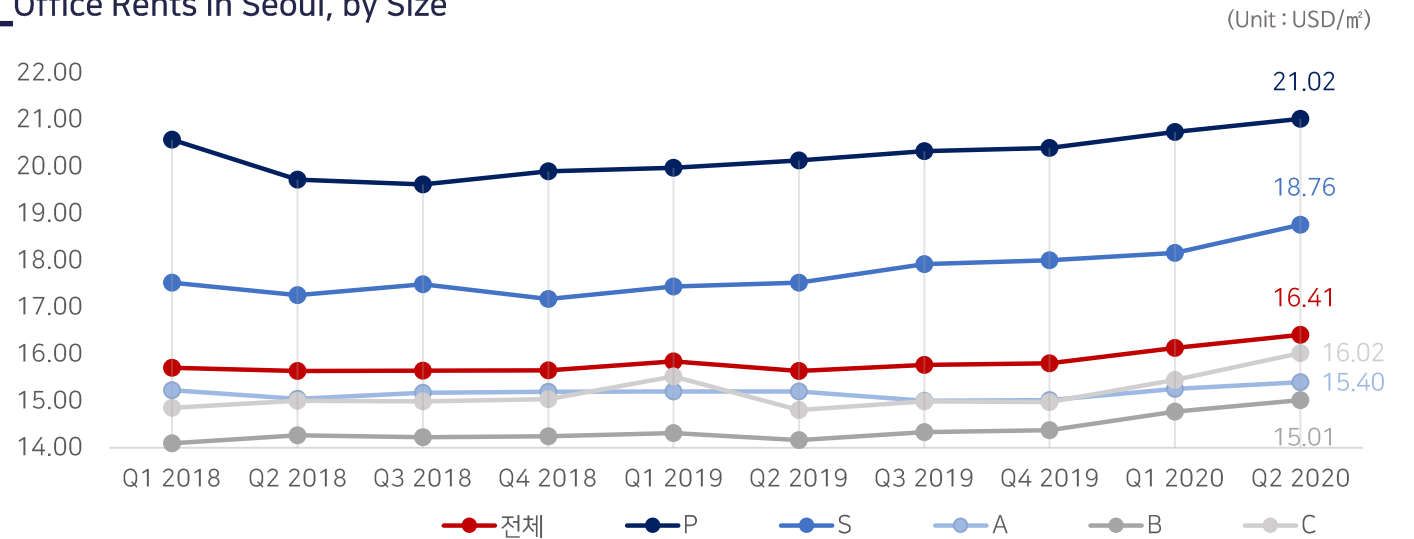
Rents Growth in Office Sector



Office Rents in Seoul & Bundang, by District



Office Rents in Seoul, by Size



01 Seoul & Bundang Market

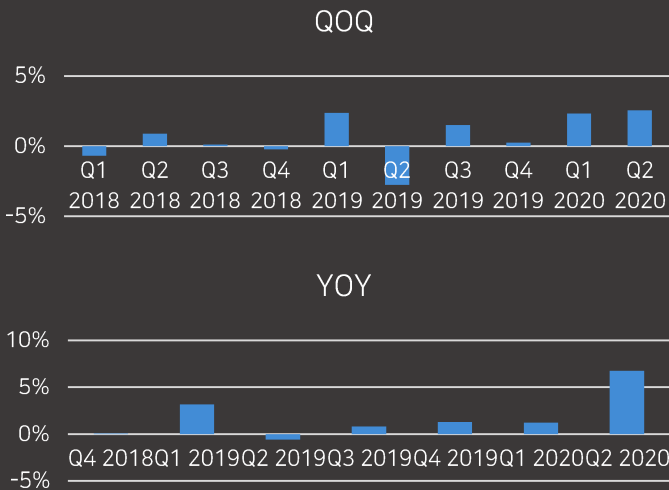
LEASING MARKET REVIEW

Deposit Level in Office Sector

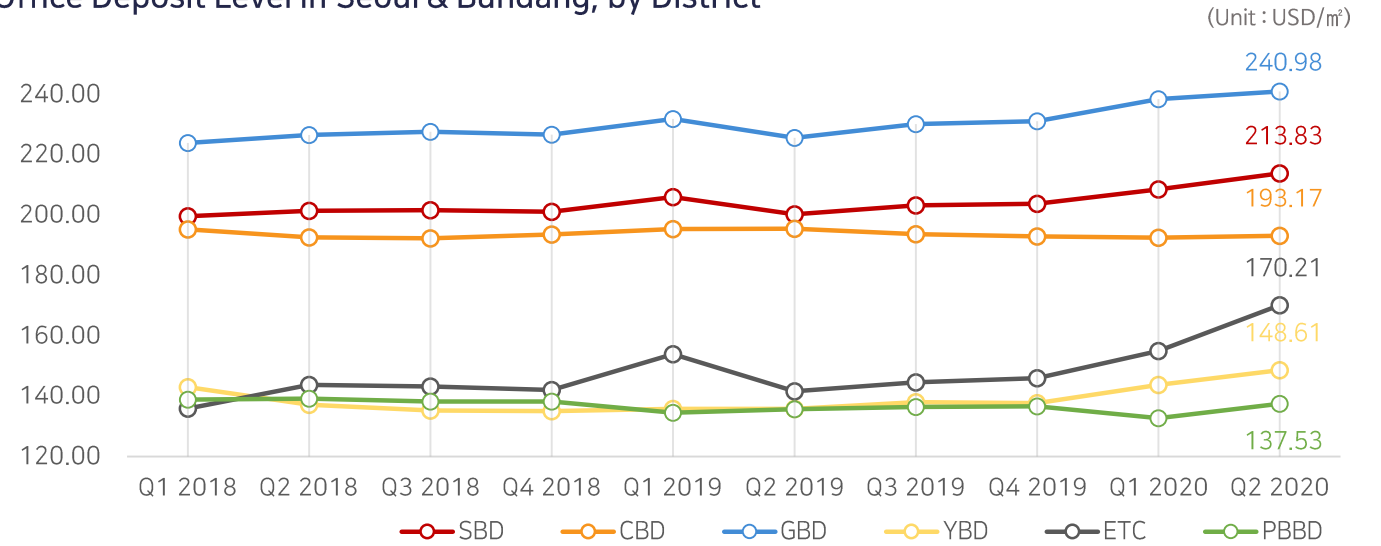
In Seoul, the average deposit was US\$213.83 /m²,
2.55% increase QOQ & 6.77% increase YOY

In Bundang, the average deposit was US\$137.53 /m²

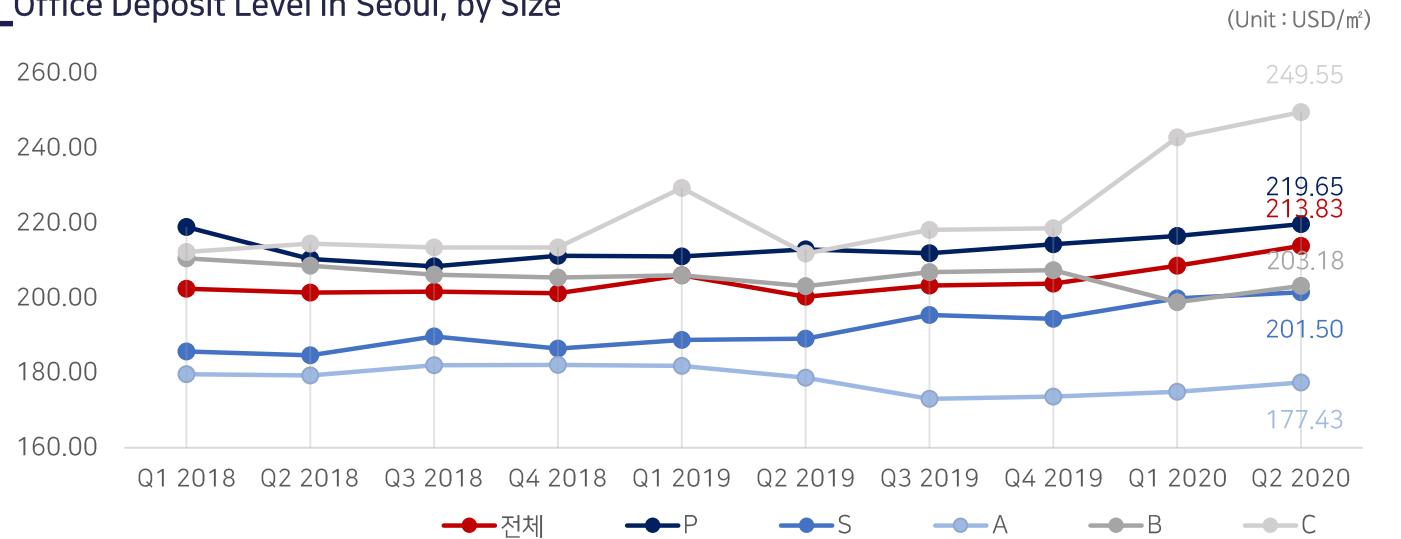
Growth of Deposit Level in Office Sector



Office Deposit Level in Seoul & Bundang, by District



Office Deposit Level in Seoul, by Size

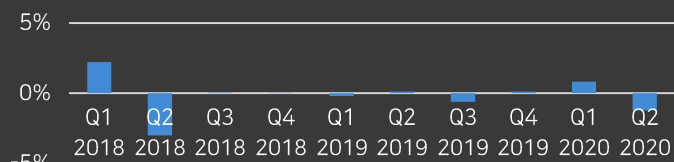


LEASING MARKET REVIEW

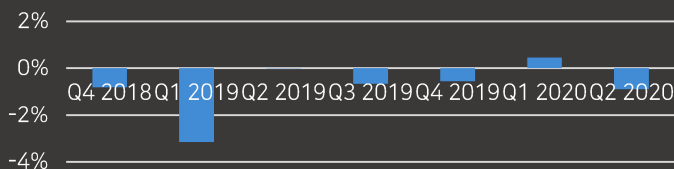
In Seoul, the average management cost was US\$6.17 /m², 1.22% decrease QOQ & 0.90% decrease YOY

In Bundang, the average management was US\$5.69 /m²

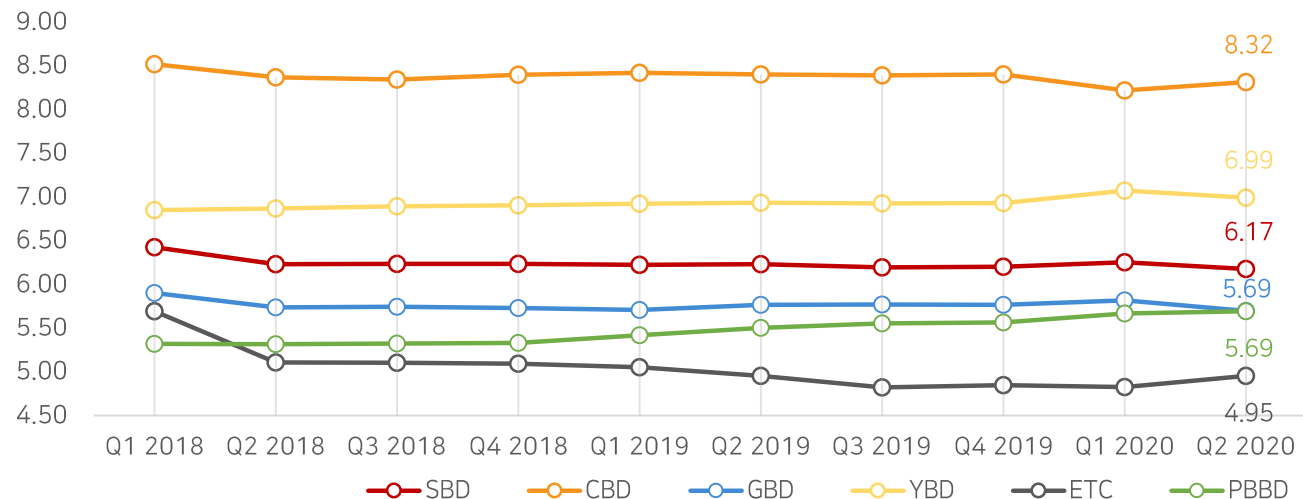
QQQ



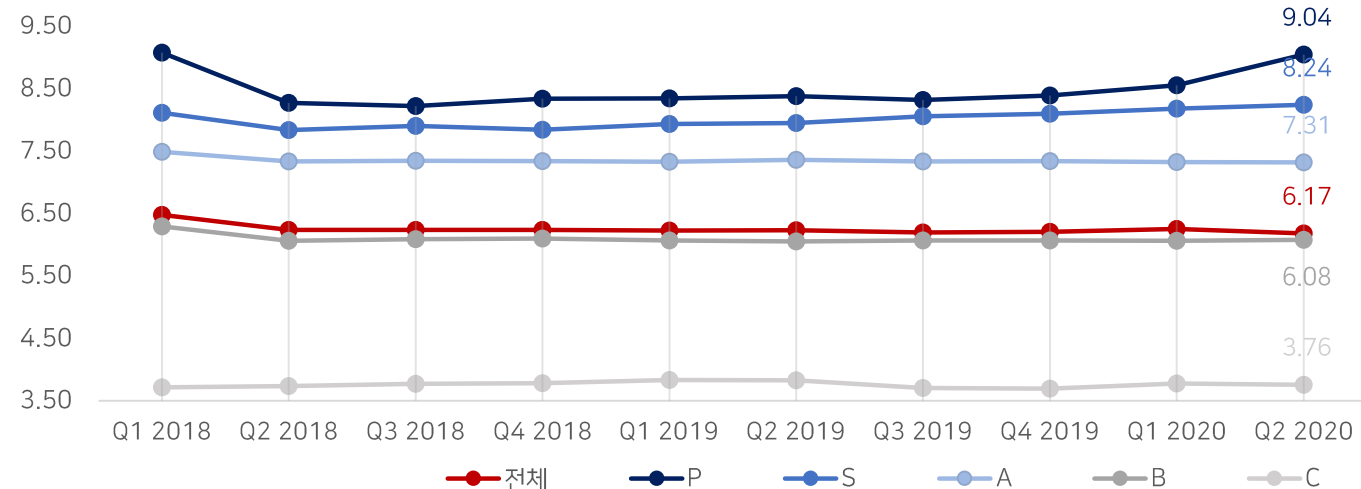
YOY



(Unit : USD/m²)



(Unit : USD/m²)



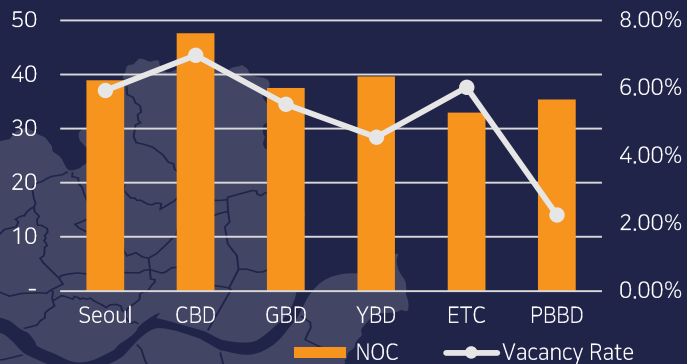
02 Capital Seoul

SBD OFFICE LEASING MARKET

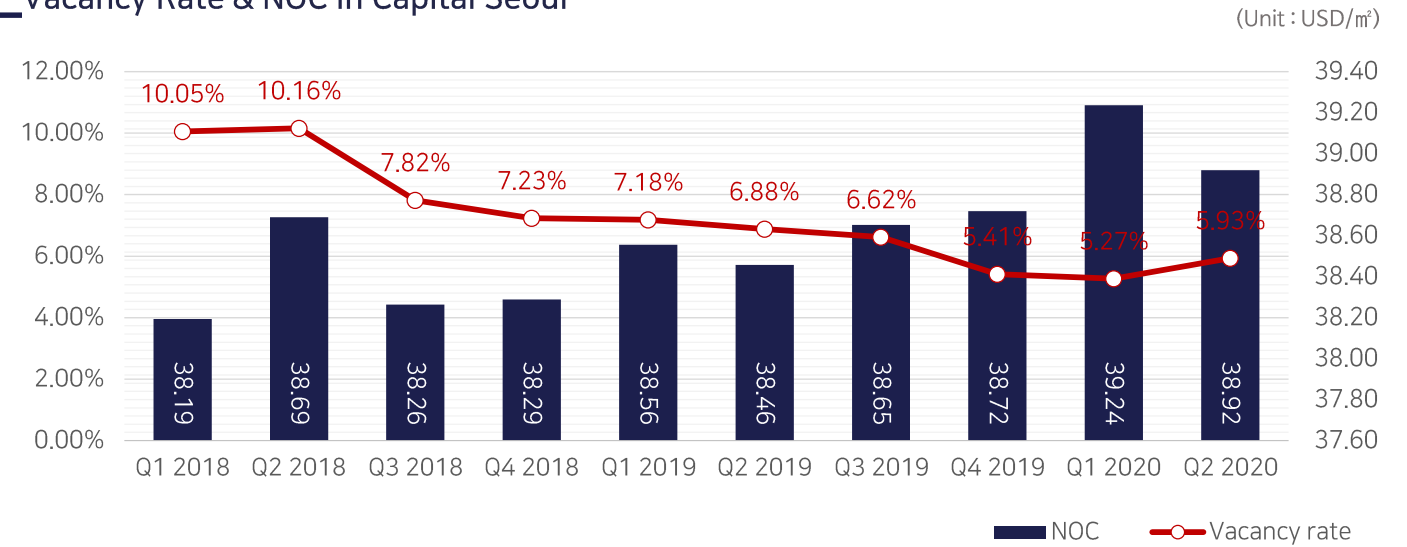
Vacancy rate
5.93% ↑

Avg. NOC
\$38.92 ↓

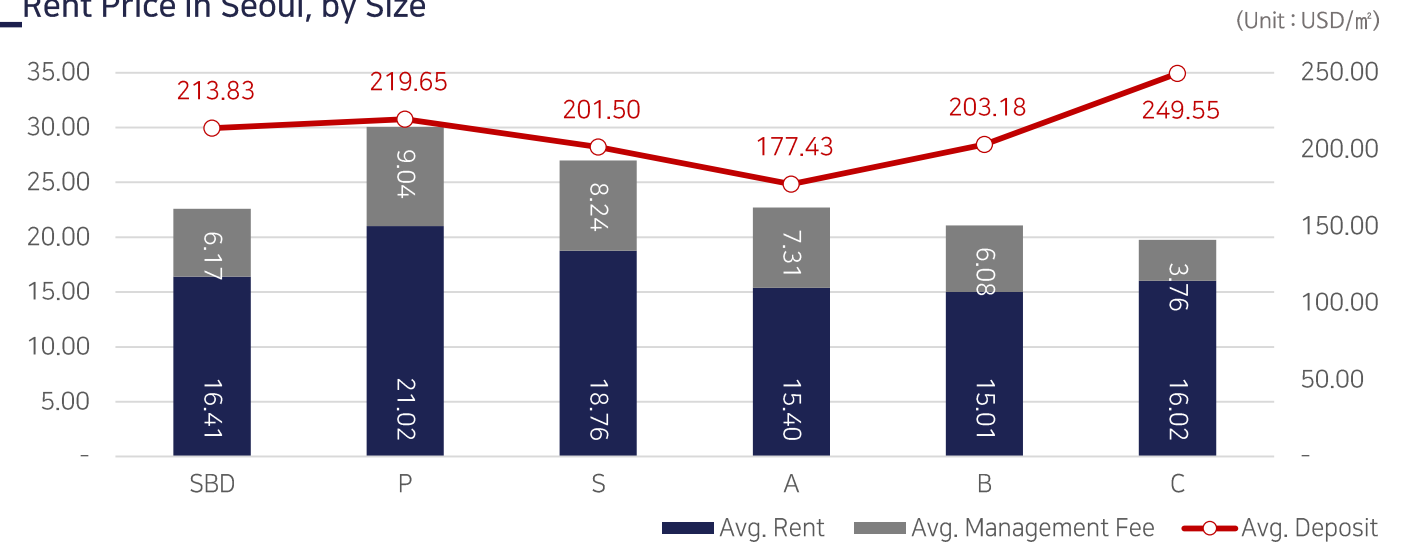
Avg. Rent	Avg. Deposit	Avg. Management Fee
16.41	213.83	6.17



Vacancy Rate & NOC in Capital Seoul



Rent Price in Seoul, by Size



03

Central Business District

CBD OFFICE LEASING MARKET



Vacancy rate

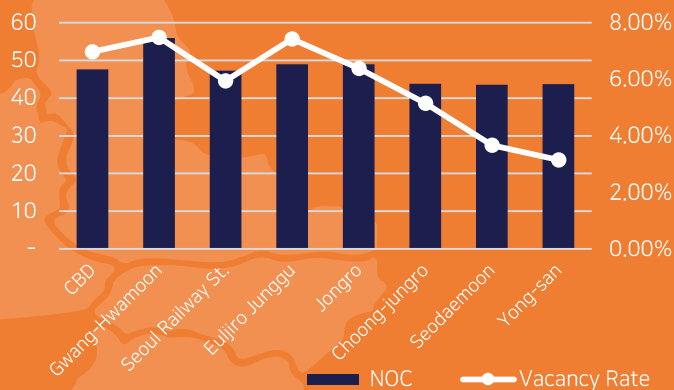
6.97% ↑



Avg. NOC

\$47.61 ↑

Avg. Rent	Avg. Deposit	Avg. Management Fee
18.81	193.17	8.32

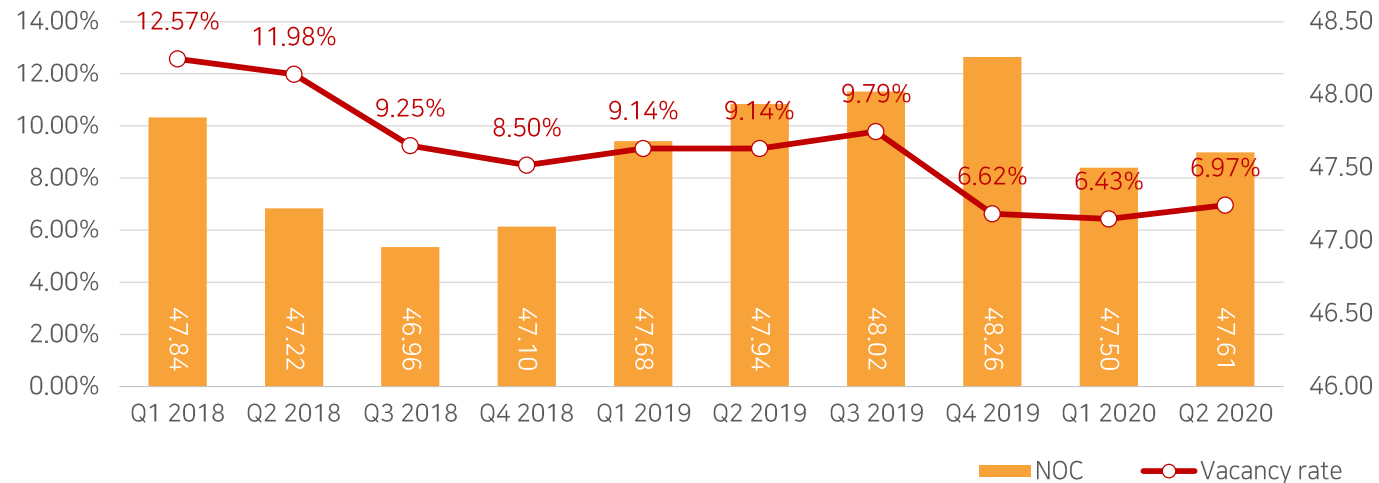


Q2 2020



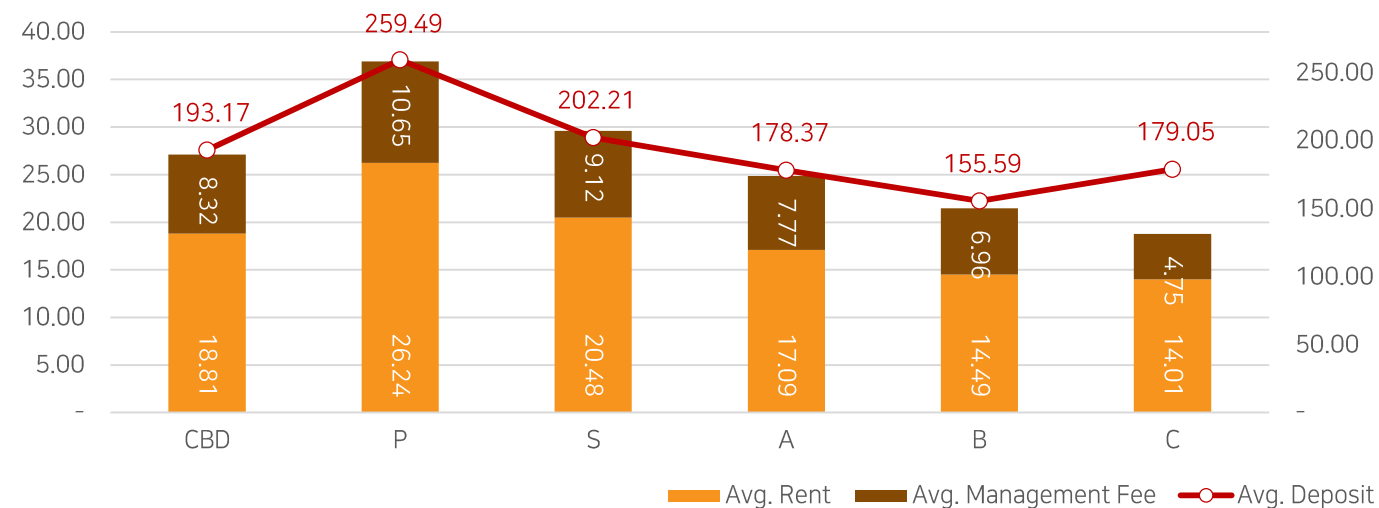
Vacancy Rate & NOC in CBD

(Unit : USD/㎡)



Rent Price in CBD

(Unit : USD/㎡)



04

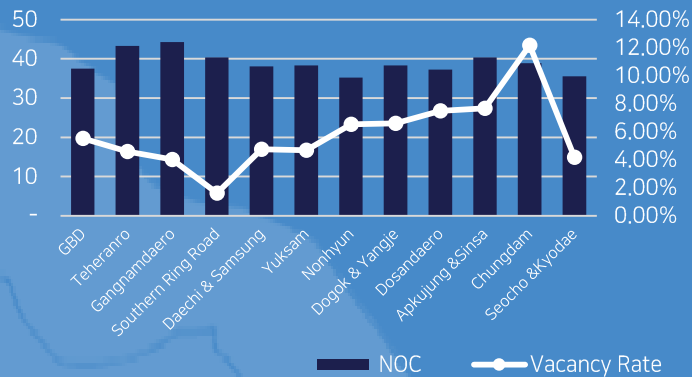
Gangnam Business District

GBD OFFICE LEASING MARKET

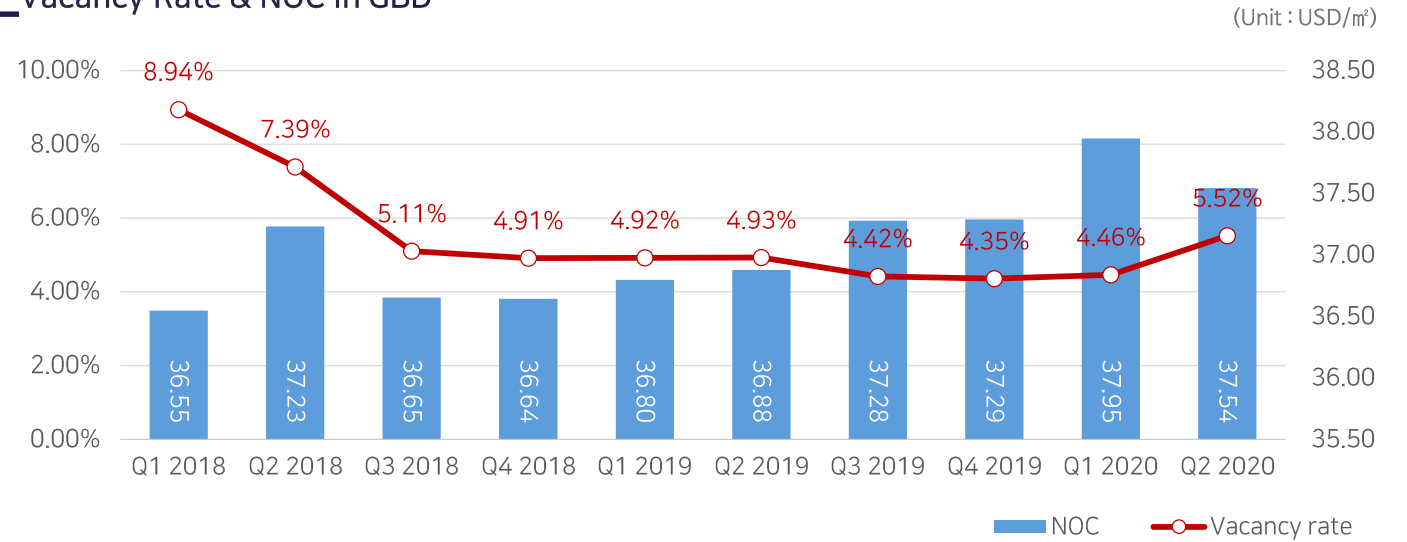
Vacancy rate
5.52% ↑

Avg. NOC
\$37.51 ↓

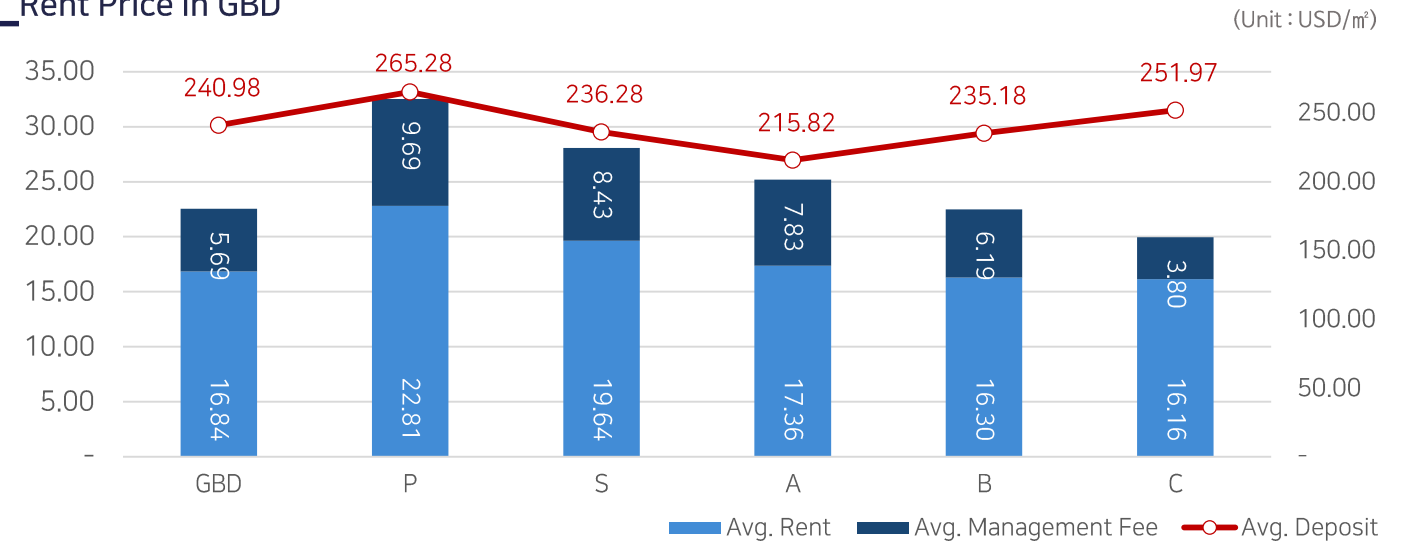
Avg. Rent	Avg. Deposit	Avg. Management Fee
16.84	240.98	5.69



Vacancy Rate & NOC in GBD



Rent Price in GBD



05

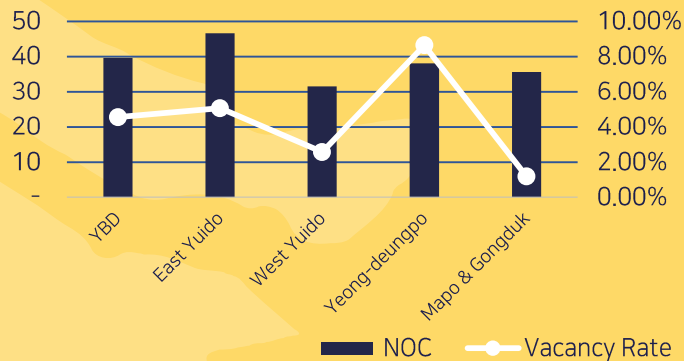
Yeouido & Yeong-deungpo

YBD OFFICE LEASING MARKET

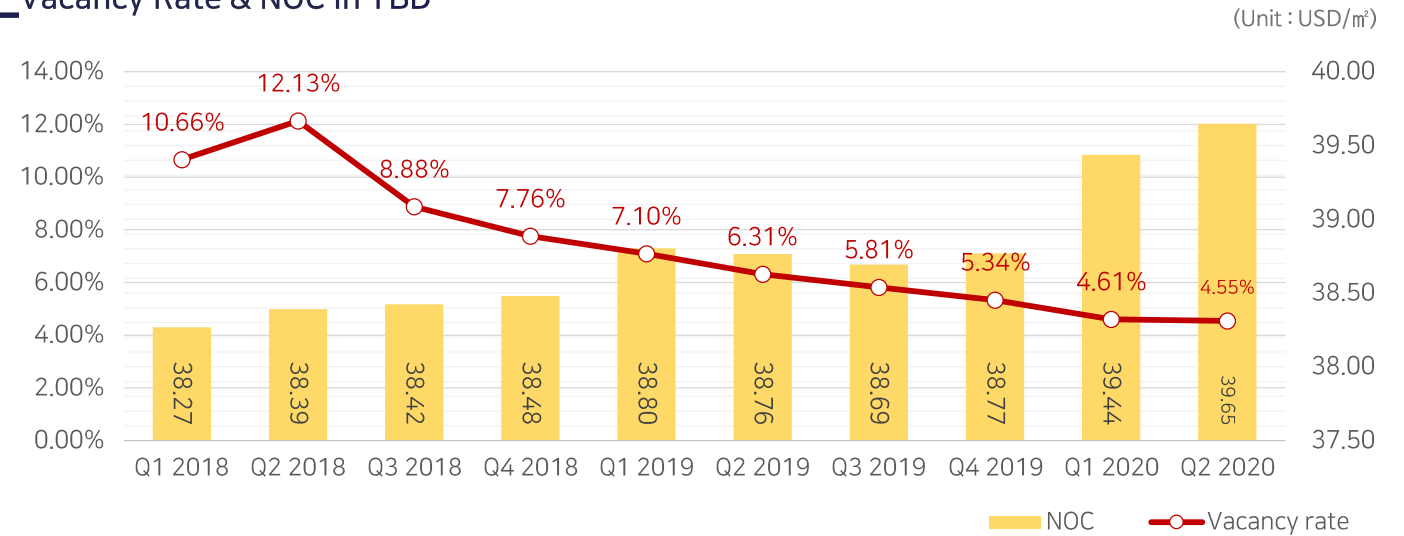
Vacancy rate
4.55% ↓

Avg. NOC
\$39.65 ↑

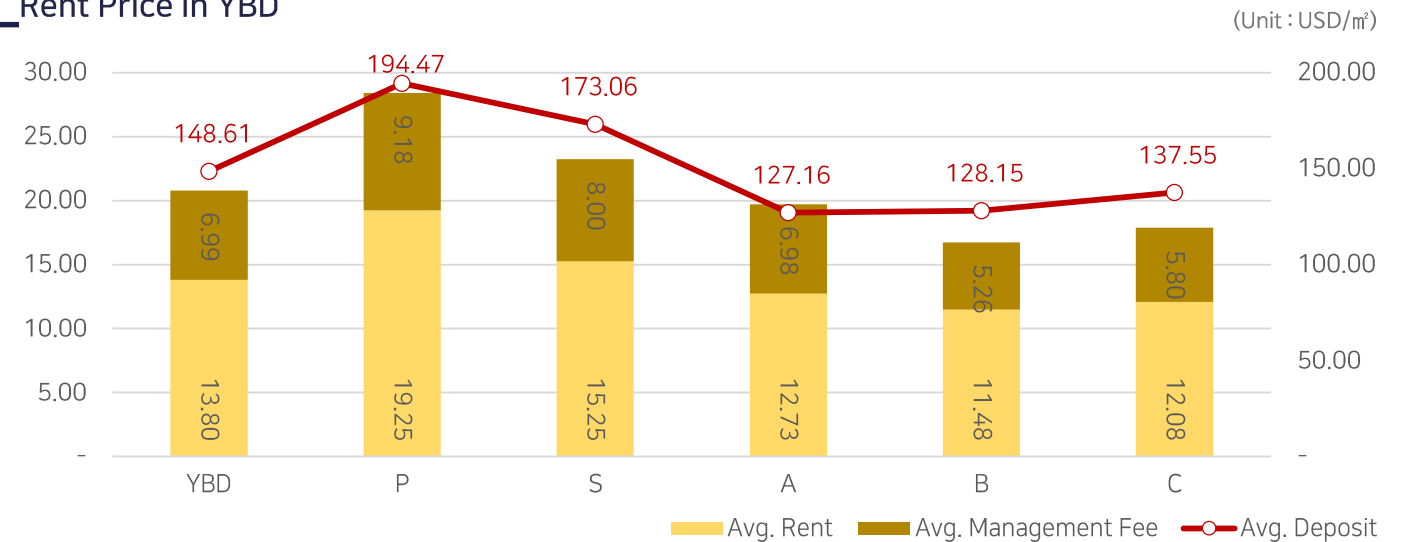
Avg. Rent	Avg. Deposit	Avg. Management Fee
13.80	148.61	6.99



Vacancy Rate & NOC in YBD



Rent Price in YBD



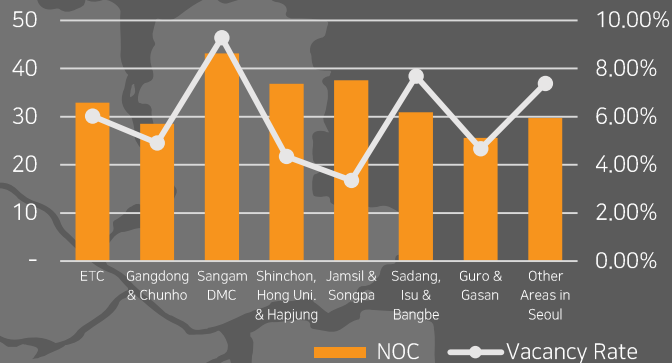
06 Rest Parts of Seoul

ETC OFFICE LEASING MARKET

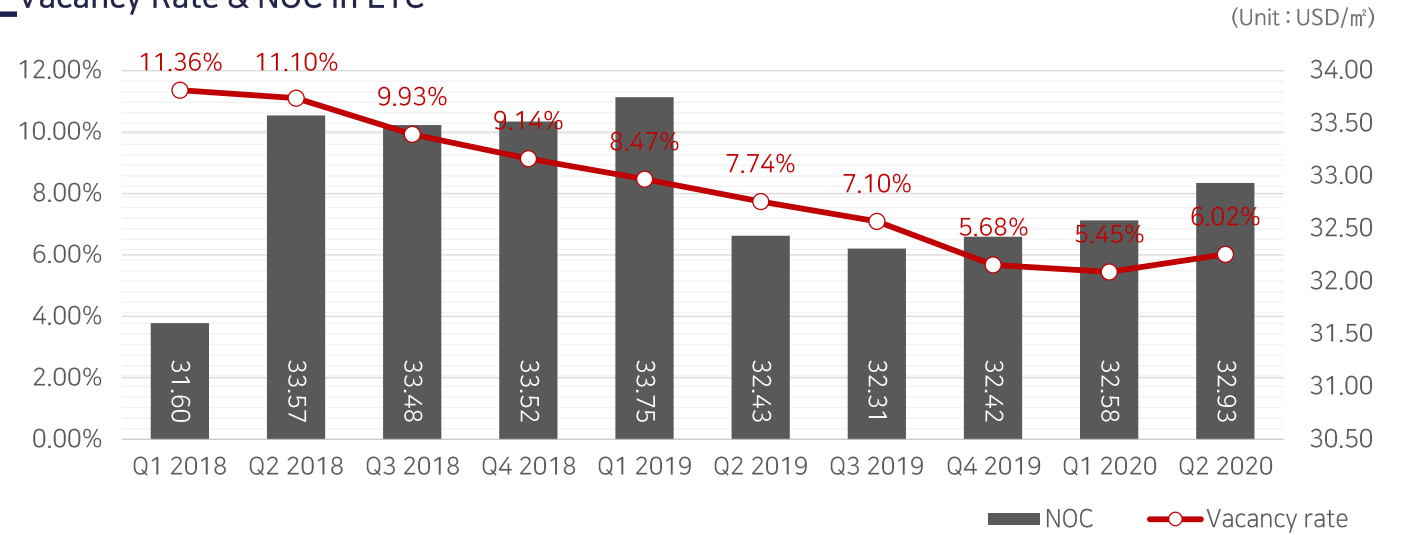
Vacancy rate
6.02% ↑

Avg. NOC
\$32.93 ↑

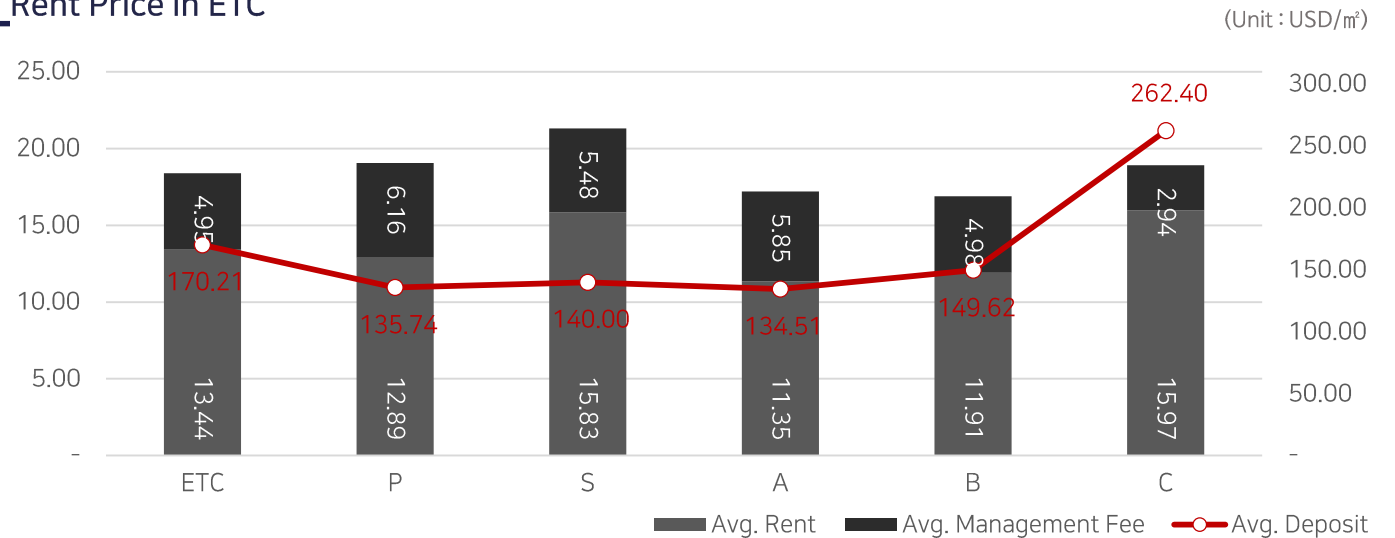
Avg. Rent	Avg. Deposit	Avg. Management Fee
13.44	170.21	4.95



Vacancy Rate & NOC in ETC



Rent Price in ETC



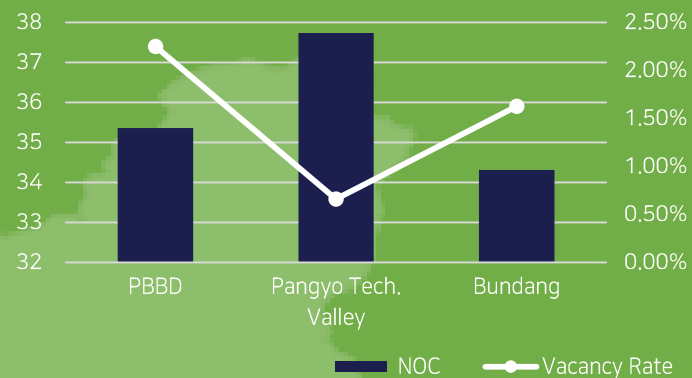
07 Pangyo & Bundang

PBBD OFFICE LEASING MARKET

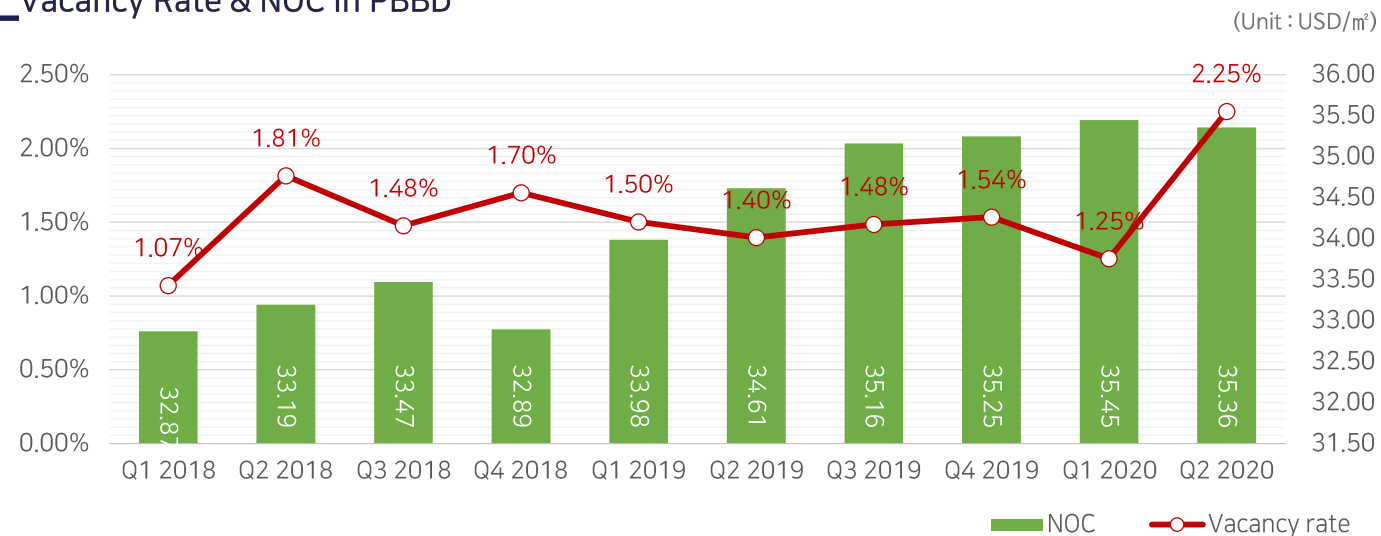
Vacancy rate
2.25% ↑

Avg. NOC
\$35.36 ↓

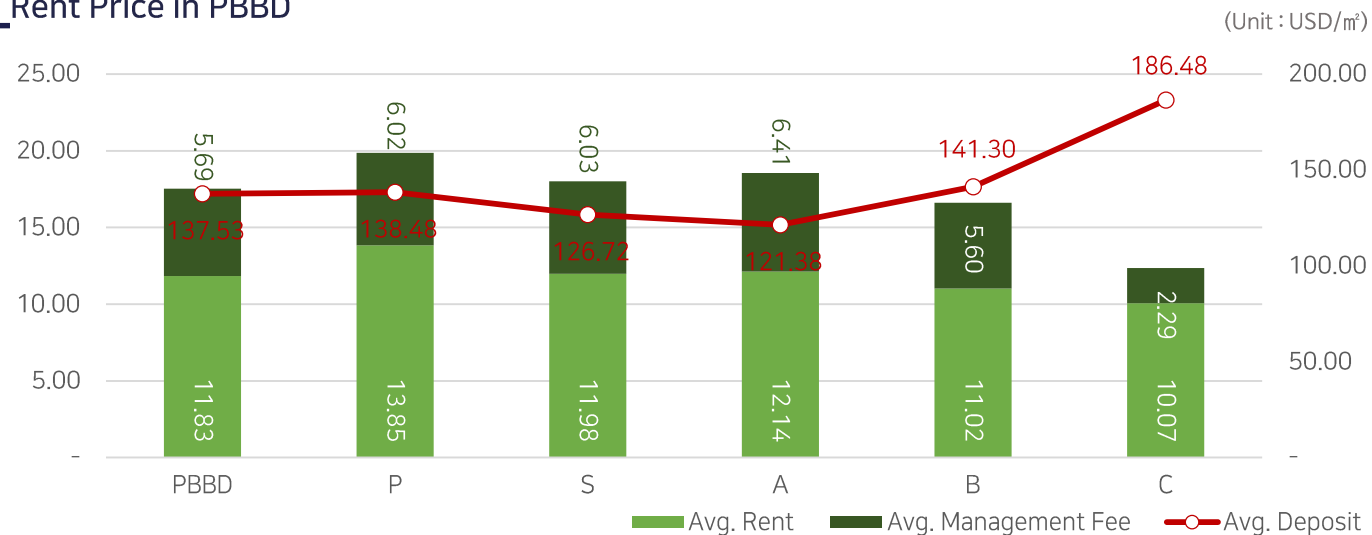
Avg. Rent	Avg. Deposit	Avg. Management Fee
11.83	137.53	5.69



Vacancy Rate & NOC in PBBD



Rent Price in PBBD



08 Lease Data in Each Sub-district

(Unit : USD/m²)

Business District	Town	Gross Leasing Area	Avg. Deposit	Avg. Rent	Avg. Mgmt. Fee	Avg. NOC	Vacancy Rate
CBD	Gwang-Hwamoon	2,044,831	220.77	22.12	9.01	55.87	7.48%
	Euljiro Junggu	4,287,300	191.66	19.29	8.71	48.98	7.41%
	Jongro	2,538,131	209.17	19.61	8.14	48.94	6.38%
	Seoul Railway St.	2,596,365	186.45	18.72	8.66	47.29	5.94%
	Choong-jungro	576,779	157.93	15.63	7.93	43.79	5.14%
	Yong-san	593,567	173.33	15.97	7.61	43.69	3.14%
	Seodaemooon	409,806	193.06	16.79	7.62	43.54	3.66%
GBD	Gangnamdaero	1,726,982	247.44	18.04	6.79	44.3	4.02%
	Teheranro	4,325,301	224.98	18.47	6.77	43.27	4.59%
	Apkujung &Sinsa	220,382	451.94	21.34	4.96	40.37	7.68%
	Southern Ring Road	202,834	226.28	15.51	6.5	40.35	1.63%
	Chungdam	377,373	289.33	18.97	5.12	38.9	12.17%
	Yuksam	3,545,790	217.93	16.82	5.97	38.34	4.69%
	Dogok & Yangje	447,787	197.3	13.85	5.51	38.31	6.59%
	Daechi & Samsung	2,810,136	221.52	17.12	5.79	38.09	4.75%
	Dosandaero	287,910	282.52	16.46	5.86	37.23	7.48%
	Seocho &Kyodae	615,614	222.19	15.22	5.09	35.54	4.18%
	Nonhyun	979,235	287.01	16.45	5.51	35.21	6.53%
	East Yuido	2,109,250	162.22	15.49	7.96	46.61	5.06%
YBD	Yeong-deungpo	513,200	147.96	13.56	6.53	38.03	8.64%
	Mapo & Gongduk	652,963	146.19	12.86	6.72	35.62	1.19%
	West Yuido	499,553	122.16	11.54	5.72	31.55	2.57%
	Sangam DMC	1,040,210	106.14	15.44	6.45	43.11	9.27%
ETC	Jamsil & Songpa	1,538,775	184.77	14.37	5.86	37.56	3.35%
	Shinchon, Hong Uni. & Hapjung	213,217	289.23	17.63	5.25	36.83	4.34%
	Sadang, Isu & Bangbe	148,182	268.14	14.08	5.16	30.94	7.68%
	Other Areas in Seoul	2,781,597	156	12	5	30	7.37%
	Gangdong & Chunho	269,721	150	12	4	29	4.90%
PBBBD	Pangyo Techno. Vally	844,106	135	13	5	38	0.66%
	Bundang	570,444	143	11	6	34	1.63%

09

New Buildings

District	Building Name	Address	Land Use	GFA (㎡)	Completion
CBD	SG Tower	Junggu Namdaemunro	Office	125,373	2020-06
	Center Point Doneuimoon	Jongro Pyeongdong	Office	86,224	2020-06
GBD	Dogokdong Commercial & Cultural Center	Gangnam Dogokdong	Cultural & Leisure	7,537	2020-05
	Daedong II	Sechogu Seochodong	#1 Commercial	5,295	2020-04
	Woojae Building	Sechogu Seochodong	#2 Commercial	4,165	2020-06
YBD	Construction Smart Building	Youngdeungpogu Daelimdong	#1 Commercial	6,342	2020-04
	SK1 TOWER	Youngdeungpogu Yangpyeongdong 4ga	Office	3,729	2020-05
ETC	Shinae Desian Plex Knowledge Industrial Center	Junglanggu Sinedong	Factory	83,043	2020-05
	Osstem Implant Central Laboratory	Gangseogu Magokdong	Education	71,004	2020-04
	Think Factory Desian Plex	Sungdonggu Seongsoodong 2ga	Factory	70,327	2020-04
	Sungsoo SK V1 CENTER I	Sungdonggu Seongsoodong 2ga	Factory	55,887	2020-06
	Ace Tai Cera Tower	Geumchungu Gasandong	Factory	24,746	2020-04
	AUTONICS R&D CENTER	Gangseogu Magokdong	Education	22,634	2020-05
	KB Finance Nowon Plaza	Nowongu Sanggyedong	Office	19,073	2020-06
	Magok Hanil Novelia Tower	Gangseogu Magokdong	Office	18,715	2020-06
	Sungsoo SK V1 CENTER II	Sungdonggu Sungseodong 2ga	Factory	15,918	2020-06

10 Companies Recently Moved

District	Company Name	Business Type	Building Name	Address	Leasing Area (m ²)
CBD	Lotte Card	Credit Card	Concordian	Jongro Saemoonanro76	20,758
	Starbucks Korea	Café	Myungdong State Tower	Junggu Tegyro 100	8,768
	SSG Dotcom	Retail	Centropolis	Jongro Woojunggukro 26	8,249
	CJ Feed&Care	Animal Food Manufacturing	Eulji Twin Tower	Junggu Euiljiro 170	3,608
	Shinsaegi Construction	Building Construction	Danam Building	Junggu Sowolro 10	1,789
	Kappa Korea	Wholesale for Clothes	Changsung Building	Yongsangu Chungparo 395	754
GBD	Hyundai Department Store	Department Store	Daechidong Building	Gangnamgu Teheranro 98gil 12	28,714
	Hyundai Auto Ever	Computer System	Luchen Tower	Gangnamgu Teheranro 513	19,879
	Spark Plus	Software Development & Supply	Gangnam Building	Seochogu Ceochodaero 396	7,600
	Hyundai Rebyte	Wood Furniture Manufacturing	Geumgang Shopping Center	Gangnamgu Apkujungro 201	6,258
	Woomi	Construction	Lin Square	Gangnamgu Unjuro 30gil 39	6,044
	Brother International Korea	Product Brokerage	Dongsan Building	Gangnamgu Teheranro 70gil 16	1,359
YBD	Lampers Tech	Electric Alarming Device Manufacturing	Gangnam Center Building	Gangnamgu Gangnamdaero 388	840
	Korea Investment Trust AM	Trust & Collective Investment	FKI Tower	Youngdeungpogu Yeoeuidero 24	6,866
	VI Asset Management	Trust & Collective Investment	THREE IFC	Youngdeungpogu Kukjegeumungro 10	5,289
	Teacher's Pension Fund	Public Service	FKI Tower	Youngdeungpogu Yeoeuidero 24	3,433
	Hyundai Asset Management	Trust & Collective Investment	FKI Tower	Youngdeungpogu Yeoeuidero 24	3,433
	Fast Five	Shared Office	City Plaza	Youngdeungpogu Yeoeuidodong Kukjegeumungro 2gil 17	3,231
ETC	Korea REITs Association	Association	Center Building	Youngdeungpogu Yeoeuidebangro 65gil 6	661
	CJ Fresh Way	Organic Food Wholesale	S-CITY Building	Mapo Sangamdong 1596	14,650
	Work & Co.	Shared Office	Kolon Science Valley II	Gurogu Digitalro 34gil 55	9,917
	Kimberly	Paper Product Manufacturing	Lotte World Tower	Olympicro 300	7,088
	KT&G Sangsang Planet	Tabacco Manufacturing	Sangsang Planet	Sungdonggu Toksumro 13gil 38	3,836
	MG Call Center	Call Center	Gangdong Green Tower	Gangdonggu Chunhoderro 1139	3,124
PBBD	Schneider Electric Korea	Auto Controller Manufacturing	Daebang Building	Gangseogu Gonghangderro 248	2,781
	Air Premia	Flight & Transport Services	Daebang Building	Gangseogu Gonghangderro 248	2,781
PBBD	Korea Technology Group	Holding Company	Hankook Tire Bldg.	Bundanggu Pangyoro 286	33,544

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