



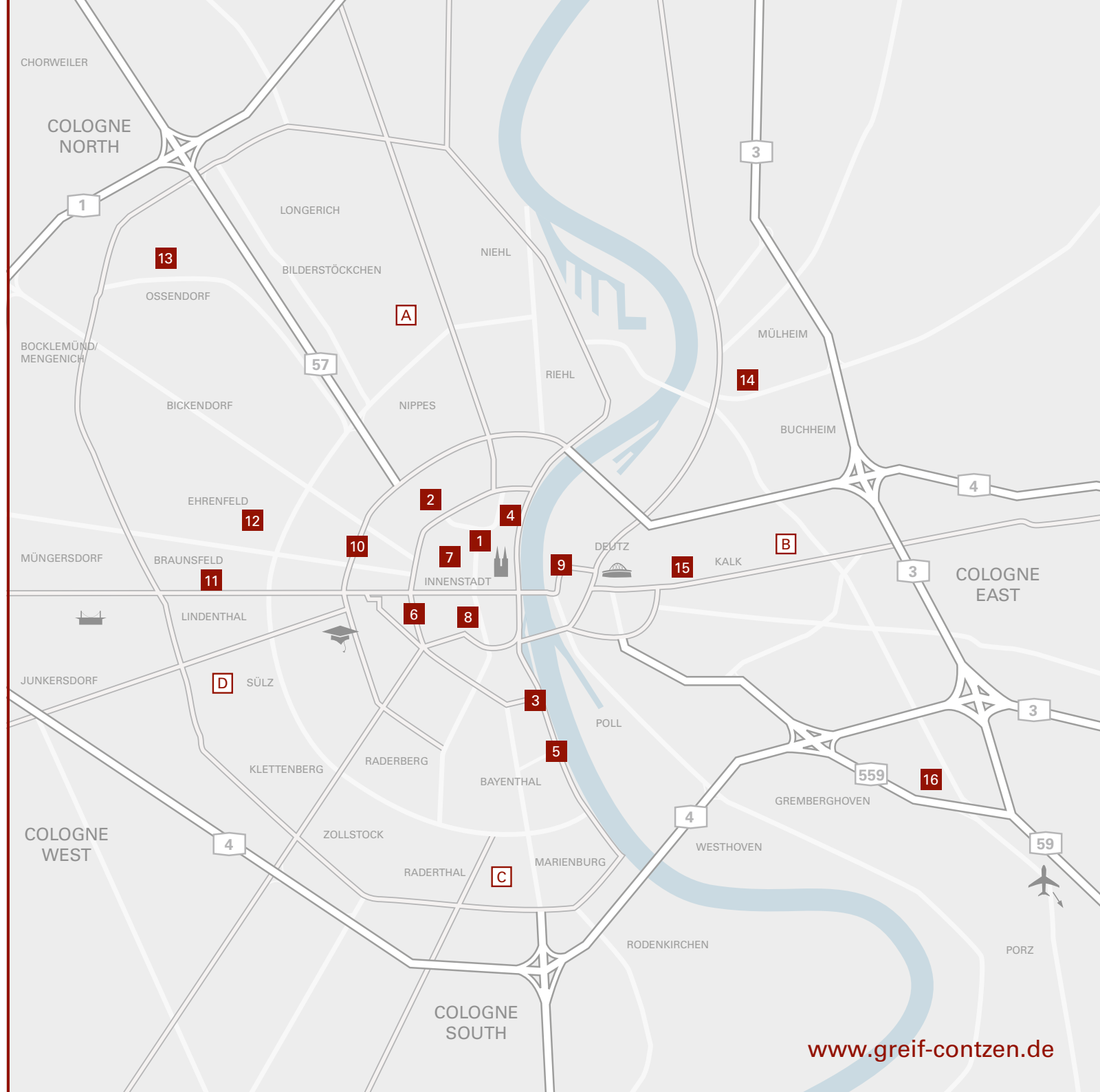
# GREIF & CONTZEN





## OFFICE MARKET MAP COLOGNE as of 10.18

	Average rental range €/m <sup>2</sup>	Ø Annual turnover m <sup>2</sup>	Vacancy m <sup>2</sup>	
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2	MediaPark	14-20	9,000	1,000
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Sum		308,000	220,000	



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Map extract



Dominiun



Gereonstrasse 43-65

## 1 Bankenviertel

### Notable buildings:

Börsenplatz 1, Dominiun, Gereonshaus, Gereonstrasse 43-65

**Average rental range:** 13.00 – 20.00 €/m<sup>2</sup>

**Ø Annual turnover:** 7,000 m<sup>2</sup>

**Available space:** 18,500 m<sup>2</sup>

The traditional office location is characterised by its close proximity to the central railway station, the cathedral and the city centre. A wide range of industries has meanwhile settled in the Banking Quarter, in addition to the archdiocese, Deutscher Städtetag (Association of German Cities), the Chamber of Industry and Commerce and the traditional banking companies. With the construction of Dominiun and various properties being revitalised, the Banking Quarter has managed to keep up with Cologne's "new" locations, without sacrificing its distinct characteristics. A number of further refurbishments are yet to come.

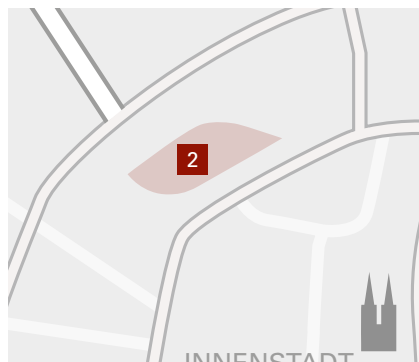
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Map extract



MediaPark 4



MediaPark 5

## 2 MediaPark

**Notable buildings:**  
forum im MediaPark, KölnTurm, KOMED-Haus,  
MediaPark 5 & 6, Musictower

**Average rental range:** 14.00 – 20.00 €/m<sup>2</sup>

**Ø Annual turnover:** 9,000 m<sup>2</sup>

**Available space:** 1,000 m<sup>2</sup>

Built on the site of the former goods station Gereon during the 1990s, MediaPark was Cologne's first large-scale state-of-the-art office complex. With its blend of office space, hotels, catering, entertainment and housing, MediaPark is a vibrant and popular area. KölnTurm in particular is a very sought-after office building and home to the national headquarters of various international enterprises.

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[www.greif-contzen.de](http://www.greif-contzen.de)



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Map extract



Hafenamt



Dock 6-10

### 3 Rheinauhafen

#### Notable buildings:

DOCK 6-10, ECR Offices, Hafenamtsgebäude, Halle 11, KAP am Südkai, Kontor 19, Kranhaus 1, Kranhaus Süd, Pier 15, RheinArtOffice, Silo, The Bench

**Average rental range:** 16.00 – 20.00 €/m<sup>2</sup>

**Ø Annual turnover:** 9,000 m<sup>2</sup>

**Available space:** 10,000 m<sup>2</sup>

The development of the Rheinauhafen area from a transshipment hub into a cutting-edge city centre district featuring residential, commercial and office space is now complete. With its award winning architecture, well-known residents and high-end rents, Cologne's "new" waterfront location has been well-established in Cologne's office space market right from the start. Not only the Kranhäuser but also the other buildings along the shore are considered to be characteristic elements of Cologne's riverside panorama. Renowned tenants have settled in the area as a result and the level of rental prices is accordingly high.

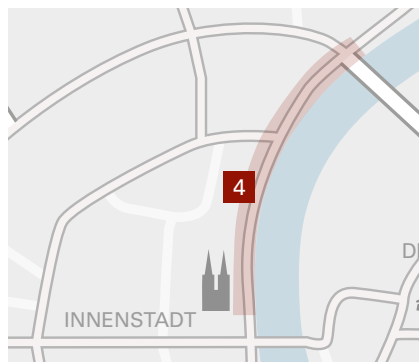
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Map extract



Neue Direktion Köln



21st

## 4 Rheinufer Nord

### Notable buildings:

21st, Konrad-Adenauer-Ufer 41-45, RheinAtrium, Rheinpalais, Konrad-Adenauer-Ufer 83, Wörthstrasse 34, Neue Direktion Köln

**Average rental range:** 15.00 – 20.00 €/m<sup>2</sup>

**Ø Annual turnover:** 8,000 m<sup>2</sup>

**Available space:** 500 m<sup>2</sup>

Rheinufer Nord is a popular location for office space, due to its close proximity to the cathedral and the central train station, its waterfront location on the bank of the Rhine and its sophisticated architecture. The area between the train station and Theodor-Heuss-Ring in particular, has been subject to significant upgrading, owing to the refurbishment projects Neue Direktion, Rheinpalais and RheinAtrium and the construction of 21st as well as the extension of Bank für Sozialwirtschaft on the corner of Konrad-Adenauer-Ufer and Wörthstrasse. The planned restructuring of the site to the east of Breslauer Platz is the final major component of this overall positive development and certainly the most important one.

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Map extract



Holzmarkt 1



GHU 88

## 5 Rheinufer Süd

### Notable buildings:

Cologne Oval Offices, Gustav-Heinemann-Ufer 56, Holzmarkt 1, GHU 88

**Average rental range:** 12.00 – 17.00 €/m<sup>2</sup>

**Ø Annual turnover:** 8,000 m<sup>2</sup>

**Available space:** 3,000 m<sup>2</sup>

Between the cathedral and the southern end of Oberländer Ufer, the area of Rheinufer Süd is characterised by a number of large representative buildings. The district is home to the premises of numerous well-known companies including Bauwens, the law firms Lenz & Johlen and Ebner Stolz Mönning Bachem as well as SQS. A revitalisation of the southern part of the area was set into motion with the construction of Cologne Oval Offices (2009). The development was continued with the conversion of the former BDI premises into flats and new office space (GHU 88).

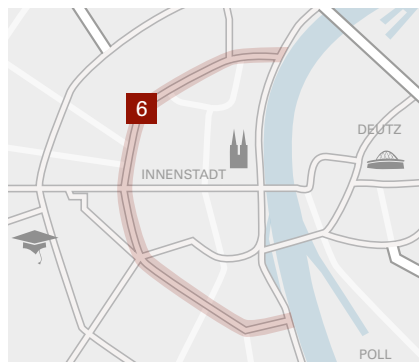
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Map extract



Ring Karree



Kaiser-Wilhelm-Ring 17-21

## 6 Kölner Ringe

### Notable buildings:

Kaiser-Wilhelm-Ring 17-21, Kaiserbüros, Ring Karree, Westgate, Sachsenring-Ensemble

**Average rental range:** 11.00 – 19.00 €/m<sup>2</sup>

**Ø Annual turnover:** 22,000 m<sup>2</sup>

**Available space:** 40,000 m<sup>2</sup>

Cologne's former prestigious city centre boulevards are now a mixed quality office district in the city's left bank city centre. The Ringe area includes Cologne's semi-circular roads from Theodor-Heuss-Ring to the north through to Ubierring to the south, as well as the associated city squares. Particular mention should be made of Kaiser-Wilhelm-Ring, a section that is characterised by numerous high-quality buildings. The area is home to well-known companies such as the reinsurance company Scor and Allianz who have chosen the location for their long-term premises. With high demand for space in city centre locations and the existing stock buildings from the 1950s to 1980s, there are still great opportunities for revitalisation and new construction projects. The development of Rudolfplatz and Friesenplatz is of particular significance in this context.

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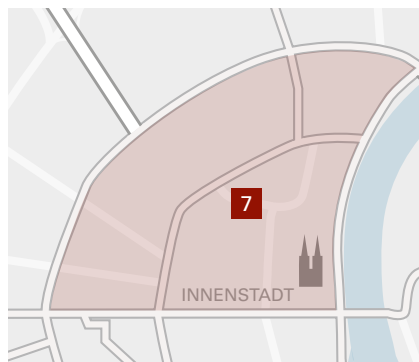




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Map extract



Kaiser Hof  
© Art-Invest Real Estate



Farina-Haus

## 7 Innenstadt Nord

### Notable buildings:

Disch-Haus, Gerling Quartier, Farina-Haus, Gürzenich Quartier, Coeur Cologne, under construction: Kaiser Hof

**Average rental range:** 11.00 – 19.00 €/m<sup>2</sup>

**Ø Annual turnover:** 33,000 m<sup>2</sup>

**Available space:** 51,000 m<sup>2</sup>

The northern part of the city centre is Cologne's cultural centre. The area is home to Cologne Cathedral, the historic town hall, as well as the central railway station. This submarket is also characterised by the major shopping streets, various cultural facilities such as the Ludwig and Wallraf-Richartz museums as well as the opera and playhouse and the philharmonic hall. Major companies including the REWE group, WDR, DLA Piper and Hotel Reservation Service with offices are based in vicinity of the cathedral. The new building Kaiser Hof is going to be yet another premium property in direct vicinity of MediaPark and the Kölner Ringe area. The software company parclT is among the future tenants.

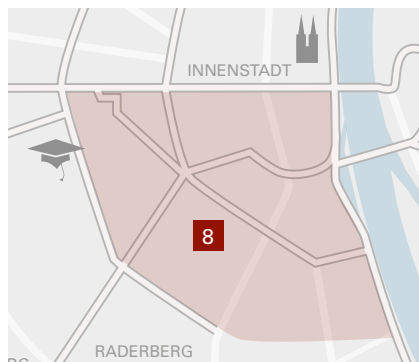
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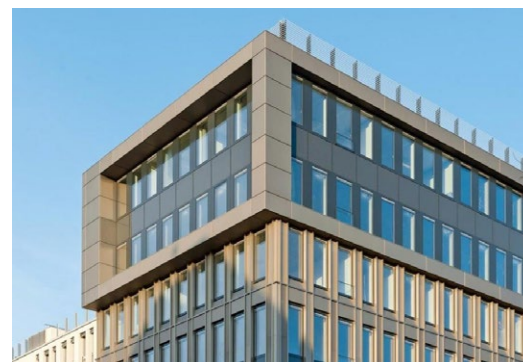
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Map extract



Waidmarkt



Cäcilium

## 8 Innenstadt Süd

### Notable buildings:

C30, Cäcilium, DEG-Campus, Waidmarkt

**Average rental range:** 9.00 – 17.00 €/m<sup>2</sup>

**Ø Annual turnover:** 10,000 m<sup>2</sup>

**Available space:** 15,000 m<sup>2</sup>

Smaller structures and a stronger emphasis on residential use are typical characteristics of the southern part of the city centre. However, the completed examples of C30 and Waidmarkt show that bigger scale construction projects are also feasible and in demand. The area of Innenstadt Süd further includes Neumarkt, one of the city centre's busiest traffic hubs. In direct vicinity, there are a number of museums and cultural facilities. Albert Speer's urban development plan provides for a redesigning of the square in order for it to be joined more effectively to the pedestrian area of Schildergasse.

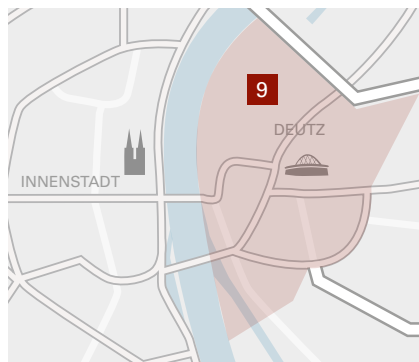
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Map extract



KölnTriangle



MesseCity  
© HH Vision/STRABAG-EC

## 9 Deutz

### Notable buildings:

Constantin Höfe, KölnTriangle, LANXESS Tower and Rheinetagen, Rheinparkmetropole, Bürocampus Deutz, under construction: MesseCity, STRABAG headquarters

**Average rental range:** 10.00 – 19.00 €/m<sup>2</sup>

**Ø Annual turnover:** 35,000 m<sup>2</sup>

**Available space:** 57,000 m<sup>2</sup>

The part of Cologne's city centre that is located on the right bank of the river Rhine has emerged as a sought-after office location. Deutz has excellent links to the European road, rail and air traffic networks as well as to public transport services. Allowing for the development of large-scale properties, Deutz is attractive for big companies needing prestigious head offices. Examples are Zurich Versicherung, who rented around 60,000 m<sup>2</sup> of office space in 2016 and the recent construction project for the new headquarters for STRABAG AG. Office buildings such as KölnTriangle or LANXESS Tower and the development of MesseCity over the next few years, provide for an ongoing growth of the area's appeal.

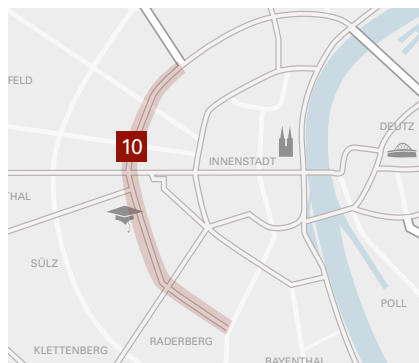
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## OFFICE MARKET MAP COLOGNE as of 10.18

		Average rental range €/m <sup>2</sup>	Ø Annual turnover m <sup>2</sup>	Vacancy m <sup>2</sup>
1	Bankenviertel	13-20	7,000	7,000
2	MediaPark	14-20	9,000	1,000
3	Rheinauhafen	16-20	9,000	10,000
4	Rheinufer Nord	15-20	8,000	500
5	Rheinufer Süd	12-17	8,000	3,000
6	Kölner Ringe	11-19	22,000	11,000
7	Innenstadt Nord	11-19	33,000	16,000
8	Innenstadt Süd	9-17	10,000	12,000
9	Deutz	10-19	35,000	6,000
10	Innere Kanalstr.	12-16	5,000	500
11	Braunsfeld	10-13	13,000	28,000
12	Ehrenfeld	9-13	20,000	12,000
13	Ossendorf	8-11	20,000	18,500
14	Mülheim	9-14	19,000	2,000
15	Kalk	8-15	14,000	500
16	Gremberghoven	7-11	14,000	7,000
A	Köln Nord	7-12	12,000	17,000
B	Köln Ost	8-12	16,000	26,000
C	Köln Süd	8-13	20,000	18,000
D	Köln West	8-14	14,000	24,000
Sum			308,000	220,000

Please click the icons on the map for detailed information. Return to the overview map by clicking the map extract.



Map extract



Colonius Carré



Universitätsstrasse 91

## 10 Innere Kanalstrasse

### Notable buildings:

Colonius Carré, Triforum, Universitätsstrasse 91 /  
Aachener Strasse 75, under construction:  
ONE Cologne

**Average rental range:** 12.00 – 16.00 €/m<sup>2</sup>

**Ø Annual turnover:** 5,000 m<sup>2</sup>

**Available space:** 11,000 m<sup>2</sup>

This submarket is situated along Cologne's green belt, running from the motorway junction to the A57 via Innere Kanalstrasse and its extensions Universitätsstrasse and Weisshausstrasse through to Pohligstrasse. Part of the University of Cologne's campus is located in the office area of Innere Kanalstrasse, as well as the television tower Colonius with a height of 266 metres. The location is characterised by very good traffic links and large stand-alone buildings. Deutsche Telekom, the insurance company Gothaer and Siemens are among the area's most notable residents. The revitalisation of "ONE Cologne" and a major residential construction project in the immediate vicinity are likely to be just the beginning of a further modernisation process of the area.

view the next submarket >

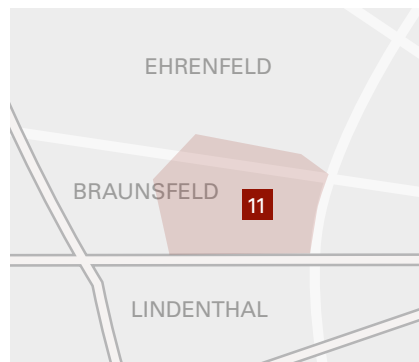
[www.greif-contzen.de](http://www.greif-contzen.de)



## OFFICE MARKET MAP COLOGNE as of 10.18

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Sum		308,000	220,000	

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Map extract



Josef-Lammerting-Allee 24-34



Stolberger Strasse 90d

## 11 Braunsfeld

**Notable buildings:**  
Lindenthal's district town hall,  
new building DKV, TechnologiePark

**Average rental range:** 10.00 – 13.00 €/m<sup>2</sup>

**Ø Annual turnover:** 13,000 m<sup>2</sup>

**Available space:** 61,000 m<sup>2</sup>

TechnologiePark Köln accounts for a significant part of Braunsfeld's office area. The technological park covers an area of 36 hectares and is home to various major tenants including GAG, the Federal Office of Administration, Ford Bank, as well as a start-up and innovation centre. TechnologiePark was among the first large-scale office parks to be developed in Cologne, by successively restructuring former industrial premises. Braunsfeld is linked to the city centre and the motorway network via Aachener Strasse.

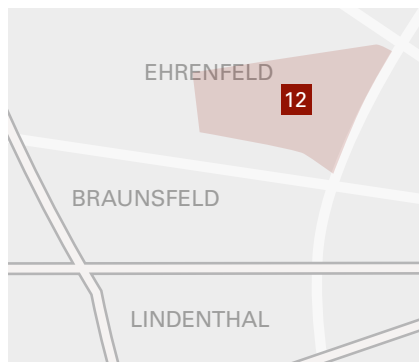
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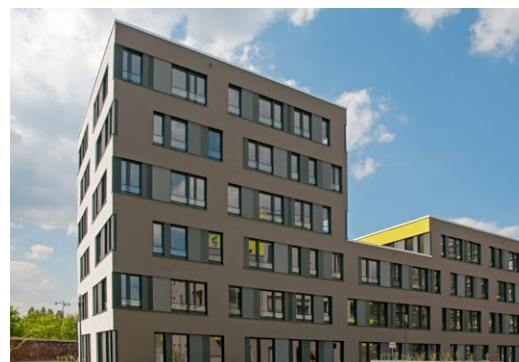
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Sum		308,000	220,000	

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Map extract



KUBIKON



Oskar-Jäger-Strasse 50

## 12 Ehrenfeld

### Notable buildings:

Alte Wagenfabrik, Vulkangelände, Kontrastwerk, KUBIKON Ehrenfeld, LeitradLofts

**Average rental range:** 9.00 – 13.00 €/m<sup>2</sup>

**Ø Annual turnover:** 20,000 m<sup>2</sup>

**Available space:** 26,000 m<sup>2</sup>

The former industrial and working-class district has emerged as a trendy urban area featuring a diverse range of industries. The area is currently undergoing a significant process of gentrification with an increasing number of new buildings and restructuring projects to transform old production sites into state-of-the-art office buildings. Ehrenfeld is increasingly developing into an important location for the service industries.

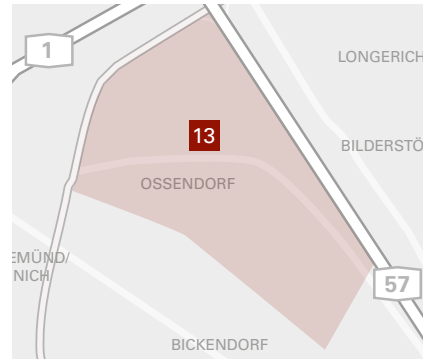
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Sum		308,000	220,000	

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Map extract



Butzweiler Stern



ONE am Coloneum

## 13 Ossendorf

### Notable buildings:

Adolf-Grimme-Allee, Am Coloneum 9,  
Butzweiler Stern, ONE am Coloneum,  
Von-Hünefeld-Strasse 1

**Average rental range:** 8.00 – 11.00 €/m<sup>2</sup>

**Ø Annual turnover:** 20,000 m<sup>2</sup>

**Available space:** 97,000 m<sup>2</sup>

The former site of Cologne's first civil airport Butzweilerhof has evolved into Cologne's most important media centre, aside from Mülheim. Not only is the area popular among well-known media companies such as MMC, but it has also been discovered by some internationally active enterprises including AkzoNobel. This development can be attributed to Ossendorf's growing infrastructure in particular, examples of which include the extension of tram line 5 and the construction of a motorway junction to the A57.

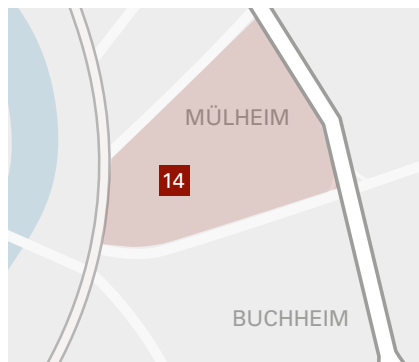
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Map extract



Kupferhütte im Carlswerk  
© BEOS



Schanzenstrasse 41

## 14 Mülheim

### Notable buildings:

Carlswerk, Galerie Wiener Platz, Seilerei,  
Seiler Höfe, under construction: I/D Cologne

**Average rental range:** 9.00 – 14.00 €/m<sup>2</sup>

**Ø Annual turnover:** 19,000 m<sup>2</sup>

**Available space:** 83,000 m<sup>2</sup>

Mülheim – in particular the Schanzenviertel area – has undergone a remarkable transformation, during the past few years. The former industrial location has emerged as an attractive location for the service industries that is especially attractive to various companies from the creative industries. Meanwhile the area is well-known far beyond the city limits. Development of the former goods depot site as part of the major project I/D Cologne is going to provide for various further possibilities for settlement in the area. There are direct links to the city centre via Wiener Platz and Mülheim Bridge and all parts of Cologne that are located on the right bank of the Rhine are also within easy reach.

view the next submarket >

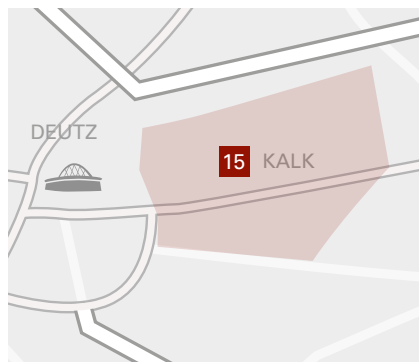




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Sum		308,000	220,000	

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Map extract



GAG headquarters



KÖLNCUBUS

## 15 Kalk

### Notable buildings:

KÖLNCUBUS, KÖLNCUBUS süd, ADAC Haus Köln Deutzer Feld, Equilo, GAG headquarters

**Average rental range:** 8.00 – 15.00 €/m<sup>2</sup>

**Ø Annual turnover:** 14,000 m<sup>2</sup>

**Available space:** 2,000 m<sup>2</sup>

A large share of the office space available in the submarket of Kalk is located in the business location Deutzer Feld that has experienced a strong upwards trend over the past few years.

ADAC Haus Köln Deutzer Feld and the new building for North-Rhine Westphalia's University of Applied Science for Public Administration were completed in 2016, in direct vicinity to the police headquarters and the building KÖLNCUBUS. The office building KÖLNCUBUS süd was completed in 2017. GAG Immobilien AG moved into their new headquarters in October 2018. In addition to the Deutzer Feld area, further large office premises in the submarket of Kalk are located along Dillenburger Strasse.

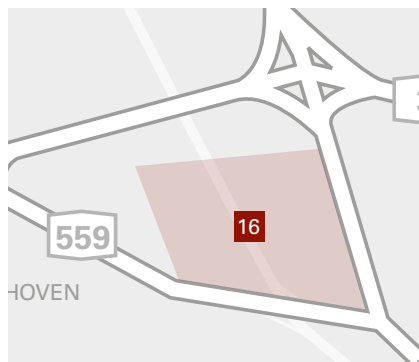
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Sum			308,000	220,000

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Map extract



abc-Tower



Edmund-Rumpler-Straße 5

## 16 Gremberghoven

### Notable buildings:

abc-Tower, Edmund-Rumpler-Strasse 5,  
von-der-Wettern-Strasse 27, PSA Citroën  
Deutschland headquarters

**Average rental range:** 7.00 – 11.00 €/m<sup>2</sup>

**Ø Annual turnover:** 14,000 m<sup>2</sup>

**Available space:** 50,000 m<sup>2</sup>

This office space submarket includes parts of Cologne's district Gremberghoven and in particular the commercial estate "Airport-Businesspark" which is located along Frankfurter Strasse (B8) and close to Cologne Bonn Airport (7 km). The area is home to several major tenants such as Deutsche Postbank and PSA Citroën Deutschland. Gremberghoven has very good links to the motorway network and there is a suburban train line with a stop located half way between the cathedral / central railway station and the airport.

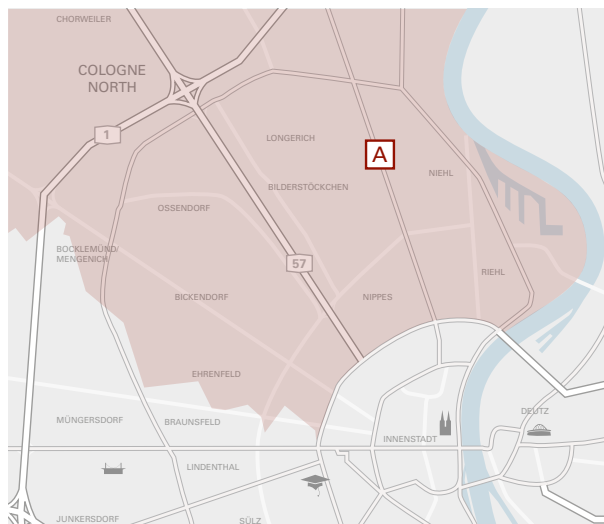
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### A Köln Nord

The category Köln Nord (Cologne North) comprises the districts in Cologne's boroughs of Ehrenfeld, Nippes and Chorweiler. Office buildings are located, for example, on Neusser Strasse and in commercial estates. Among office premises in Köln Nord are Rheinenergie AG's new central headquarters, which were completed in 2014.

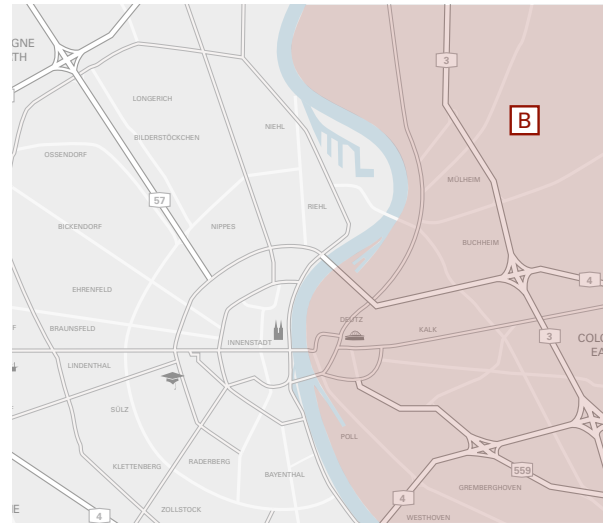
The overall categories Köln Nord, Ost, Süd and West cover all locations that are not included in the 16 specified office locations.

view the next submarket >



## OFFICE MARKET MAP COLOGNE as of 10.18

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<b>2</b> MediaPark	14-20	9,000	1,000
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Sum		308,000	220,000



### **B** Köln Ost

Köln Ost (Cologne East) comprises the boroughs of Mülheim, Kalk and Porz on the right bank of the Rhine. The districts Mülheim, Kalk and Deutz are all office locations in their own right. One example of an office area in Köln Ost is Hagen Campus in Humboldt / Gremberg. The office space here is made up of former industrial premises that have been restructured.

**The overall categories Köln Nord, Ost, Süd and West cover all locations that are not included in the 16 specified office locations.**

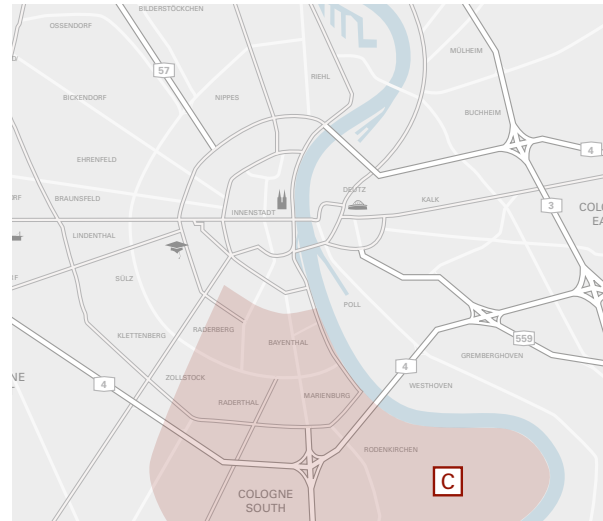
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14	Mülheim	9-14	19,000	2,000
15	Kalk	8-15	14,000	500
16	Gremberghoven	7-11	14,000	7,000
A	Köln Nord	7-12	12,000	17,000
B	Köln Ost	8-12	16,000	26,000
C	Köln Süd	8-13	20,000	18,000
D	Köln West	8-14	14,000	24,000
Sum		308,000	220,000	



### C Köln Süd

Köln Süd (Cologne South) comprises the neighbourhoods in Cologne's borough of Rodenkirchen. The exclusive residential area Marienburg, and the adjacent districts of Bayenthal and Rodenkirchen are of particular significance, when it comes to office premises in Köln Süd.

**The overall categories Köln Nord, Ost, Süd and West cover all locations that are not included in the 16 specified office locations.**

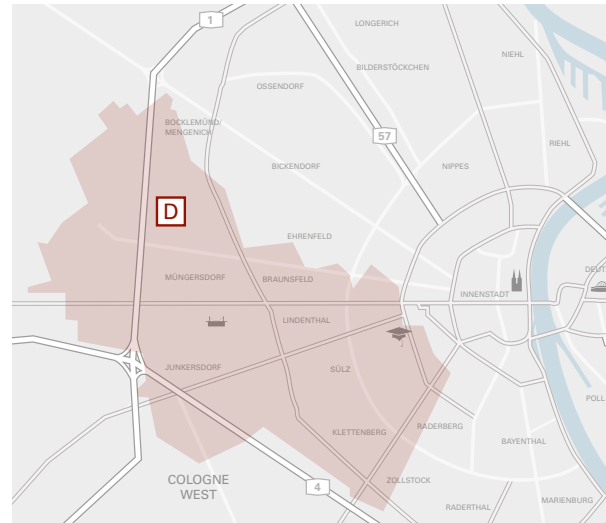
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## OFFICE MARKET MAP COLOGNE as of 10.18

	Average rental range €/m <sup>2</sup>	Ø Annual turnover m <sup>2</sup>	Vacancy m <sup>2</sup>	
1	Bankenviertel	13-20	7,000	7,000
2	MediaPark	14-20	9,000	1,000
3	Rheinauhafen	16-20	9,000	10,000
4	Rheinufer Nord	15-20	8,000	500
5	Rheinufer Süd	12-17	8,000	3,000
6	Kölner Ringe	11-19	22,000	11,000
7	Innenstadt Nord	11-19	33,000	16,000
8	Innenstadt Süd	9-17	10,000	12,000
9	Deutz	10-19	35,000	6,000
10	Innere Kanalstr.	12-16	5,000	500
11	Braunsfeld	10-13	13,000	28,000
12	Ehrenfeld	9-13	20,000	12,000
13	Ossendorf	8-11	20,000	18,500
14	Mülheim	9-14	19,000	2,000
15	Kalk	8-15	14,000	500
16	Gremberghoven	7-11	14,000	7,000
A	Köln Nord	7-12	12,000	17,000
B	Köln Ost	8-12	16,000	26,000
C	Köln Süd	8-13	20,000	18,000
D	Köln West	8-14	14,000	24,000
Sum		308,000	220,000	



### **D** Köln West

Köln West (Cologne West) consists of the borough of Lindenthal. Important office locations in the western part of Cologne are located, for example, along Stadtwaldgürtel in Lindenthal, on Dürener Strasse and in the commercial estate of Marsdorf.

The overall categories Köln Nord, Ost, Süd and West cover all locations that are not included in the 16 specified office locations.

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# GREIF & CONTZEN

SHOULD YOU HAVE ANY QUESTIONS ABOUT THE OFFICE SPACE MARKET, PLEASE CONTACT

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