

---

**Supply market evaluation from 01.04.2024  
from a total of 3.214.199 sqm, 3.474 rental units and  
644 office buildings**

# **Report Office Market Analysis Historic City Centre**

---

**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## FILTER CRITERIA

### Historic city centre City

✓ Altstadt-Lehel

Bogenhausen-Ost  
Trudering-Riem  
Berg am Laim  
Feldmoching  
Milbertshofen-Am Hart  
Moosach  
Schwabing-Nord  
Laim  
Aubing-Lochh.-Langwied-Freiham  
Allach-Untermenzing  
Hadern  
Pasing-Obermenzing  
Giesing-Harlaching  
Thalkirchen-Obersendling  
Forstenried-Fürstenried-Solln  
Ramersdorf-Perlach

### City centre

Au-Haidhausen  
Bogenhausen  
Maxvorstadt  
Schwabing  
Neuhausen-Nymphenburg  
Schwanthalerhöhe  
Ludwigsvorstadt-Isarvorstadt  
Sendling-Westpark

### Suburban areas

Aschheim-Dornach  
Feldkirchen  
Grasbrunn  
Haar  
Kirchheim-Heimstetten  
Vaterstetten  
Eching  
Freising  
Garching  
Hallbergmoos-Airport  
Business Park  
Ismaning  
Munich-Airport  
Neufahrn  
Oberding-Schwaig  
Oberschleißheim  
Unterföhring  
Unterschleißheim  
Dachau  
Germering  
Gilching  
Gräfelfing  
Gröbenzell  
Gauting  
Karlsfeld  
Martinsried  
Neuried  
Planegg  
Puchheim  
Baierbrunn  
Brunnthal  
Grünwald  
Neubiberg  
Oberhaching  
Ottobrunn  
Pullach  
Putzbrunn  
Taufkirchen  
Unterhaching

Show data: Number of square meters

**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## SUPPLY MARKET LOCATION

---



44.669 m<sup>2</sup>  
100.00%



101 RU  
100.00%



48 OB  
100.00%

■ Historic city centre ■ City centre ■ City ■ Suburban areas

---

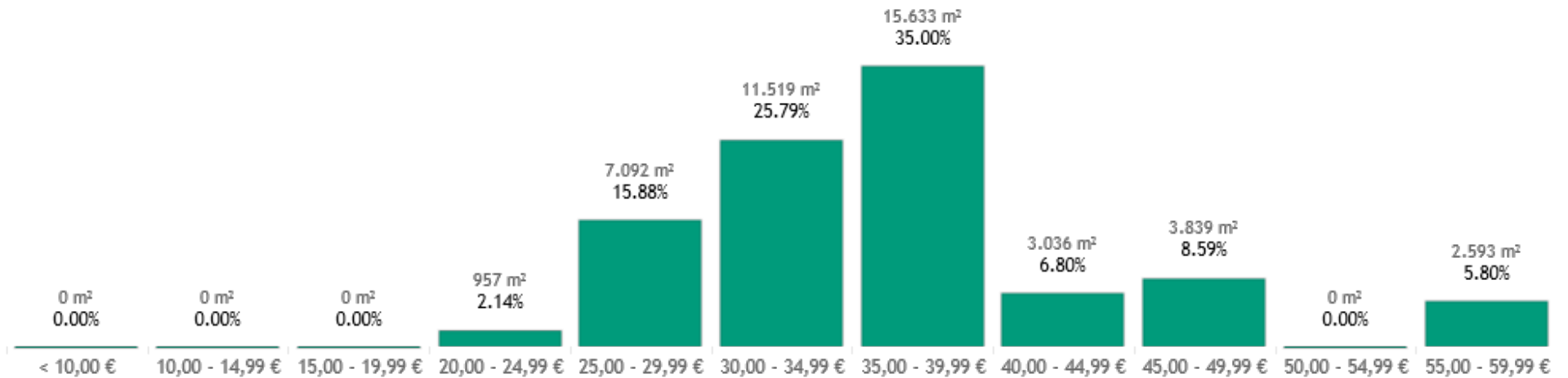
Contact partner: **Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## OFFERED RENTAL PRICE (area in sqm)



Ø 36.67 €/m²

**Contact partner: Antonia Schmidt**

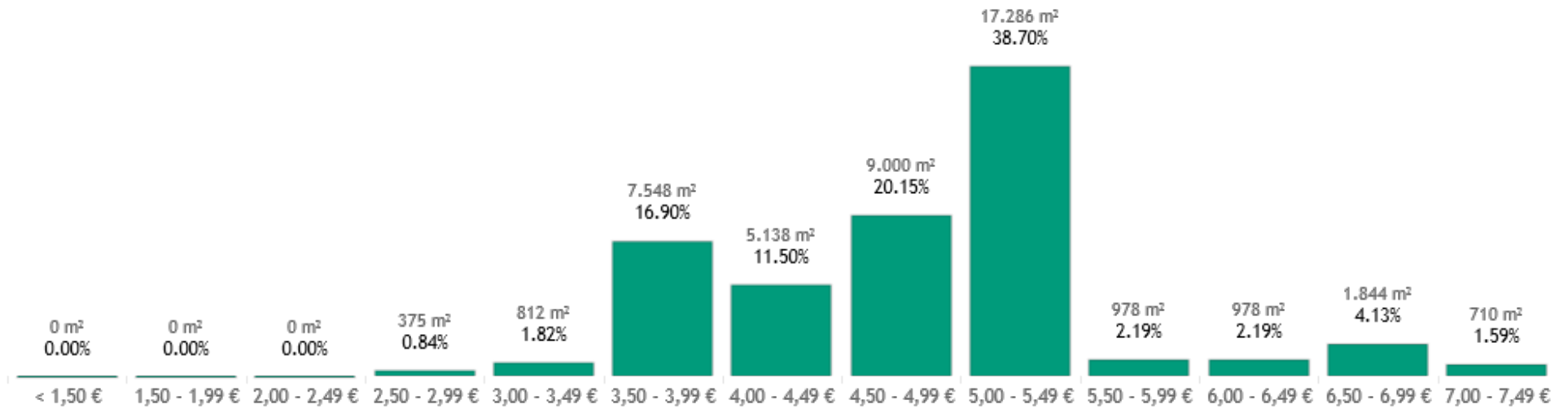
Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



## SERVICE CHARGES (area in sqm)



Ø 4.68 €/m²

Contact partner: Antonia Schmidt

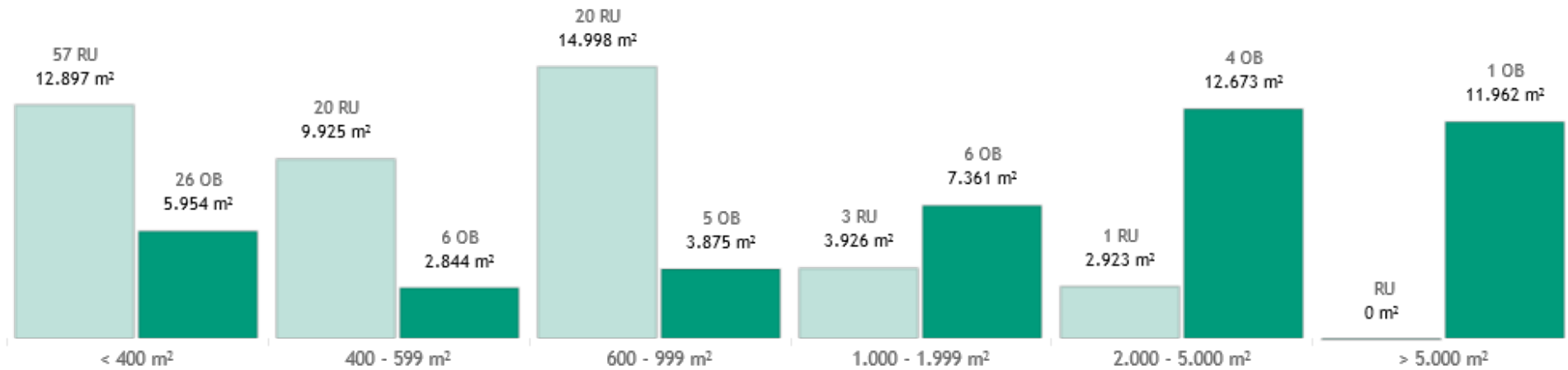
Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



## OFFICE SPACES (area in sqm)



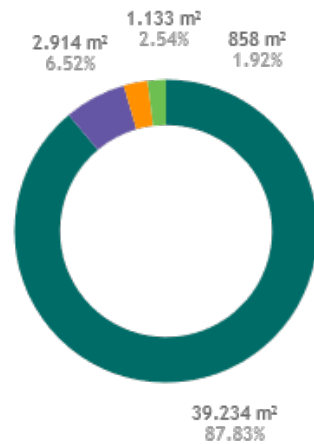
Contact partner: **Antonia Schmidt**





Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## CALCULATION OF SPACE (area in sqm)



 BGF	39.234 m <sup>2</sup>	88.89%
 NGF	2.914 m <sup>2</sup>	6.6%
 GIF	1.133 m <sup>2</sup>	2.57%
 Others	858 m <sup>2</sup>	1.94%

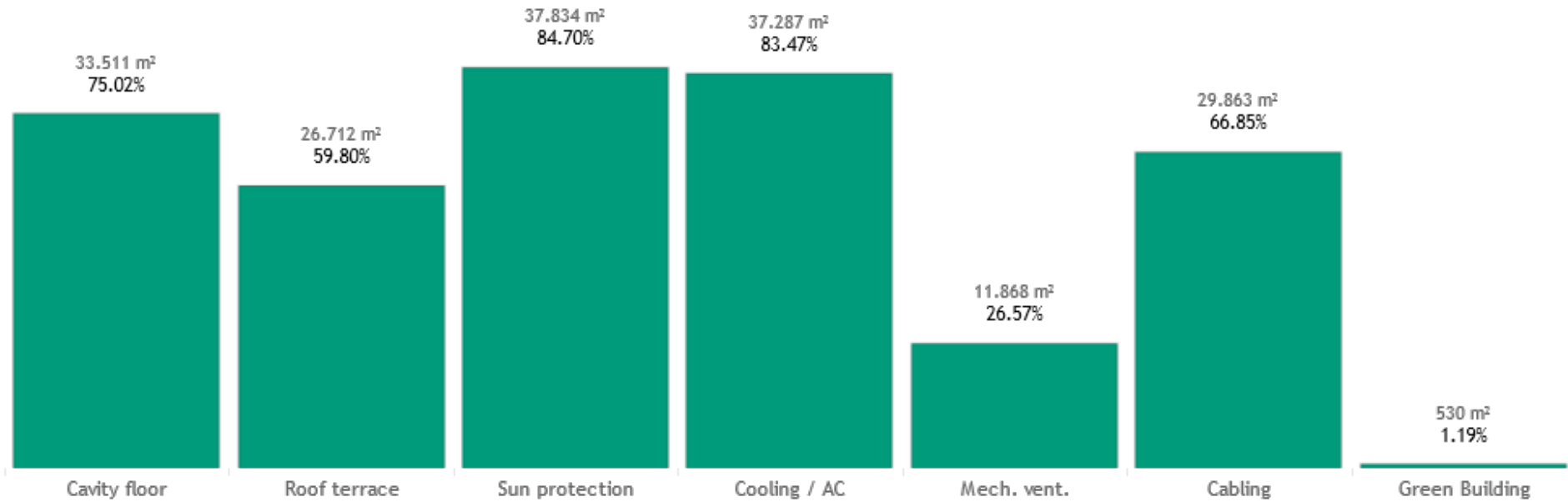
**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## DATA AND FIT-OUT FEATURES (area in sqm)



Contact partner: **Antonia Schmidt**

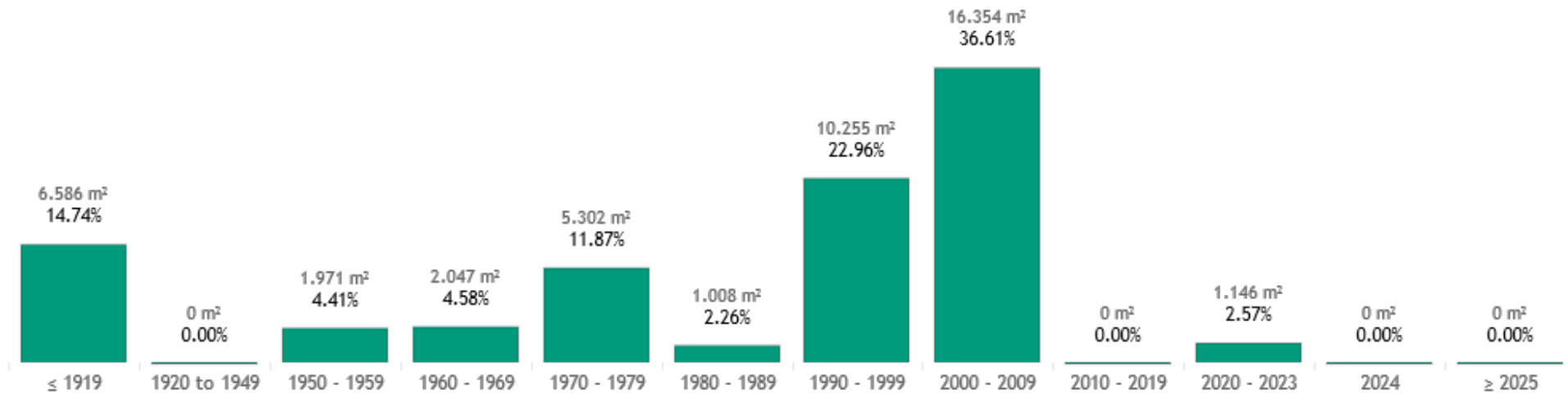
Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



## YEAR OF CONSTRUCTION (area in sqm)



Contact partner: **Antonia Schmidt**

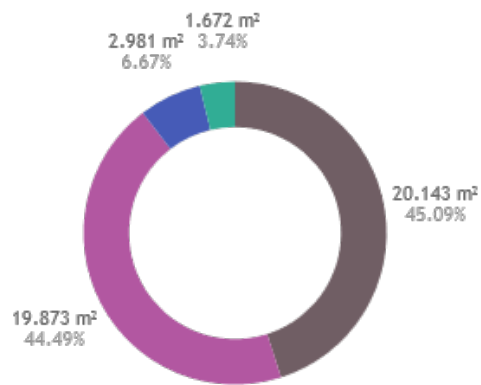
Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079





Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



## DISTANCE S-RAILWAY CONNECTION (area in sqm)



 <= 0,50 km	20.143 m <sup>2</sup>	45.09%
 0,51 - 1,0 km	19.873 m <sup>2</sup>	44.49%
 1,01 - 1,5 km	2.981 m <sup>2</sup>	6.67%
 > 1,5 km	1.672 m <sup>2</sup>	3.74%

**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## DISTANCE UNDERGROUND RAILWAY CONNECTION (area in sqm)



■ <= 0,50 km	39.842 m <sup>2</sup>	89.19%
■ 0,51 - 1,0 km	4.827 m <sup>2</sup>	10.81%
■ 1,01 - 1,5 km	0 m <sup>2</sup>	0%
■ > 1,5 km	0 m <sup>2</sup>	0%

**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## DISTANCE CAFÉS AND RESTAURANTS (area in sqm)



**Contact partner: Antonia Schmidt**





Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## DISTANCE HOTELS (area in sqm)



 <= 0,50 km	43.415 m <sup>2</sup>	97.19%
 0,51 - 1,0 km	1.254 m <sup>2</sup>	2.81%
 1,01 - 1,5 km	0 m <sup>2</sup>	0%
 > 1,5 km	0 m <sup>2</sup>	0%

**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

---

## RECOMMEND US TO OTHERS IF YOU APPRECIATE OUR WORKING METHOD.

Bürokompass GmbH  
Grete-Mosheim-Str. 13  
80636 München

Tel.: +49 (0)89 51777070  
[info@buerokompass.de](mailto:info@buerokompass.de)  
[www.buerokompass.de](http://www.buerokompass.de)

We would be glad to receive office space updates, questions, criticism, suggestions and positive feedback at the address specified above.

---

**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



---

**Supply market evaluation from 01.04.2024  
from a total of 3.214.199 sqm, 3.474 rental units and  
644 office buildings**

# **Report Office Market City Centre Munich**

---

**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## FILTER CRITERIA

### Historic city centre City

Altstadt-Lehel

### City centre

- ✓ Au-Haidhausen
- ✓ Bogenhausen
- ✓ Maxvorstadt
- ✓ Schwabing
- ✓ Neuhausen-Nymphenburg
- ✓ Schwanthalerhöhe
- ✓ Ludwigsvorstadt-Isarvorstadt
- ✓ Sendling-Westpark

Bogenhausen-Ost  
Trudering-Riem  
Berg am Laim  
Feldmoching  
Milbertshofen-Am Hart  
Moosach  
Schwabing-Nord  
Laim  
Aubing-Lochh.-Langwied-Freiham  
Allach-Untermenzing  
Hadern  
Pasing-Obermenzing  
Giesing-Harlaching  
Thalkirchen-Obersendling  
Forstenried-Fürstenried-Solln  
Ramersdorf-Perlach

### Suburban areas

Aschheim-Dornach  
Feldkirchen  
Grasbrunn  
Haar  
Kirchheim-Heimstetten  
Vaterstetten  
Eching  
Freising  
Garching  
Hallbergmoos-Airport  
Business Park  
Ismaning  
Munich-Airport  
Neufahrn  
Oberding-Schwaig  
Oberschleißheim  
Unterföhring  
Unterschleißheim  
Dachau  
Germering  
Gilching  
Gräfelfing  
Gröbenzell  
Gauting  
Karlsfeld  
Martinsried  
Neuried  
Planegg  
Puchheim  
Baierbrunn  
Brunnthal  
Grünwald  
Neubiberg  
Oberhaching  
Ottobrunn  
Pullach  
Putzbrunn  
Taufkirchen  
Unterhaching

Show data: Number of square meters

#### Contact partner: Antonia Schmidt

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



## SUPPLY MARKET LOCATION

---



592.887 m<sup>2</sup>  
100.00%



645 RU  
100.00%



173 OB  
100.00%

■ Historic city centre ■ City centre

■ City

■ Suburban areas

---

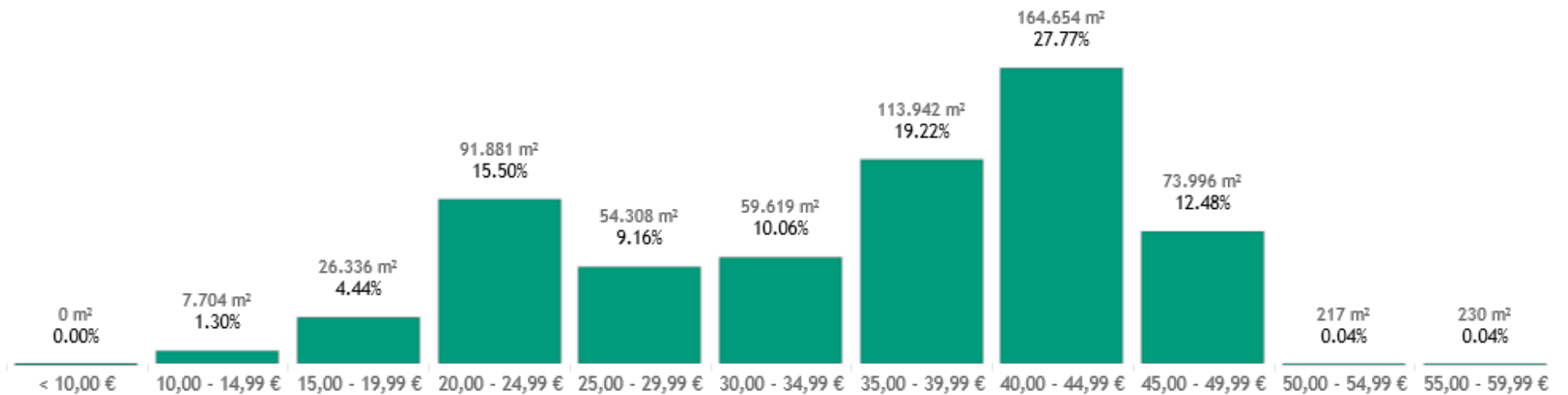
Contact partner: **Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## OFFERED RENTAL PRICE (area in sqm)



Ø 34.59 €/m²

Contact partner: Antonia Schmidt

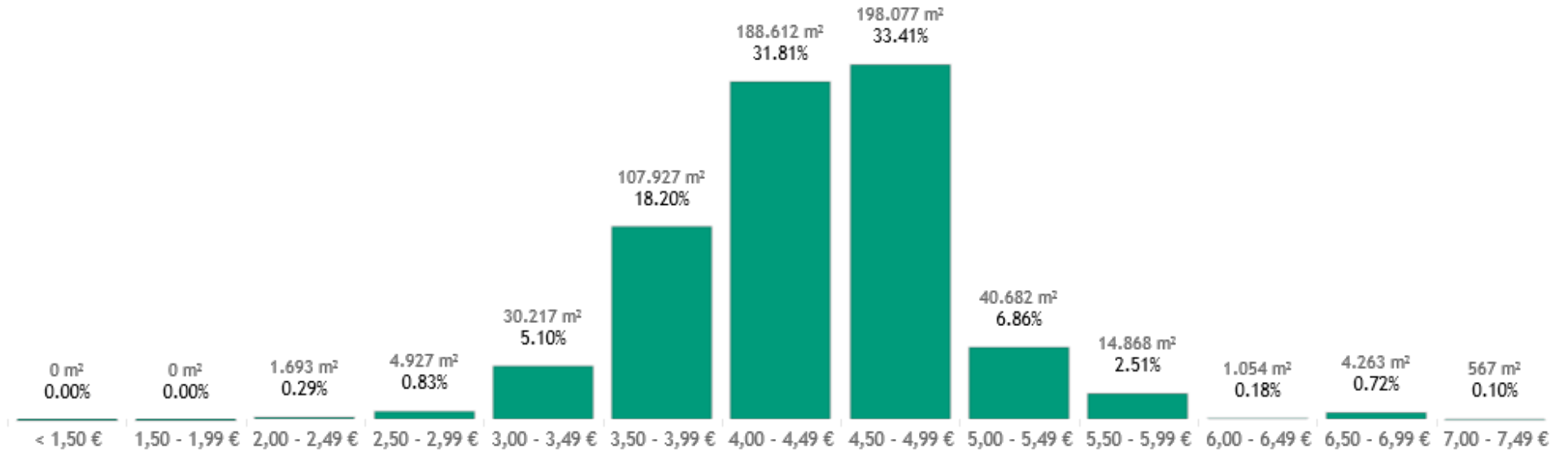
Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



## SERVICE CHARGES (area in sqm)



Ø 4.18 €/m²

Contact partner: **Antonia Schmidt**

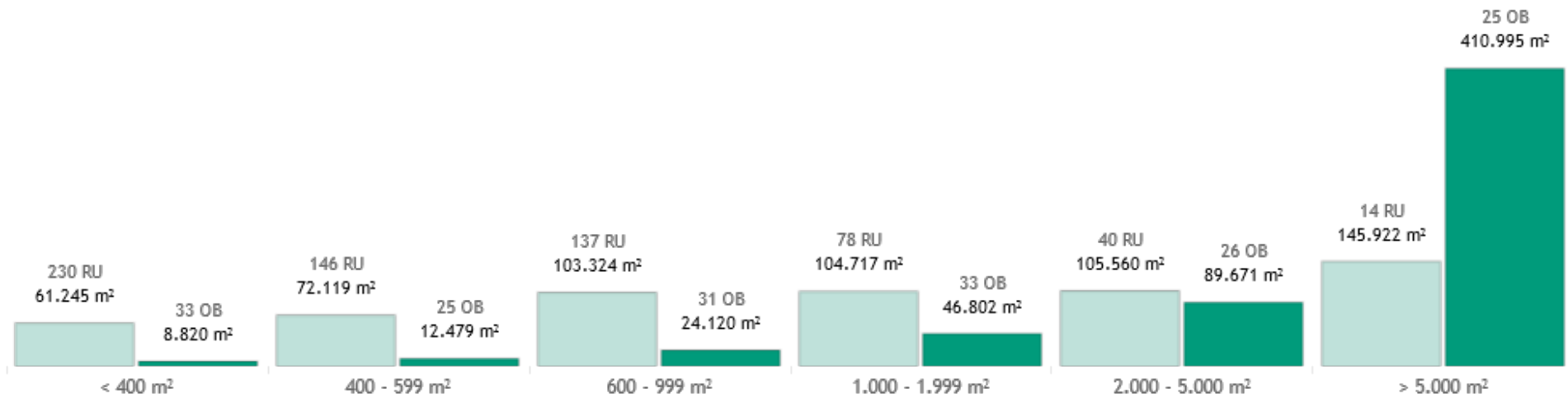
Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



## OFFICE SPACES (area in sqm)



Contact partner: **Antonia Schmidt**

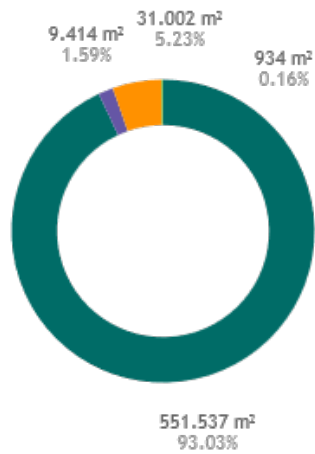
Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079





Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



## CALCULATION OF SPACE (area in sqm)



 BGF	551.537 m <sup>2</sup>	93.03%
 NGF	9.414 m <sup>2</sup>	1.59%
 GIF	31.002 m <sup>2</sup>	5.23%
 Others	934 m <sup>2</sup>	0.16%

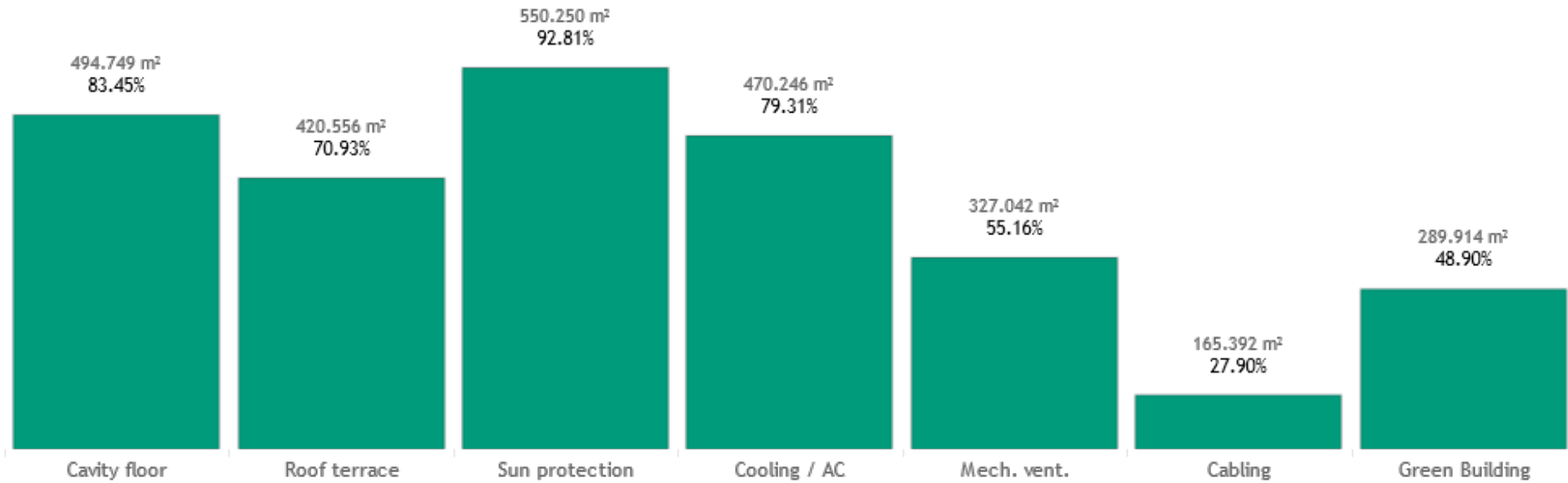
**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## DATA AND FIT-OUT FEATURES (area in sqm)



**Contact partner: Antonia Schmidt**

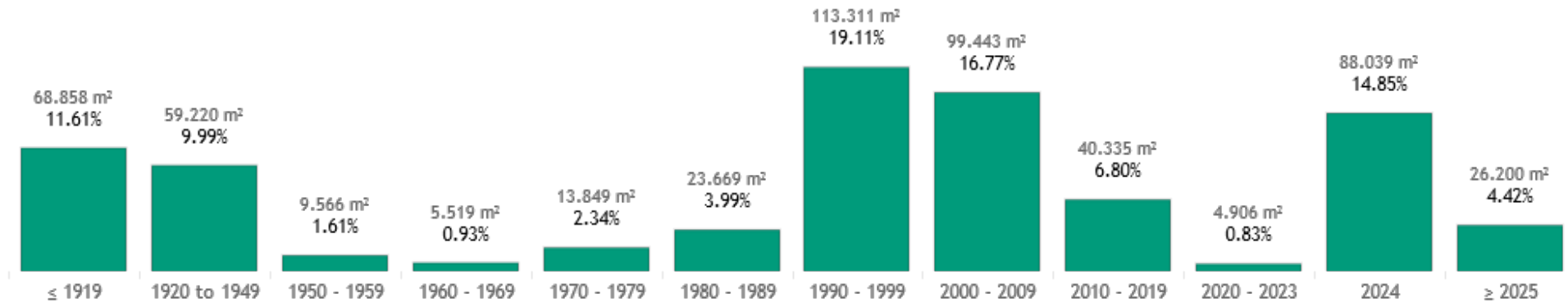
Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



## YEAR OF CONSTRUCTION (area in sqm)



Contact partner: Antonia Schmidt

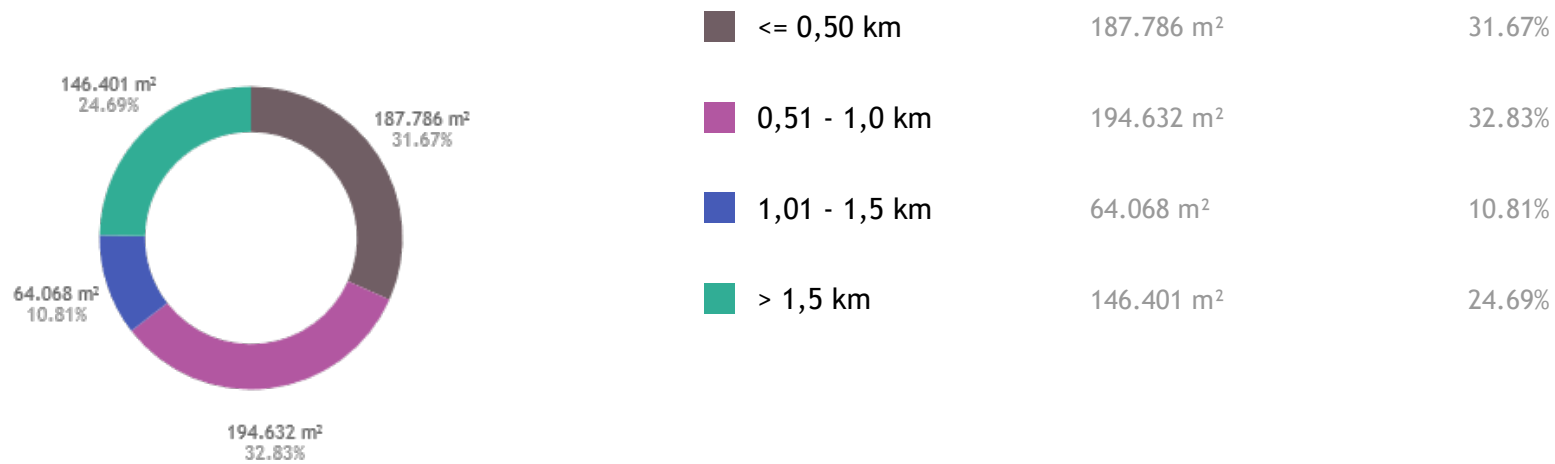
Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



## DISTANCE S-RAILWAY CONNECTION (area in sqm)



**Contact partner: Antonia Schmidt**

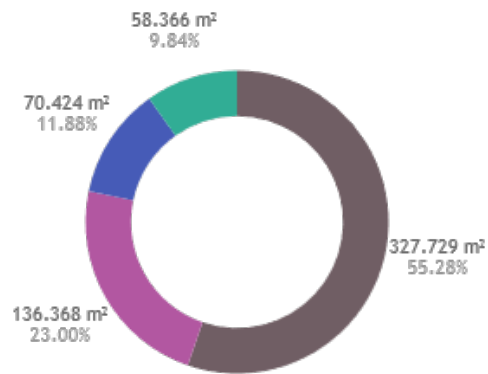
Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079





Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



## DISTANCE UNDERGROUND RAILWAY CONNECTION (area in sqm)



 <= 0,50 km	327.729 m <sup>2</sup>	55.28%
 0,51 - 1,0 km	136.368 m <sup>2</sup>	23%
 1,01 - 1,5 km	70.424 m <sup>2</sup>	11.88%
 > 1,5 km	58.366 m <sup>2</sup>	9.84%

**Contact partner: Antonia Schmidt**





Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## DISTANCE CAFÉS AND RESTAURANTS (area in sqm)



 <= 0,50 km	572.291 m <sup>2</sup>	96.53%
 0,51 - 1,0 km	20.596 m <sup>2</sup>	3.47%
 1,01 - 1,5 km	0 m <sup>2</sup>	0%
 > 1,5 km	0 m <sup>2</sup>	0%

**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## DISTANCE HOTELS (area in sqm)



**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

---

## RECOMMEND US TO OTHERS IF YOU APPRECIATE OUR WORKING METHOD.

Bürokompass GmbH  
Grete-Mosheim-Str. 13  
80636 München

Tel.: +49 (0)89 51777070  
[info@buerokompass.de](mailto:info@buerokompass.de)  
[www.buerokompass.de](http://www.buerokompass.de)

We would be glad to receive office space updates, questions, criticism, suggestions and positive feedback at the address specified above.

---

**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



---

**Supply market evaluation from 01.04.2024  
from a total of 3.214.199 sqm, 3.474 rental units and  
644 office buildings**

# Report Office Market Analysis City

---

**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## FILTER CRITERIA

### Historic city centre City

Altstadt-Lehel

### City centre

Au-Haidhausen  
Bogenhausen  
Maxvorstadt  
Schwabing  
Neuhausen-Nymphenburg  
Schwanthalerhöhe  
Ludwigsvorstadt-Isarvorstadt  
Sendling-Westpark

- ✓ **Bogenhausen-Ost**
- ✓ **Trudering-Riem**
- ✓ **Berg am Laim**
- ✓ **Feldmoching**
- ✓ **Milbertshofen-Am Hart**
- ✓ **Moosach**
- ✓ **Schwabing-Nord**
- ✓ **Laim**
- ✓ **Aubing-Lochh.-Langwied-Freiham**
- ✓ **Allach-Untermenzing**
- ✓ **Hadern**
- ✓ **Pasing-Obermenzing**
- ✓ **Giesing-Harlaching**
- ✓ **Thalkirchen-Obersendling**
- ✓ **Forstenried-Fürstenried-Solln**
- ✓ **Ramersdorf-Perlach**

### Suburban areas

Aschheim-Dornach  
Feldkirchen  
Grasbrunn  
Haar  
Kirchheim-Heimstetten  
Vaterstetten  
Eching  
Freising  
Garching  
Hallbergmoos-Airport  
Business Park  
Ismaning  
Munich-Airport  
Neufahrn  
Oberding-Schwaig  
Oberschleißheim  
Unterföhring  
Unterschleißheim  
Dachau  
Germering  
Gilching  
Gräfelfing  
Gröbenzell  
Gauting  
Karlsfeld  
Martinsried  
Neuried  
Planegg  
Puchheim  
Baierbrunn  
Brunnthal  
Grünwald  
Neubiberg  
Oberhaching  
Ottobrunn  
Pullach  
Putzbrunn  
Taufkirchen  
Unterhaching

Show data: Number of square meters

#### Contact partner: Antonia Schmidt

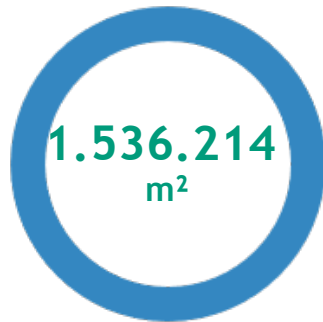
Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## SUPPLY MARKET LOCATION

---



1.536.214 m<sup>2</sup>  
100.00%



1.737 RU  
100.00%



276 OB  
100.00%

■ Historic city centre ■ City centre ■ City ■ Suburban areas

---

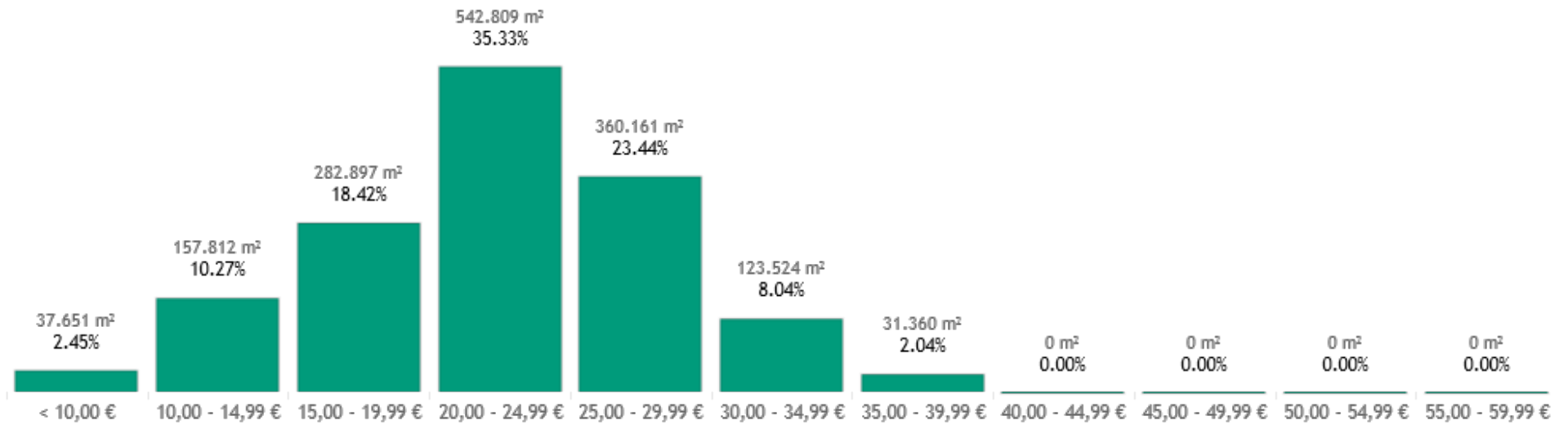
Contact partner: **Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## OFFERED RENTAL PRICE (area in sqm)



Ø 22.22 €/m²

Contact partner: Antonia Schmidt

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

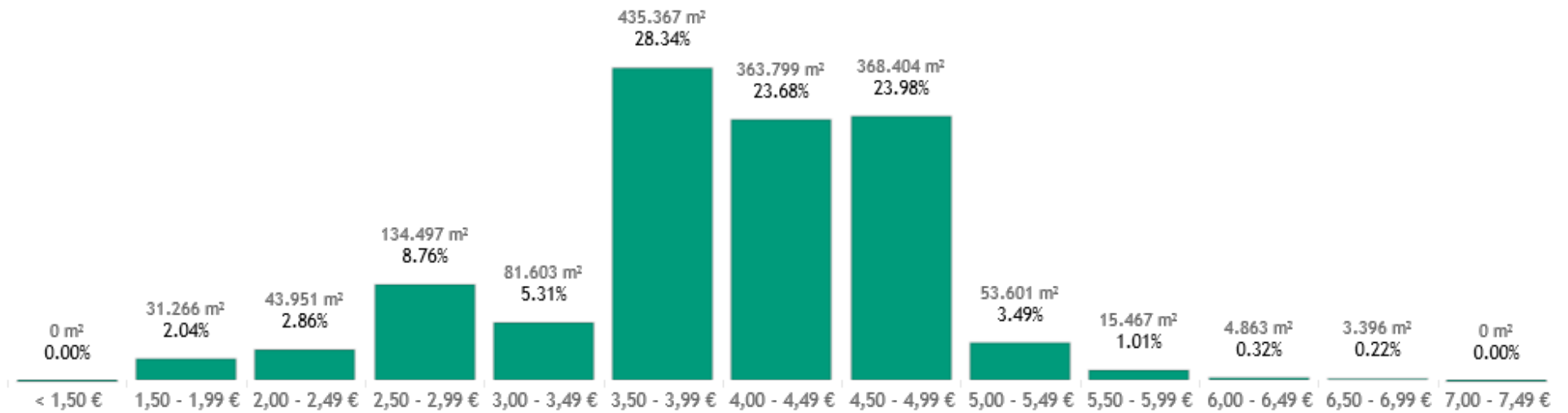
Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)





## SERVICE CHARGES (area in sqm)



Ø 3.82 €/m²

Contact partner: Antonia Schmidt

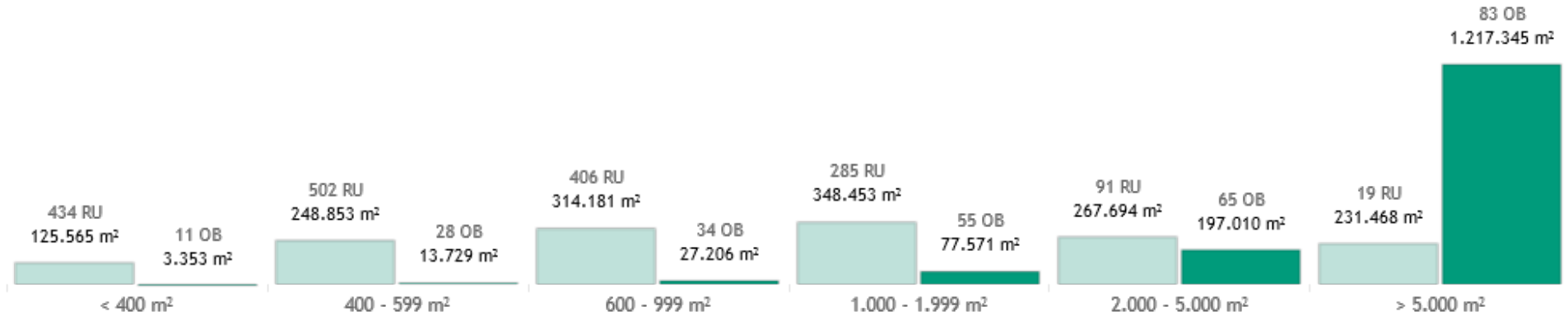
Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



## OFFICE SPACES (area in sqm)



Contact partner: **Antonia Schmidt**

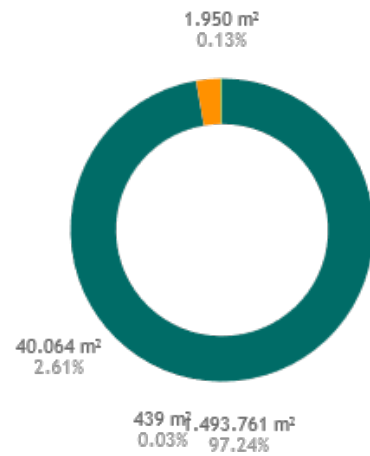
Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079





Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



## CALCULATION OF SPACE (area in sqm)



 BGF	1.493.761 m <sup>2</sup>	97.24%
 NGF	439 m <sup>2</sup>	0.03%
 GIF	40.064 m <sup>2</sup>	2.61%
 Others	1.950 m <sup>2</sup>	0.13%

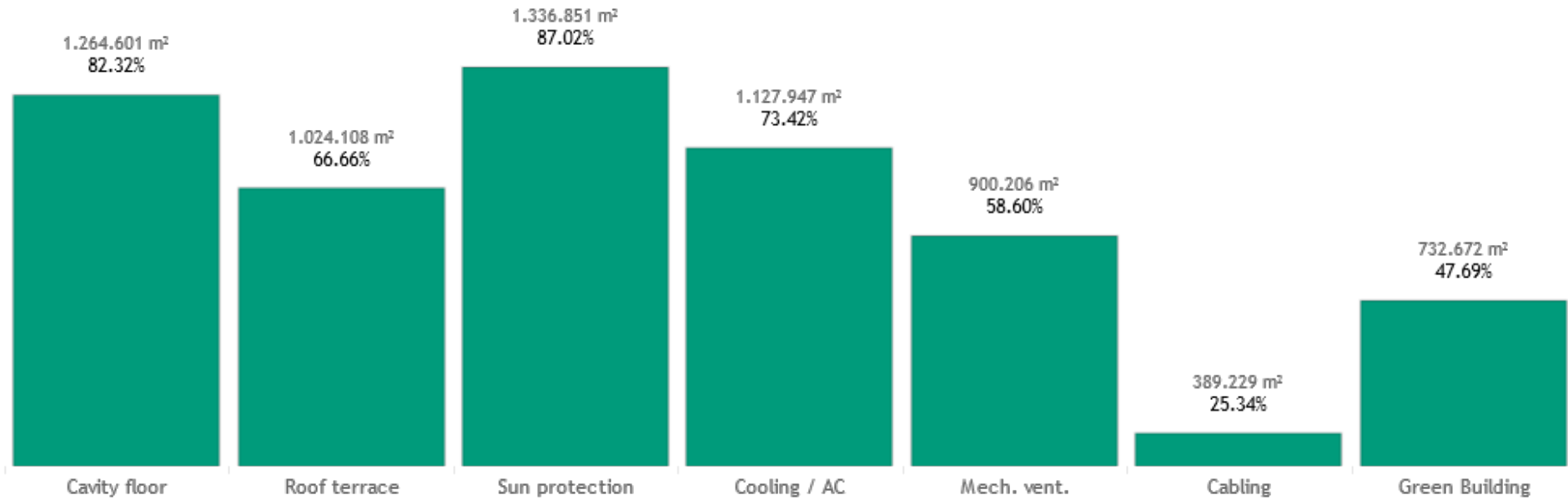
**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## DATA AND FIT-OUT FEATURES (area in sqm)



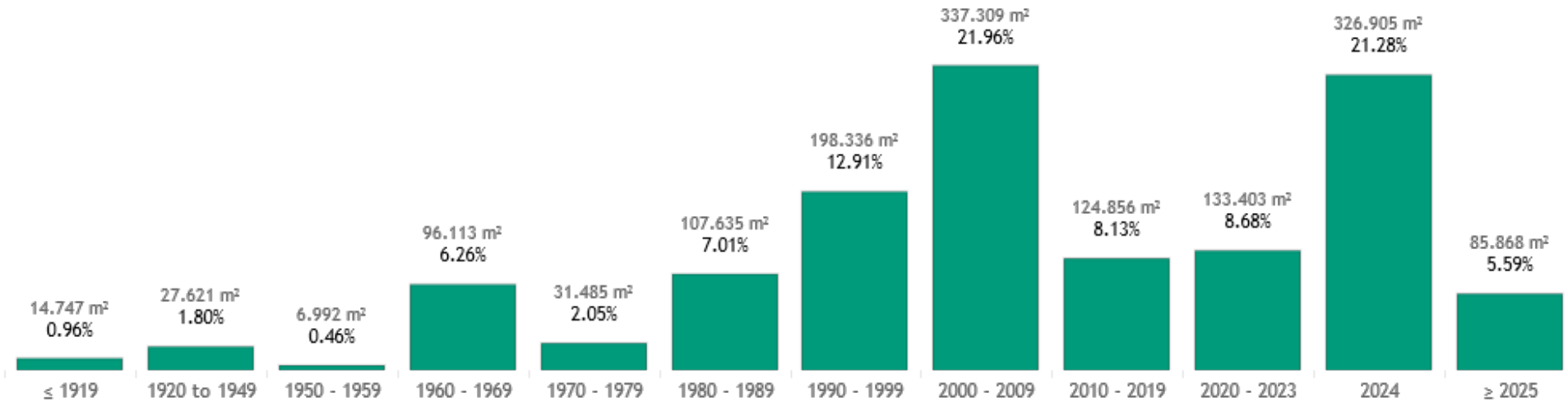
Contact partner: Antonia Schmidt

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## YEAR OF CONSTRUCTION (area in sqm)



Contact partner: Antonia Schmidt

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



## DISTANCE S-RAILWAY CONNECTION (area in sqm)



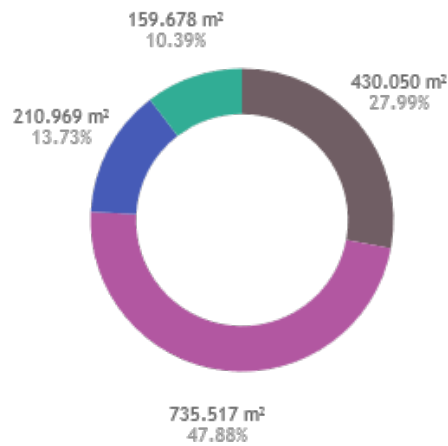
**Contact partner: Antonia Schmidt**





Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## DISTANCE UNDERGROUND RAILWAY CONNECTION (area in sqm)



 <= 0,50 km	430.050 m <sup>2</sup>	27.99%
 0,51 - 1,0 km	735.517 m <sup>2</sup>	47.88%
 1,01 - 1,5 km	210.969 m <sup>2</sup>	13.73%
 > 1,5 km	159.678 m <sup>2</sup>	10.39%

**Contact partner: Antonia Schmidt**





Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## DISTANCE CAFÉS AND RESTAURANTS (area in sqm)



 <= 0,50 km	1.461.111 m <sup>2</sup>	95.11%
 0,51 - 1,0 km	75.103 m <sup>2</sup>	4.89%
 1,01 - 1,5 km	0 m <sup>2</sup>	0%
 > 1,5 km	0 m <sup>2</sup>	0%

**Contact partner: Antonia Schmidt**

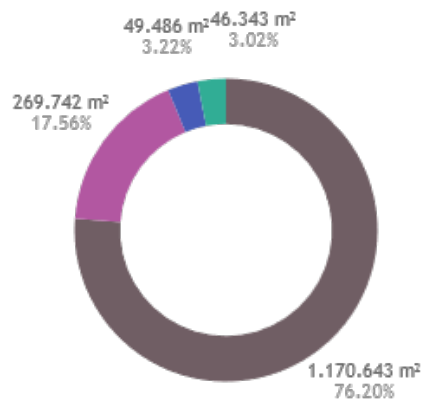
Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



## DISTANCE HOTELS (area in sqm)



■ <= 0,50 km	1.170.643 m <sup>2</sup>	76.2%
■ 0,51 - 1,0 km	269.742 m <sup>2</sup>	17.56%
■ 1,01 - 1,5 km	49.486 m <sup>2</sup>	3.22%
■ > 1,5 km	46.343 m <sup>2</sup>	3.02%

**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

---

## RECOMMEND US TO OTHERS IF YOU APPRECIATE OUR WORKING METHOD.

Bürokompass GmbH  
Grete-Mosheim-Str. 13  
80636 München

Tel.: +49 (0)89 51777070  
[info@buerokompass.de](mailto:info@buerokompass.de)  
[www.buerokompass.de](http://www.buerokompass.de)

We would be glad to receive office space updates, questions, criticism, suggestions and positive feedback at the address specified above.

---

**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



---

**Supply market evaluation from 01.04.2024  
from a total of 3.214.199 sqm, 3.474 rental units and  
644 office buildings**

# Report Office Market Analysis Suburban Areas

---

**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## FILTER CRITERIA

### Historic city centre City

Altstadt-Lehel

### City centre

Au-Haidhausen  
Bogenhausen  
Maxvorstadt  
Schwabing  
Neuhausen-Nymphenburg  
Schwanthalerhöhe  
Ludwigsvorstadt-Isarvorstadt  
Sendling-Westpark

Bogenhausen-Ost  
Trudering-Riem  
Berg am Laim  
Feldmoching  
Milbertshofen-Am Hart  
Moosach  
Schwabing-Nord  
Laim  
Aubing-Lochh.-Langwied-Freiham  
Allach-Untermenzing  
Hadern  
Pasing-Obermenzing  
Giesing-Harlaching  
Thalkirchen-Obersendling  
Forstenried-Fürstenried-Solln  
Ramersdorf-Perlach

### Suburban areas

- ✓ Aschheim-Dornach
  - ✓ Feldkirchen
  - ✓ Grasbrunn
  - ✓ Haar
  - ✓ Kirchheim-Heimstetten
  - Vaterstetten
  - ✓ Eching
  - Freising
  - ✓ Garching
  - ✓ Hallbergmoos-Airport
  - Business Park
  - ✓ Ismaning
  - ✓ Munich-Airport
  - ✓ Neufahrn
  - ✓ Oberding-Schwaig
  - ✓ Oberschleißheim
  - ✓ Unterföhring
  - ✓ Unterschleißheim
- Dachau
- ✓ Germering
  - ✓ Gilching
  - ✓ Gräfelfing
  - ✓ Gröbenzell
  - ✓ Gauting
  - Karlsfeld
  - ✓ Martinsried
  - ✓ Neuried
  - ✓ Planegg
  - ✓ Puchheim
  - ✓ Baierbrunn
  - ✓ Brunthal
  - ✓ Grünwald
  - ✓ Neubiberg
  - ✓ Oberhaching
  - ✓ Ottobrunn
  - ✓ Pullach
  - ✓ Putzbrunn
  - ✓ Taufkirchen
  - ✓ Unterhaching

Show data: Number of square meters

#### Contact partner: Antonia Schmidt

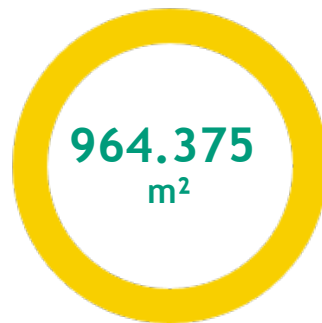
Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## SUPPLY MARKET LOCATION

---



964.375 m<sup>2</sup>  
100.00%



947 RU  
100.00%



142 OB  
100.00%

■ Historic city centre ■ City centre ■ City ■ Suburban areas

---

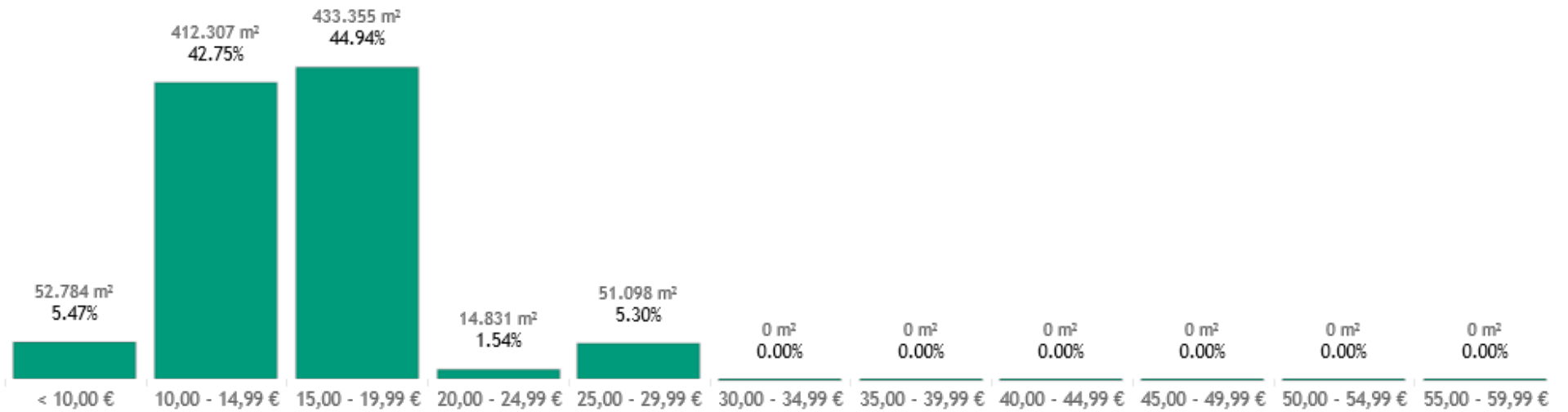
Contact partner: **Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## OFFERED RENTAL PRICE (area in sqm)



Ø 15.39 €/m²

Contact partner: Antonia Schmidt

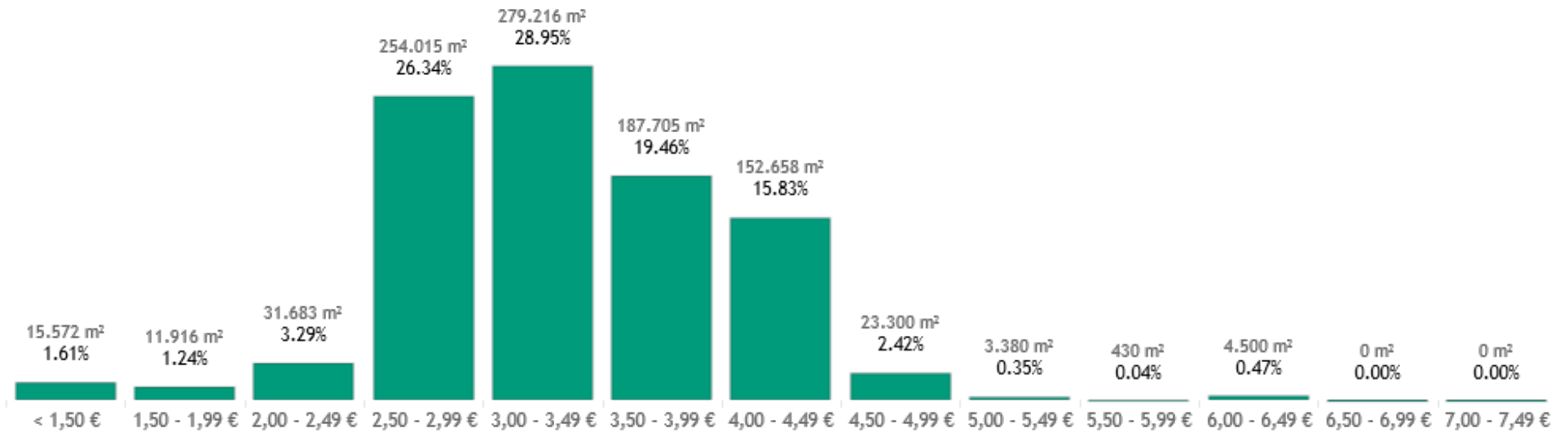
Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



## SERVICE CHARGES (area in sqm)



Ø 3.22 €/m²

Contact partner: Antonia Schmidt

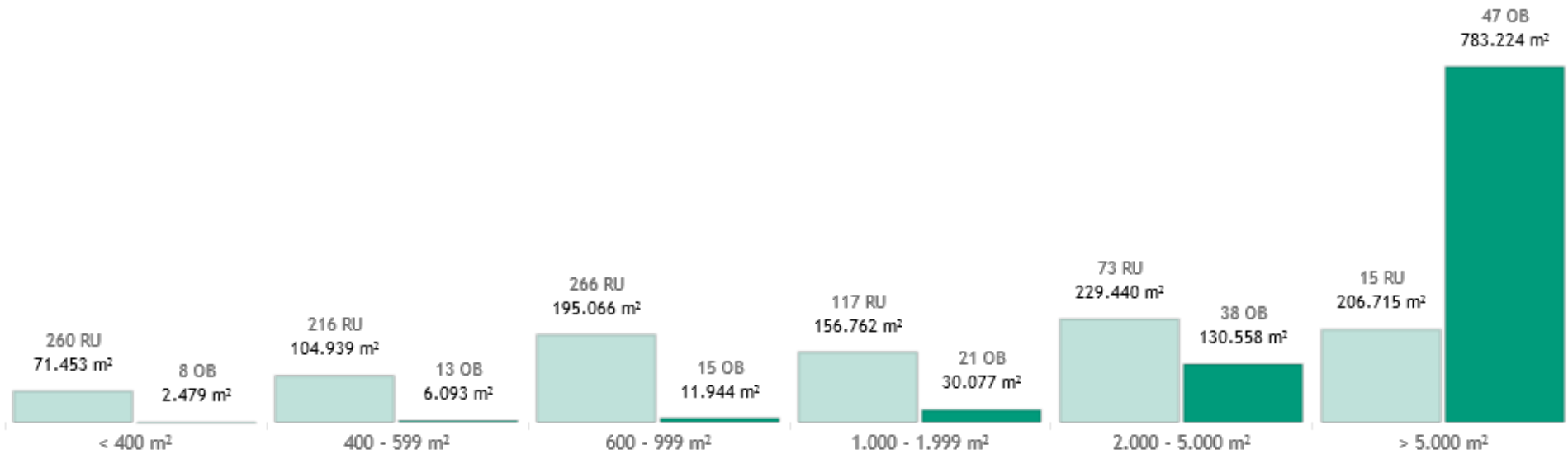
Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



## OFFICE SPACES (area in sqm)



Contact partner: Antonia Schmidt

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)




Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)





## CALCULATION OF SPACE (area in sqm)



 BGF	950.889 m <sup>2</sup>	98.6%
 NGF	296 m <sup>2</sup>	0.03%
 GIF	13.190 m <sup>2</sup>	1.37%
 Others	0 m <sup>2</sup>	0%

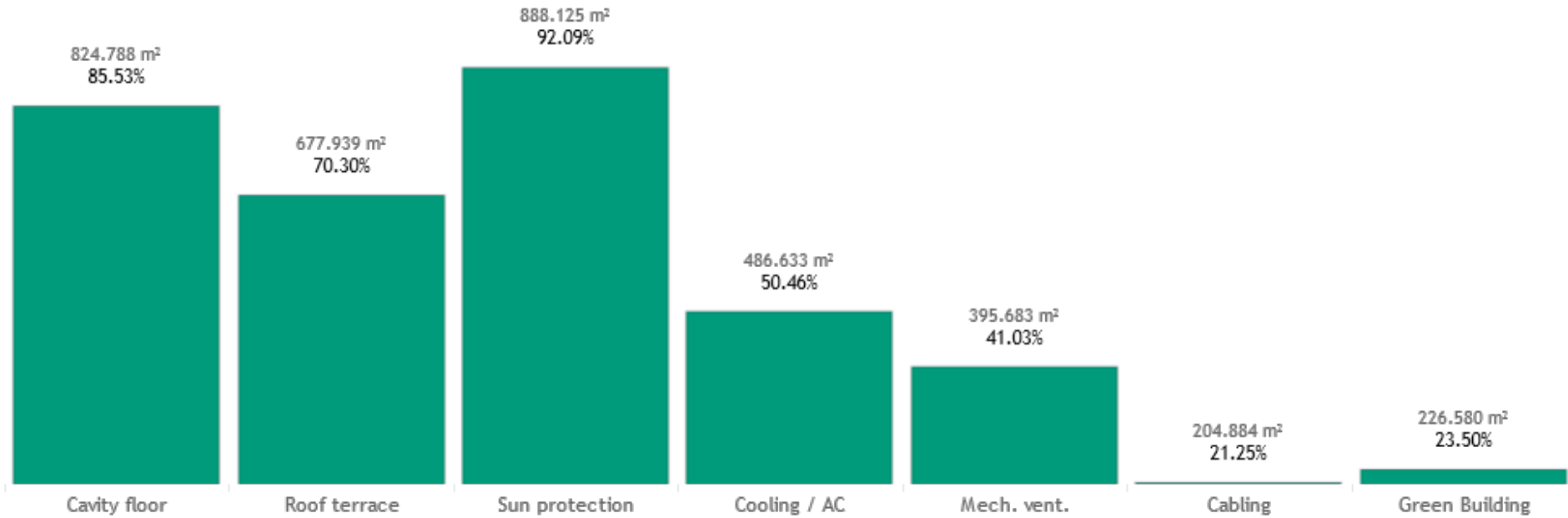
**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## DATA AND FIT-OUT FEATURES (area in sqm)



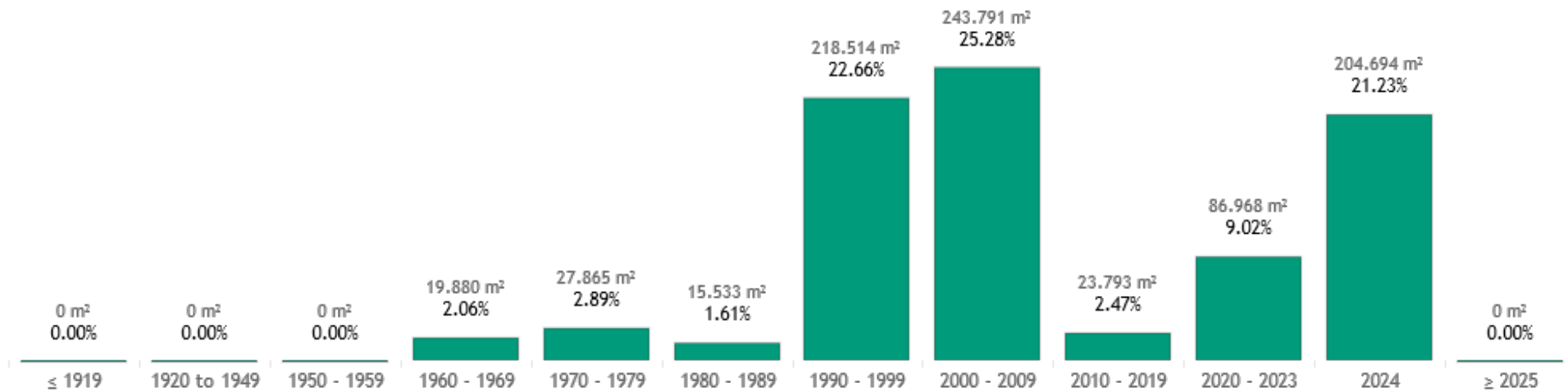
**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## YEAR OF CONSTRUCTION (area in sqm)



**Contact partner: Antonia Schmidt**

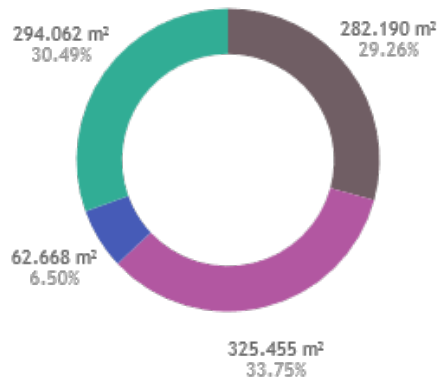
Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079





Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)



## DISTANCE S-RAILWAY CONNECTION (area in sqm)



 <= 0,50 km	282.190 m <sup>2</sup>	29.26%
 0,51 - 1,0 km	325.455 m <sup>2</sup>	33.75%
 1,01 - 1,5 km	62.668 m <sup>2</sup>	6.5%
 > 1,5 km	294.062 m <sup>2</sup>	30.49%

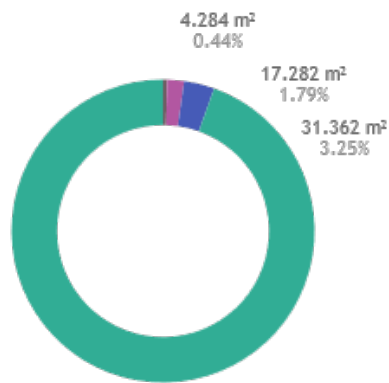
**Contact partner: Antonia Schmidt**





Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## DISTANCE UNDERGROUND RAILWAY CONNECTION (area in sqm)



 <= 0,50 km	4.284 m <sup>2</sup>	0.44%
 0,51 - 1,0 km	17.282 m <sup>2</sup>	1.79%
 1,01 - 1,5 km	31.362 m <sup>2</sup>	3.25%
 > 1,5 km	911.447 m <sup>2</sup>	94.51%

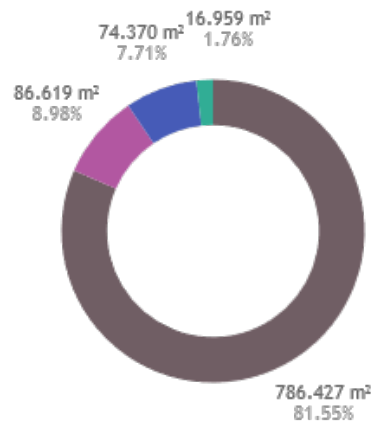
**Contact partner: Antonia Schmidt**





Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## DISTANCE CAFÉS AND RESTAURANTS (area in sqm)



 <= 0,50 km	786.427 m <sup>2</sup>	81.55%
 0,51 - 1,0 km	86.619 m <sup>2</sup>	8.98%
 1,01 - 1,5 km	74.370 m <sup>2</sup>	7.71%
 > 1,5 km	16.959 m <sup>2</sup>	1.76%

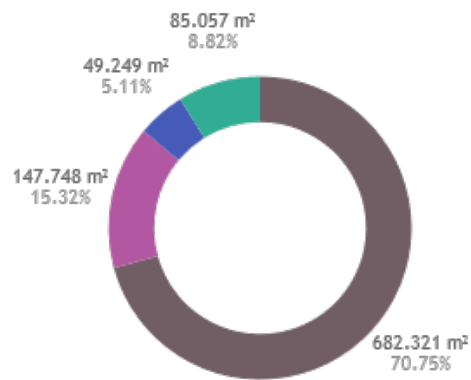
**Contact partner: Antonia Schmidt**





Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

## DISTANCE HOTELS (area in sqm)



 <= 0,50 km	682.321 m <sup>2</sup>	70.75%
 0,51 - 1,0 km	147.748 m <sup>2</sup>	15.32%
 1,01 - 1,5 km	49.249 m <sup>2</sup>	5.11%
 > 1,5 km	85.057 m <sup>2</sup>	8.82%

**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

---

## RECOMMEND US TO OTHERS IF YOU APPRECIATE OUR WORKING METHOD.

Bürokompass GmbH  
Grete-Mosheim-Str. 13  
80636 München

Tel.: +49 (0)89 51777070  
[info@buerokompass.de](mailto:info@buerokompass.de)  
[www.buerokompass.de](http://www.buerokompass.de)

We would be glad to receive office space updates, questions, criticism, suggestions and positive feedback at the address specified above.

---

**Contact partner: Antonia Schmidt**

Tel. +49 (0)89 51777070 • Fax +49 (0)89 51777079

Mobile +49 (0)151 58811430 • [antonia.schmidt@buerokompass.de](mailto:antonia.schmidt@buerokompass.de)

Bürokompass GmbH • Grete-Mosheim-Str. 13 • 80636 München [www.buerokompass.de](http://www.buerokompass.de)

