

A modern office interior with a herringbone wood floor, white desks, and large windows. The office is furnished with white chairs, computers, and black pendant lights. The scene is brightly lit, suggesting a professional and open-plan workspace.

**DENMARK
OFFICE MARKET
Q4 2020**

CBRE RESEARCH

**NORDICS REAL ESTATE
MARKET SNAPSHOT**

CBRE

OFFICE INVESTMENT MARKET OVERVIEW

GRADUAL RECOVERY IN SIGHT

Many occupiers are already or soon will be in the process of reconsidering their real estate strategies. The allocation of space will now be evaluated through the lens of providing greater agility. A flight-to-quality trend is expected to continue, which is echoed in investor appetite.

Since the onset of pandemics, secure prime assets in Copenhagen have seen no change in yields. Although office market will see challenges in 2021, we expect this resilience to continue.

OFFICE TRANSACTION VOLUME

Last 4 quarters

DKK 12bn

▲▼ Annual change

Q4 2020 (y-o-y)

▲▼ -56%



COPENHAGEN

DKK 10bn

▲▼ -29%

AARHUS

DKK 0.5bn

▲▼ -28%

OTHER

DKK 0.8bn

▲▼ -58%

KEY FIGURES LAST 4 QUARTERS

OFFICE INVESTMENT MARKET

5 YR SWAP RATE

-0.1%

CROSS BORDER INVESTMENTS

DKK 6bn

▲▼ -45%

SHARE OF TOTAL ALL-SECTOR VOLUME

16%

NUMBER OF TRANSACTIONS

86

▲▼ -12%

LARGEST SINGLE TRANSACTION

DKK +2bn

INVESTMENT VOLUME IN 2019

DKK 17bn

COPENHAGEN OFFICE OCCUPIER MARKET OVERVIEW

While there is a common understanding that the probability for change is greater for office space going forward, many occupiers still feel that a physical office is vital to their business and long-term growth.

As companies continue to expand the potential for a remote workforce as an option, they will give their employees flexibility while simultaneously reducing real estate costs and freeing the capital for investment into technology. But the switch will not be easy. While some companies cannot go remote, others will go fully virtual with the majority falling somewhere in between.

KEY FIGURES Q4 2020

OFFICE OCCUPIER MARKET*

PRIME RENT PER M² PA
DKK 1,900

AVERAGE RENT PER M² PA
DKK 1,450

VACANCY RATE**
9.2%

NET ABSORPTION***
500 m²

SELECTED LEASING ACTIVITY, 2020

PROPERTY	SIZE OF LEASE	LANDLORD	SUBMARKET
G. Køge Landevej 59	15,900	GKL 59 ApS	Valby
Nordø	13,000	PFA Pension	North Harbour
Borups Allé 43	7,500	TDC A/S	Nørrebro
Bredgade 6	4,600	3Shape A/S	CBD
Vermundsgade 5	3,600	Bygningsstyrelsen	Østerbro
Havneholmen 33	3,500	Aller Holding A/S	Inner Harbour
Franciska Clausens Plads 18	2,700	Carlsberg Byen 13 P/S	Carlsberg Byen
Ørestads Boulevard 73	2,400	DADES Erhverv ApS	Ørestad
Øster Allé 42	1,600	Parken Sport & Entertainment A/S	Østerbro

* Data is for Copenhagen City,

**Copenhagen City, Availability rate in October 2020, Ejendomstorvet

***Copenhagen City, Q3 2020, Ejendomstorvet



**DRAGANA
MARINA**

Head of Research
CBRE Denmark

+45 35 25 51 42

DRAGANA.MARINA
@CBRE.COM



**NINNA
THERKELSEN**

Head of A&T Investor
Leasing

CBRE Denmark
+45 31 24 85 89

NINNA.THERKELSEN
@CBRE.COM



**JAN LYNG
PETERSEN**

Head of A&T
Occupier

CBRE Denmark
+ 45 30 70 66 56

JAN.LYNG-PETERSEN
@CBRE.COM



**CHRISTIAN
BRO JANSEN**

Head of Capital
Markets

CBRE Denmark
+ 45 31 40 38 63

CHRISTIAN.JANSEN
@CBRE.COM



**CHRISTOPHER
BAILEY**

Head of Valuation
CBRE Denmark

+ 45 28 87 12 39

CHRISTOPHER.BAILEY
@CBRE.COM

© Copyright 2020 All rights reserved. Information contained herein, including projections, has been obtained from sources believed to be reliable, but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, warranty or representation about it. Any reliance on such information is solely at your own risk. This information is exclusively for use by CBRE clients and professionals and may not be reproduced without the prior written permission of CBRE's Global Chief Economist.

Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.