

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 work environment.

**DENMARK  
OFFICE MARKET  
Q3 2020**

CBRE RESEARCH

**NORDICS REAL ESTATE  
MARKET SNAPSHOT**

**CBRE**

# OFFICE INVESTMENT MARKET OVERVIEW

## GRADUAL RECOVERY IN SIGHT

The current situation has had a divergent impact on pricing. On one hand, we have seen continued competition for Multifamily and Logistics assets, as well as prime Offices.

On the other hand, pricing has come under pressure for value-add Office properties as well as Hotels and mainstream Retail.

A flight-to-quality trend is expected to continue. Occupiers are seeking high quality, flexible and healthy workspaces, which is echoed in investor appetite.

## OFFICE TRANSACTION VOLUME

Last 4 quarters

**DKK 16bn**

▲▼ Annual change

**Q3 2020 (y-o-y)**

▲▼ -53%



**AARHUS**  
**DKK 0.7bn**  
▲▼ -50%

**OTHER**  
**DKK 1.3bn**  
▲▼ -87%

**COPENHAGEN**  
**DKK 14bn**  
▲▼ -46%

## KEY FIGURES LAST 4 QUARTERS

### OFFICE INVESTMENT MARKET

#### 5 YR SWAP RATE

**0.01%**

▲▼ -83%

#### CROSS BORDER INVESTMENTS

**DKK 10bn**

▲▼ -72%

#### SHARE OF TOTAL ALL-SECTOR VOLUME

**26%**

#### NUMBER OF TRANSACTIONS

**87**

▲▼ 26%

#### LARGEST SINGLE TRANSACTION

**DKK +2bn**

#### INVESTMENT VOLUME IN 2019

**DKK 17bn**

# COPENHAGEN OFFICE OCCUPIER MARKET OVERVIEW

As well as introducing massive short-term volatility, the pandemic is also accelerating a number of structural processes leading towards more fluid, multi-format real estate portfolios. Expanded employee choice will likely include more remote working, including in satellite or suburban locations that do not require extensive commuting.

Technology investment in buildings will be crucial both for the existing motive of enhanced user experience but increasingly also for health management and wellbeing. A widening value gradient between prime, tech-enabled buildings and poorer stock can be expected.

## KEY FIGURES Q3 2020

### OFFICE OCCUPIER MARKET\*

**PRIME RENT PER M<sup>2</sup> PA**  
**DKK 1,900**

**AVERAGE RENT PER M<sup>2</sup> PA**  
**DKK 1,450**

**VACANCY RATE\*\***  
**7.6%**

**NET ABSORPTION\*\*\***  
**-93k m<sup>2</sup>**

## LEASING ACTIVITY

PROPERTY	SIZE OF LEASE	LANDLORD	SUBMARKET
Teknikerbyen 26-40	11,500	K/S Teknikerbyen	Virum
Industriparken 39-43	5,400	Nordic Properties ApS	Ballerup
Firskovvej 20	5,000	Johannes Fog A/S	Kongens Lyngby
Franciska Cl. Plads 18	2,700	Carlsberg Byen 13 P/S	København V
Langebrogade 1-3	1,400	C.W. Obel Ejendomme	København K
Langebrogade 6F	1,300	Unipension Ejendomme P/S	København K
Borupvang 9	1,100	Siemens Aktieselskab	Ballerup
Gearshalsvej 1	1,000	IED Valby Maskinfabrik PropCo ApS (Schroder)	Valby
Arne Jacobsens Allé 17	900	KLP	København S
Stationsparken 26	900	Ejerforeningen Stationsparken Glostrup	Glostrup

\* Data is for Copenhagen City,

\*\*Copenhagen City, Availability rate in September 2020, Ejendomstorvet

\*\*\*Copenhagen City, Q2 2020, Ejendomstorvet



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