

# STOCKHOLM



**Market Insights for Tenants:** At Exis, our loyalties aren't compromised; because we do not represent landlords, we are 100% focused on providing market conditions and strategies that can benefit tenants in each marketplace – leveraging this information for your economic advantage. We're pleased to provide the below in-depth information; contact us for ways we can help you get the BEST deal on your commercial space needs.

## OVERVIEW

The office market in Stockholm has been prospering for years with ever increasing rents and lower vacancies. Despite this, the COVID-19 pandemic has had some drastic effects on the Stockholm real estate market with an increase of an average of 1,5% in vacancies, from 3,1% to 4,5% in the inner city. The most central parts of the CBD have increased to 4,1% from 1,4% in 2019.

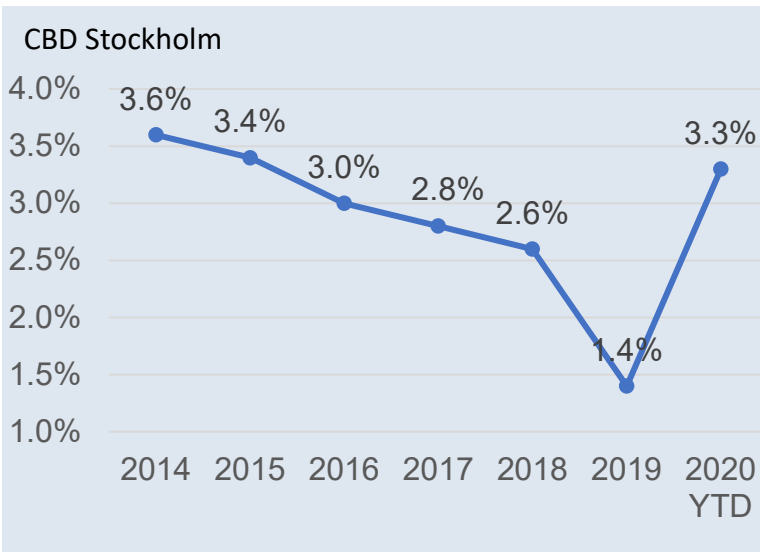
The total number of vacant square meters has risen with 36% from 74,000 m2 to 101,000 m2 (including co-working spaces). Something else worthy of mentioning is the increase of second-hand leases currently available on the market. A hot topic in today's office leasing market is "smart sizing," ways to decree one's total need for office space and how big working from home will be in the future.

## FUNDAMENTALS

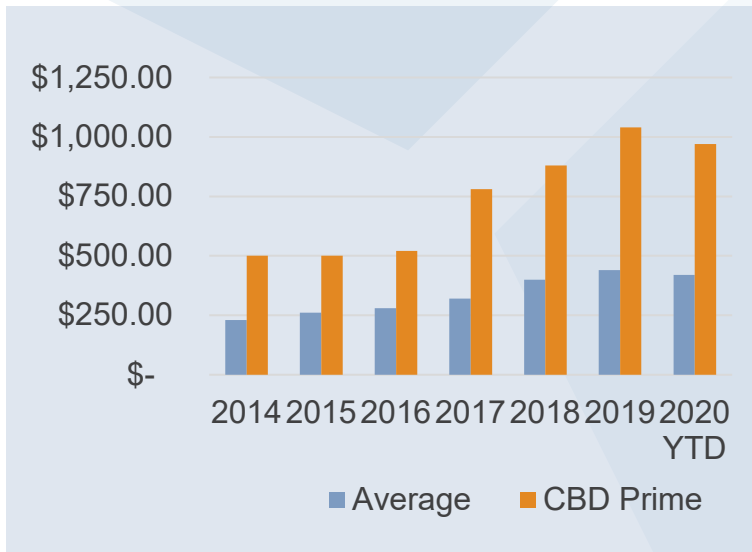
Forecast

<b>YTD net absorption</b>	96 000 m2	▼
<b>Under construction</b>	166 000 m2	▲
<b>Average asking rent (gross)</b>	420 USD	▼
<b>Concessions</b>	Uncommon in Stockholm ▼	
<b>Market Size</b>	<b>Largest Office Deal</b>	<b>Total Vacancy</b>
420 000 000m2	7500 m2	6,2%

## TOTAL VACANCY



## AVERAGE ASKING RENTS



Detail Metrics: Sq Meters & US Dollars

For more information, please contact:

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## WHAT THIS MEANS FOR TENANTS

With a rise in vacancies and a trend toward lower rents we see that the office market in Stockholm for the first time in many years is moving towards a tenant favorable market. When looking for a new office space there are

more options than before, and when the tenant enters contract negotiations, they are in a much stronger position both rent and terms wise.

## KEY LEASE TRANSACTIONS

Tenant	Building Address	Submarket	Type	Sq Meters
Marsh & McLennan	Torsgatan 22-30	Inner city	Office	23 680
Amazon Web services	Sveavägen 2-10	CBD	Office	64 600
Vinnova	Mäster Samuelsgatan 56	CBD	Office	41 550
Swedish transport administration	Anderstoprsvägen 16	Solna	Office	11 840
Stockholm public transport	Rissneleden 110	Sundbyberg	Office	14 000
Intrum	Uddvägen 7	Nacka	Office	32 300
Swedish Performing arts Agency	Tegeluddsvägen 96-100	Gärdet	Office	31 200
United Spaces	Torsgatan 22-30	Inner City	Office	44 100
Kivra	Klara Norra Kyrkogata 33	Inner City	Office	18 300
EY	Sveavägen 2-10	CBD	Office	80 700

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