

GLOBAL SPOTLIGHT

Frankfurt am Main, Germany



Frankfurt am Main is the leading financial marketplace in continental Europe.

- Frankfurt is the financial and transportation center of Germany. More than 300 national and international banks are represented in the main metropolis.
- According to a ranking list produced by The University of Liverpool, Frankfurt is the richest city in Europe by GDP per capita.
- The German investment market has reached a record level in Germany and has continued to enjoy great strength during 2006, particularly from foreign investors.
- Commercial Property investments were noted for more than €30 billion in 2006.
- The demand from international investors for investment property is expected to increase in 2007 as consumer confidence grows.
- By the end of 2006, approximately 450,000 square meters of office space were let. Approximately 143,000 square meters of this absorption is in lettings of over 5,000 square meters.
- In 2007, the volume of lettings is estimated to exceed 485,000 square meters.
- In 2006 there was only a small net absorption of office space. Overall vacancy fell from 2.1 million square meters in 2005 to 1.9 million square meters, or a vacancy rate of 16%.
- The headline rents in Frankfurt am Main are in the Banking Quarter and are €36.50 per square meter. We have noted a slight increase in 2006 of approx 4.3%. Previous headline rents in this part of the office market were €34 per square meter.
- The average office rent for the whole Frankfurt am Main area is €17.50 per square meter.

For further information on doing business in this market, please contact David Perry, Vice President, EMEA, by email at dperry@naiglobal.com or call +44 20 7182 7342.

Frankfurt am Main At A Glance

Population	648,325 (mid 2005 est.)
Location	Largest city in the German state of Hesse
GDP	\$2.858 trillion (2006 est.)
Inflation	1.7% (2006 est.)
Interest	4.02% European Central Bank Benchmark Bond – 10yr
Unemployment	8.2%
Conversion	.77 € = 1 US \$

Property	Rent/M2/Month		Rent/SF/Year	
	Low	High	Low	High
City Centre Office Class A (Prime)	€ 28.50	€ 36.50	€ 40.99	€ 52.49
Suburban Office Class A (Prime)	€ 12.50	€ 15.00	€ 17.98	€ 21.57
Industrial Warehouse	€ 3.50	€ 6.50	€ 5.03	€ 9.35
Retail Zeil (Prime Shop Units)	€ 175.00	€ 220.00	€ 251.67	€ 316.39

NAI has an office in Germany:

- Frankfurt am Main

About NAI Global:

NAI Global is one of the world's leading providers of commercial real estate services. We bring together people and resources wherever needed to deliver outstanding results for our clients.

At A Glance

350	Offices
45	Countries
5,000	Professionals
\$40 billion	Annual Transaction Volume
200	MSF of Property Management

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