Commercial rents in Dresden & East Saxony

Asking rents and market signals for office, retail and commercial space · As of 2 July 2026

Dresden's commercial-space market is shifting. The arrival of the microelectronics industry in the city's north is changing demand for production and logistics space and, at the same time, reshaping the familiar price relations between use types. Reliable figures remain scarce: there is no official commercial rent index, and the available sources each capture a different slice of the market. This analysis draws on 74 publicly viewable listings from Dresden and East Saxony and places the results in the context of the established benchmarks. It is intended as practical guidance for tenants, owners and those responsible for site decisions.

Context: Analysis of publicly available asking-rent data and market indications. Not an official commercial rent index; asking rents are not concluded rents. All figures: net cold rent in €/m²/month.

12.25 €/m²
Median office asking rent, Dresden (n=20)

−40 %
Office rent gradient, centre → north

9.50 €/m²
Median hall rent, Dresden north (above prime logistics rent)

~3.00 €/m²
typical service charges (observed 1.30–4.20)

Why this report?

Beyond the city of Dresden, the commercial property market in East Saxony is barely covered: for the districts of the chamber region the major broker houses provide virtually no figures. This gap matches the problem the IHK itself has named, a data base that has grown ever thinner: its brochure “Commercial rents in the Dresden chamber region” shrank from 24 pages (2023 edition) to 4 pages (2024 edition) and notes that the low response rate allowed statements only at district level. This analysis therefore combines a source-based synthesis of the reporting with its own asking-rent survey across the whole chamber region.

Key findings at a glance

- **Office:** core range (middle two-thirds) 9.47–15.00 €/m², median 12.25 (n=20, quality A). This matches IVD (13.50) and BNP Paribas (prime 23.00).
- **Location decides:** office medians fall about 40 % from the centre (15.00) via inner ring and districts to the north (~9.20). A central address costs noticeably more.
- **Halls the other way round:** in Dresden's north new-build halls reach up to 13.48 €/m² and thus exceed many offices. The driver is the semiconductor cluster.
- **Surrounding region:** markedly cheaper, but internally tiered. Medians run from 3.45 (Görlitz) via 7.27 (Saxon Switzerland) to 8.00 €/m² (Meißen).
- **Small units and SMEs:** floor areas under 500 m² are barely captured by national reports. Here they are explicitly included.
- **Service charges:** roughly 3.00 €/m² on top, about +25 % total cost. No Dresden source reports this figure systematically so far.

Market environment & context

Dresden is one of eastern Germany's most dynamic business locations. The microelectronics and semiconductor industry in the city's north draws in suppliers, service providers and research institutions, raising demand for space across every use type. The effect is clearest for halls: new-build and first-occupancy space there reaches a price level previously associated more with western German conurbations.

For rent levels this means a widening spread. While central office and retail locations hold their level, the northern fringe is climbing for commercial space. Site decisions should therefore never consider the cold rent in isolation, but together with location, fit-out standard and service charges. It is precisely these links that the following analysis makes visible.

Dresden office market broker reporting

Metric	BNP Paribas	Colliers / others
Prime rent 2025	23.00	23.50 · new-build to 27.00
Average rent	13.40	IVD utility value 13.50
Office take-up 2025	52,000 m²	86,700 m²
Vacancy 2025	4.3 %	6.5 %

The differences in take-up and vacancy are not data errors but a consequence of different market-area definitions and the treatment of owner-occupiers and sublet space. Both figures are kept separate, not averaged. Small units up to 500 m² accounted for around 58 percent of take-up; as a special factor, the new municipal administrative centre at Ferdinandplatz (around 35,000 m², opened 03/2025) removed public demand from the market.

Results table, City of Dresden in the IHK brochure system

Use type (IHK system)	Core range	Median	n	Data quality
Retail space (central + district)	12.00–16.00	13.97	5	C indicative
Office / administrative space	9.47–15.00	12.25	20	A robust
Practice / client / salon space	6.00–13.00*	10.00	3	D qualitative
Restaurant / café space	18.00–22.00*	20.00	2	D qualitative
Halls (storage + production)	4.50–12.99	9.50	9	C indicative

* simple range (n<5), no two-thirds range permitted. **Traffic light:** A = n≥20 + several sources · B = n≥10 · C = n≥5 · D = individual cases/qualitative. C/D values are market signals, not guideline values.

The table follows the system of the IHK commercial-rent brochure, making the results directly comparable. Only the office segment is currently statistically robust: with 20 usable listings and a clearly defined core range of 9.47 to 15.00 €/m² it carries grade A. The other use types rest on smaller samples and should be read as market signals, not as secured guideline values. The median is the more reliable measure here than the range, as it is insensitive to individual outliers.

Office rent gradient median asking rent per zone

Median office asking rent (€/m²/month). Sample size per zone in brackets. Bars scaled to 16 €/m².

The location gradient in the office market is pronounced: from the centre to the north the medians lose around 40 percent. Part of this spread, however, reflects quality rather than location. Simple standards with partial heating or fit-out needs are offered from 5.00 €/m² even close to the centre. The wide office range is thus as much a question of quality as of location. This makes the following finding at the other end of the market all the more striking.

KEY FINDING

In Dresden's north, new-build halls cost more than many offices.

New-build and first-occupancy halls reach up to **13.48 €/m²**, around **+100 %** over existing stock (4.50–6.00). For halls the price gradient runs opposite to the office market: here the north is the dearest segment, driven by the semiconductor cluster.

Large-scale logistics in comparison

reporting · Dresden region / A4

Metric	Value €/m²	Source
Prime rent, Dresden region	6.30	JLL Q2/2024
Prime rent, "A4 Saxony"	6.10	CBRE 2025
New-build prime rent	up to ~7.50	Realogis 2025
Vacancy, "A4 Saxony"	3.4 %	CBRE H1/2025

Large-scale logistics and small light-industrial units are different segments. The small halls in Dresden's north (median 9.50 €/m²) achieve one and a half to twice the large-scale prime rent — not a contradiction of the logistics reports but a different market. A circulating figure of "logistics from 16 €/m²" could not be substantiated and relates to office city locations.

Rent ranges by location

5 macro-zones · City of Dresden

Use type	City centre	Inner ring & Neustadt	District locations	North / Klotzsche	Commercial zones S/E
Office	12.50–20.00 Md 15.00 (5)	5.00–18.00 Md 12.00 (8)[1]	9.47–12.00 Md 10.25 (4)	8.50–9.95 (2)	—
Practice	13.00 (1)	—	6.00–10.00 (2)	—	—
Retail	16.00–18.00 (2)	13.97 (1)	10.00–12.00 (2)	—	—
Gastronomy	18.00–22.00 (2)	—	—	—	—
Hall (storage + production)	—	—	—	5.00–13.48 Md 9.50 (7)[2]	3.56–4.50 (2)

Net cold €/m²/month · range · median · (n); cells with n<5 as market signal only. [1] wide range due to quality (simple standard from 5.00) · [2] first occupancy up to 13.48.

> **Core finding:** office medians fall from the centre (15.00) via inner ring (12.00) and districts (10.25) to the north (~9.20), a gradient of about 40 %. For halls it is the reverse: there the north is the dearest segment. Zones are provisionally by district; from version 2 they will follow the commercial land-value zones.

Service charges & total cost

Operating costs typically run around **3.00 €/m²** (observed 1.30–4.20; n=9). Added to the cold rent this is roughly **+25 %** total cost, the realistic figure for founders and SMEs. No Dresden source reports this systematically so far.

Surrounding region & East Saxony

Chamber district beyond Dresden

District	Range	Median	n	Focus / notes
Bautzen district	5.90–6.00	6.00	3	Bautzen, Wachau; Radeberg only on request
Görlitz district	1.21–6.50	3.45	5	Weißwasser, Zittau, Niesky (lowest level)
Meißen district	5.02–12.00	8.00	7	Riesa, Radebeul, Coswig, Nünchritz (highest level outside Dresden)
Saxon Switzerland–East Ore Mtns.	4.14–8.00	7.27	3	Pirna (prime: 8.00); Freital only on request

Asking rents €/m²/month, all segments combined per district (small samples, read as market signal). Extends the city analysis to the rest of the chamber district.

Regional context

Beyond the city boundary the gradient continues, though with its own logic. Görlitz district marks the lower end of the chamber region with a median of 3.45 €/m², while Meißen district reaches the highest level outside Dresden at 8.00 €/m², carried by the economically strong locations along the Elbe. For firms not tied to a Dresden address this opens considerable room on space costs. At the same time the small samples call for caution: the regional figures indicate direction, not a precise value.

Reading guide: terms

Asking vs. concluded rent
The rent advertised in a listing, not the rent actually agreed. Asking rents tend to exceed concluded rents.

Net cold rent
Pure floor-area rent in €/m²/month, excluding operating and service charges.

Two-thirds range
The core band containing the middle two-thirds of values, more robust than the full range.

Traffic light A–D
Data quality by sample size: A = n≥20 + several sources, B = n≥10, C = n≥5, D = individual cases.

The Silicon Saxony effect soberly assessed

> €10 bn	~ €5 bn	82,500
ESMC / TSMC — production from end 2027	Infineon Smart Power Fab — opened 07/2026	cluster employees (microelectronics + software)

The major investments are documented: ESMC (over €10 bn, production from end 2027), the Infineon Smart Power Fab (around €5 bn, opened July 2026) and the GlobalFoundries expansion (around €1.1 bn). The often-cited cluster size of 82,500 employees covers microelectronics and software together; pure semiconductor jobs make up only part of it.

For the rental market this means: the space effect is real but concentrated on Dresden's north and the A4/A17 corridors. The general rise in rents, by contrast, is largely driven by construction and energy costs and is observed nationwide. Much of the supplier boom is also forecast; the realisation risks include the skills shortage (around 62,000 semiconductor specialists lacking nationwide), planning law and local resistance. For grounding: the IHK business-climate index stood at 98 points in autumn 2025, and 42 percent of firms cannot fill positions in the long term.

Supply pipeline (selection)

- **CTPark Dresden West** (Cossebaude): around 40,000 m² commercial plus 10,000 m² office, construction from 2027, targeting semiconductor suppliers.
- **CTPark Dresden North** (Ottendorf-Okrilla, Bautzen district): around 31,300 m² usable area, construction from Q1 2026, for ESMC suppliers.
- **Klipphausen business park** (Meißen district, A4): expansion by 53 ha to around 140 ha; fully occupied for years.

Official data situation

Official sources provide hardly any rents. Valuation committees are legally required to record purchase prices, land values and property yield rates, not rents; in the entire chamber region only Meißen district reports commercial rents (“Rents and leases 2024”). Commercial land values in Dresden range from 210 to 860 €/m² (+3 % as of 01.01.2026). For the rent levels that matter for site decisions, a continuous broker data source therefore remains the only updatable basis.

Benchmark synopsis
why published figures seemingly contradict

Source	Metric	Value €/m²	Definition
BNP Paribas RE (Q4/2025)	Prime office rent	23.00	top lettings, city centre
DZ HYP / bulwiengesa (2024)	Prime office rent	~20.00	sustainable prime rent
IVD Mitte-Ost (2024)	Office, good utility class	13.50	guideline value, existing stock
Eigene Erhebung (07/2026)	Office, median asking rent	12.25	all sizes/standards incl. SME
Aengevelt	Retail, prime Prager Straße	100–115	small prime retail unit
DZ HYP / bulwiengesa (2024)	Prime retail rent	87.50	standardised prime unit
IVD via IHK (2024)	Retail prime, small	60.00	guideline value

Office metrics on one scale (€/m²): asking median, guideline value and prime rents measure different things.

The differences are matters of definition, not data errors: prime rents, guideline values and asking medians each measure something different.

Reading the benchmarks

Published rent figures often appear to contradict one another; in fact they measure different things. The prime rent describes the few most expensive new lettings in the best city locations, the guideline value a typical existing-stock case, and the asking median reported here the middle listing across all sizes and standards. Anyone comparing figures from different sources should first check which of these measures is meant. For gauging realistic deal prospects in the SME segment, the asking median is usually the more suitable reference than the often-quoted prime rent.

Outlook

The direction of the market is foreseeable. As long as investment in Dresden's north continues, the inverse price structure for halls is likely to consolidate and spread to adjacent locations. In the office market there is little to suggest a broad rise in existing-stock rents; movement is to be expected mainly in new build and in sought-after central locations. This analysis will be updated every six months to make such shifts visible early. From the second edition the location zones are to be switched to commercial land-value zones, decoupling the classification from district boundaries.

Methodology summary

Semi-manual survey of publicly viewable asking-rent data from local providers (July 2026; 74 listings, 57 of them usable (39 City of Dresden, 18 surrounding region); 6 sources: Beate Protze Immobilien, Richert & Oertel, Citymakler Dresden, Der Immo Tip, Logivest, immobilo.de). Net cold rents; service charges recorded separately. Deduplication by address/area/price; outlier and mixed-object rules. Two-thirds range following the IHK commercial-rent brochures 2012–2022; minimum counts: n<5 qualitative only, 5–9 range, from 10 median/quartiles. Aggregated publication only; no reproduction of third-party listings. **Limitations:** asking rather than concluded rents; provider mix limited; gastronomy/open storage under-represented (survey ongoing).

Sources (selection)

Office market	BNP Paribas RE (Q4/2025), Colliers (01/2026), Aengevelt, DZ HYP / bulwiengesa, Savills
Retail	IHK Dresden (2006–2024), IVD Mitte-Ost (2024/25), JLL, Comfort
Logistics & industry	JLL (Q2/2024), CBRE (10/2025), Realogis (2025), Logivest
Official sources	BORIS Saxony, valuation committees (Dresden, Bautzen, Görlitz, Meißen, SSOE), Upper Valuation Committee GeoSN
Location / cluster	Silicon Saxony (2026), Infineon, TSMC/ESMC, IHK economic survey autumn 2025
Own survey (07/2026)	Beate Protze, Richert & Oertel, Citymakler Dresden, Der Immo Tip, Logivest, immobilo.de

About this survey

A free asking-rent survey for Dresden and East Saxony, updated on a rolling basis. The results table deliberately follows the IHK system and is open to institutions such as IHK, HWK and municipalities for review, citation and adoption; a source reference suffices. A half-yearly asking-rent monitor is in preparation, and we provide the full methodology and source list on request.

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