

GLOBAL SPOTLIGHT

Vienna, Austria



Vienna has historically been a focus for commerce between East and West Europe.

- New supply represents only 1.9% (190,000 square meters) of the total office inventory. Large deals and high turnover in the small and medium-size segments are expected to produce leasing volume in excess of 370,000 square meters in 2007.
- Top rents for high quality office space are €22 per square meter per month; the average rent in Vienna is €11.70 per square meter per month.
- The demand for industrial and warehousing facilities has weakened significantly. Rents have softened to around €5.00 per square meter per month. Owner-occupation is still a dominant feature of the market.
- City centre retail concentrates on three major streets in Vienna, where demand is traditionally very strong, supply is low and rents are at the top level. The city has developed a number of new shopping centers, which have tended to include a range of leisure facilities (multiplex, food courts etc.). Prime rents for unit shops are around €2,400 per square meter per annum.
- Real estate investments with long-term secured rents achieve yields of approx. 5.5%. Properties with medium-term volatility offer permit yields between 6% and 6.25%. Overall, the spread remains wide, predominantly stable, and ranges from approx. 5.5% to 6.9%.

Vienna At A Glance

City Population	1.7 million (2.2 million within the metropolitan area)
Location	Capital and largest city of Austria
GDP	\$309.3 billion
Inflation	1.6%
Interest	4.09% European Central Bank Benchmark Bond -10yr
Unemployment	4.5%
Conversion	€ 0.77 = US \$1

Property	Net Rent/M2/Year Low	Net Rent/M2/Year High	Net Rent/SF/Year Low	Net Rent/SF/Year High
City Centre Office Class A (Prime)	€ 156	€ 264	\$19.25	\$32.27
Suburban Office Class A (Prime)	€ 131	€ 156	\$16.14	\$19.25
Industrial Warehouse	€ 30	€ 54	\$3.70	\$6.67
Retail City Centre	€ 872	€ 1,920	\$107.58	\$236.88

NAI Otto Immobilien has an office in Austria: Vienna

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

For more information about NAI Global please visit www.naiglobal.com or call 609.945.4000



Commercial Real Estate Services, Worldwide.

Build on the power of our network.™