



# The Oslo office market fact book

Autumn 2011

# The Norwegian office market

## Brief overview

### Largest cities

#### Oslo

- The capital of Norway is the largest city, with more than 600 000 inhabitants
- Oslo covers 426,9 km<sup>2</sup>
- Many of Norway's principal businesses and governmental functions are based in Oslo

#### Bergen

- The second largest city of Norway with more than 261 000 inhabitants
- Bergen is the centre of Western-Norway, and was an important Hanseatic trade centre
- Energy, seafood and maritime sectors dominate the business environment

#### Trondheim

- Norway's capital of technology with more than 173 000 inhabitants
- Many knowledge-based companies are founded in Trondheim
- The Norwegian University of Science and Technology (NTNU) has over 20 000 students

#### Stavanger

- Norway's capital of petroleum and gas has more than 126 000 inhabitants
- Today Stavanger is Europe's oil and energy capital
- Stavanger has Norway lowest unemployment rate of around 2.4 %

### Map



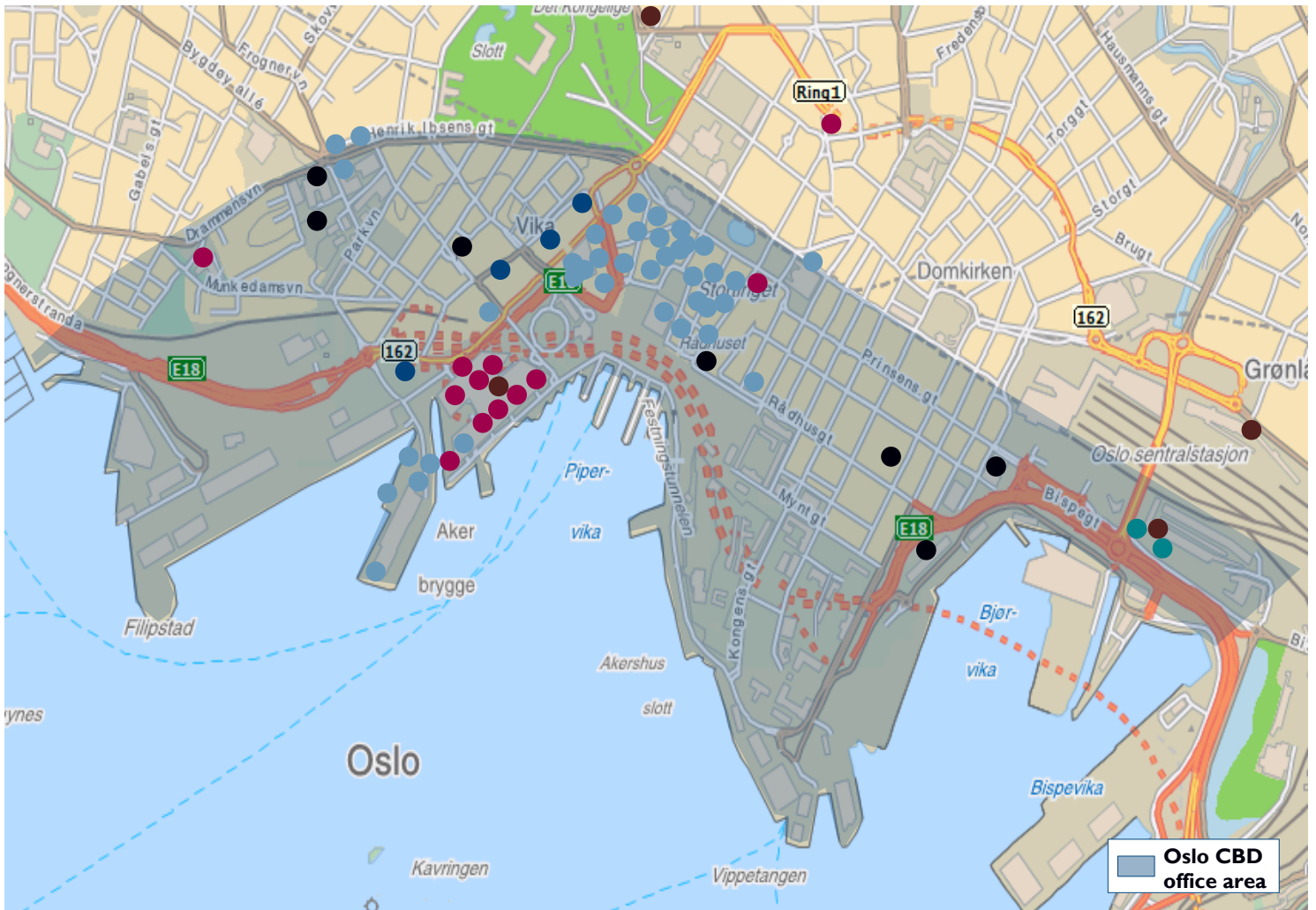
### Key figures

No	City	Unemployment (as per 1H 2011 - %)	Number of inhabitants (as per 1H 2011)	Size (km <sup>2</sup> )	App. total size (office m <sup>2</sup> )	Prime office rent (NOK/m <sup>2</sup> )	Office vacancy rate (as per 1H 2011 - %)
1	Oslo	3,8%	600 000	426.9	8 500 000	2 550-4 000	8%
2	Bergen	2,9%	261 000	445.3	1 650 000	1 400-2 000	6%
3	Trondheim	3,1%	173 000	324.2	2 000 000	1 400-1 700	6%
4	Stavanger	2,4%	126 000	68.1	2 900 000	1.600-2 400	5%
<b>SUM</b>			<b>1 160 000</b>	<b>1 264.5</b>	<b>15 050 000</b>		

# Oslo CBD properties

## Location

### Property locations



### Total office space in Oslo CBD (covered)

Property owner	Area, m <sup>2</sup>
Storebrand	168 011
Norwegian Property	144 042
Entra	126 227
Oslo S Utvikling (under construction)	112 450
KLP Eiendom	84 200
Others	476 902
<b>Total</b>	<b>1 111 832</b>

### Share of office space in Oslo CBD (covered)

