

The relationship between urban street configuration and office rent patterns in Berlin

APPENDIX C - ECONOMETRIC STUDIES OF OFFICE RENT AND LOCATION

PhD Thesis by Dr. Jake Desyllas

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About this thesis

This thesis presents a study of the influence of urban street configuration on the pattern of commercial office rents in Berlin. The hypothesis is that there is a relationship between the two, and that the alteration of the street network with reunification has precipitated a spatial reorganisation of office rents.

To read a full abstract and download other chapters, visit www.intelligentspace.com/news/desyllasthesis.htm.

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**APPENDIX C:
ECONOMETRIC STUDIES OF OFFICE RENT AND LOCATION**

Study Info				Aggregation			Dependent Variable		Non-Spatial Variables Tested											Spatial Variables Tested			
Study Years	Author	City (source)	Sample Size	Leases Units	Whole Bldg Avg.	Whole Area Avg.	asking rent	headline rent	Bldg Size	Bldg Age	No. Floors	Intern. Parking	Lease Lengths	unit size	space per floor	Bldg Vacancy Rate	Aesthetics	Year dummies	Other non-spatial variables	Area Dummies	Sky distances	Road distances	Other spatial variables
1954-1959	Knos	Topeka, Kansas	75 blocks			block avg.		(assessed land values)															Population potentials, growth area zones
1974	Clapp	Los Angeles Metro. Area	111																annual property tax, air quality (smog), amenity (subjective eval)				amt office space in two block radius, avg. commuting time employees
1978	Hough and Kraatz	Chicago	139																rentable space per floor, availability of conference facility				
1979-1980	Canaday & Kang	Champaign Urbana	24																				
1980-1983	Brennan et al	Chicago ('several real estate brokers')	29																loss factor (proportion of area rented but not used)				
1985-1988	Glascock et al	Baton Rouge, Louisiana	675																building type, vacancy rates				
1990	Mills	Chicago (Cushman Wakefield)	543																restaurant/bank/healthcentre, historic landmark				

Table 12.1: Econometric Studies of Office Rent and Location (continued overleaf)

Study Info		Aggregation			Dependent Variable		Non-Spatial Variables Tested										Spatial Variables Tested						
Study Years	Author	City (source)	Sample Size	Leases Units	Whole Bldg	Whole Area	asking rent	headline rent	Bldg Size	Bldg Age	No. Floors	Intern.	Lease	unit size	space per	Bldg	Aesthetics	Year	Other non-spatial variables	Area	Sky distances	Road	Other spatial variables
1994-1995	Dunse	Glasgow	477	●			●			●	●	●		●				●	floor of contract, aircon, carpeting, raised floors, tea prep area, double glazing, cellular layout, acoustic tiling	●			
1990	Sivitanidou	Los Angeles (Coldwell Banker)	36 (1462)			●	●								●							●	
1988	Vandell	Boston and Cambridge MA (Spaulding and Slye)	55		●		●		●	●	●						●		date of last rehab, aesthetic evaluation of design by Architects panel			●	
1991	McDonald	Chicago (bldg owners association)	259		●			●		●	●					●			Percentage of bldg in office use	●			

(Table 12.1 continued from previous page)