

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

APPENDIX E - SUMMARY OF MULTIPLE REGRESSION MODELS

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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.

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APPENDIX E: SUMMARY OF MULTIPLE REGRESSION MODELS

LnHeadlineRent=	4.070	-0.16 Ln Floorspace	-0.63 BuildQuality Dum	-0.10 Leasebeginmo nthcode	+0.01 Contractlengt h	
	(4.070)	(-.054)	(-.101)	(-.561)	(.007)	Adj R ² =.321
	35.790**	-1.026	-2.052**	-11.207**	.141	N=317

Table A: MRA for Ln Headline Rent of All JLW leases 1991-1997

LnHeadlinerent=	3.773	-0.11 Lease begin month code	-0.13 Ln Floor space	+0.02 Contract length	-0.056 Build Quality Dum	+0.286 Divided Global Integration	
	(3.773)	(-.587)	(-.043)	(.019)	(-.0880)	(.126)	Adj R ² =.361
	21.824**	-11.626**	-.804	.357	-1.720*	2.490**	N=284

Table B: MRA for Ln Headline Rent of All JLW leases 1991-1997

LnHeadlinerent =	3.101	-0.13 Lease begin month code	-0.11 Ln Floor space	+0.006 Contract length	+0.012 Build Quality Dum	+0.921 Reunif Global Integration	
	(3.101)	(-.699)	(-.037)	(.050)	(.019)	(.439)	Adj R ² =.473
	21.551**	-14.949**	-.809	1.085	.410	9.354**	N=300

Table C: MRA for Ln Headline Rent of All JLW leases 1991-1997

LnHeadlinerent=	3.806	-0.11 Lease begin month code	-0.01 Ln Floor space+	+2.743E-4 Contract length	+0.001 Build Quality Dum	+0.002 K 3	
	(3.806)	(-.615)	(-.002)	(.002)	(.001)	(.385)	Adj R ² =.448
	35.422**	-13.422**	-.042	.045	.026	8.378**	N=300

Table D: MRA for Ln Headline Rent of All JLW leases 1991-1997

LnHeadlinerent=	3.311	-0.12 Lease begin month code	+0.574 Reunif Global Integration	+0.001 K 3	
	(3.311)	(-.669)	(.278)	(.202)	Adj R ² =.488
	36.889**	-18.160**	6.035**	4.581**	N=420

Table E: MRA for Ln Headline Rent of All JLW leases 1991-1997

LnHeadlinerent=	3.308+	-015 Lease begin month code	+ .824 Divided Global Integration	
	(3.308)	(-.710)	(.189)	Adj R ² =.592
	8.882**	-9.785**	2.599**	N=83

Table F: MRA for Ln Headline Rent of "Old Build" units in West Berlin 1991-1997

LnHeadlinerent=	4.367	-.015 Lease begin month code	+ .003 K 3	-.074 Ln Floor space	
	(4.367)	(-.732)	(.270)	(-.169)	Adj R ² =.659
	22.086**	-11.276**	4.162**	-2.615**	N=83

Table G: MRA for Ln Headline Rent of "Old Build" units in West Berlin 1991-1997

LnHeadlinerent=	3.373	-.013 Lease begin month code	+ .651 Divided Global Integration	
	3.373	-.751	.323	Adj R ² =.587
	33.845**	-16.000**	6.872**	N=193

Table H: MRA for Ln Headline Rent of "New Build" units in West Berlin 1991-1997

Headline Rent =	31.322	-.370 Lease begin month code +	+17.959 Divided Global Integration +	
	(31.322)	(-.763)	(.309)	Adj R ² =.599
	11.081**	-16.498**	6.683**	N=193

Table I: MRA for Ln Headline Rent of "New Build" units in West Berlin 1991-1997

Ln Headline Rent=	2.658	-.009 Lease begin month code	+ .984 Reunified Global Integration	
	(2.658)	(-.532)	(.429)	Adj R ² =.349
	8.257**	-4.700**	3.794**	N=54

Table J: MRA for Ln Headline Rent of "Old Build" units in East Berlin 1991-1997

Headline Rent	15.112	-.280 Lease begin month code	+24.587 Reunified Global Integration	Adj R ² =.356
	(15.112)	(-.570)	(.379)	
	1.669	-5.065**	3.370**	N=54

Table K: MRA for Ln Headline Rent ("Old Build" units in East Berlin 1991-1997)

LnHeadlinerent=	2.110	-.017 Lease begin month code	+1.827 Reunified Global Integration	+0.044 Contract length	Adj R ² =.556
	(2.110)	(-.859)	(1.101)	(.262)	
	7.574**	-6.119**	8.069**	2.301**	N=55

Table L: MRA for Ln Headline Rent of "New Build" units in East Berlin 1991-1997

Headline Rent	-10.061	-.471 Lease begin month code	+55.224 Reunified Global Integration	+1.434 Contract length	Adj R ² =.543
	(-10.061)	(-.803)	(1.103)	(.283)	
	-1.180	-5.640**	7.972**	2.447**	N=55

Table M: MRA for Ln Headline Rent of "New Build" units in East Berlin 1991-1997