GENEVA OFFICE SNAPSHOT 2020

GENEVA IN STATISTICS

Population city : 203'113, foreign residents : 48%
Canton : 501'748, foreign residents : 40%
Greater Geneva : ~1'000'000

Hotel occupancy rate / room : 67,20% (CH : 54,5% 2018)
Unemployment rate : 3,90% (CH : 2,5% 2019)
Jobs : 319'394 (+2,3% 2018) / Geneva international airport passengers : 17'926'629 (2019) (+1,4% 2018)

Source: OCSTAT, http://www.ge.ch/statistique
République et canton de Genève
Geneva Airport www.gva.ch

CITY	
Office Space Stock (2019) in sqm	3'602'000
Space on the market (2019) in sqm	396'000
Mean offer rate	circa 11,0%

CANTON	
Office Space Stock (2019) in sqm	5'468'000
Space on the market (2019) in sqm	804'000
Mean offer rate	circa 14,7%

Source: Wüest Partner - geneve@wuestpartner.com

The offer rate is a measure unit of the market liquidity. It represents the sum of the vacant and the occupied space available on the market, divided by the total space stock.

0 100 200 300

City 7 330 CHF/m² →

2019	330 CHF/m²
2018	350 CHF/m²
2017	360 CHF/m²
2016	380 CHF/m²
2015	410 CHF/m²

City 6 450 CHF/m² →

2019	410 CHF/m²
2018	410 CHF/m²
2017	420 CHF/m²
2016	460 CHF/m²
2015	480 CHF/m²

City 5 380 CHF/m² →

2019	350 CHF/m²
2018	350 CHF/m²
2017	360 CHF/m²
2016	390 CHF/m²
2015	420 CHF/m²

City Center 4 520 CHF/m² ↗

2019	480 CHF/m²
2018	480 CHF/m²
2017	530 CHF/m²
2016	580 CHF/m²
2015	600 CHF/m²

CBD 3 560 CHF/m² ↗

2019	550 CHF/m²

CBD 2 700 CHF/m² ↗

2019	650 CHF/m²
2018	650 CHF/m²
2017	700 CHF/m²
2016	750 CHF/m²
2015	800 CHF/m²

City Center 3 500 CHF/m² ↗

2019	450 CHF/m²
2018	480 CHF/m²
2017	540 CHF/m²
2016	590 CHF/m²
2015	620 CHF/m²

City Center 1 450 CHF/m² ↗

2019	450 CHF/m²
2018	490 CHF/m²
2017	550 CHF/m²
2016	600 CHF/m²
2015	700 CHF/m²

CBD 1 700 CHF/m² ↗

2019	650 CHF/m²
2018	650 CHF/m²
2017	700 CHF/m²
2016	750 CHF/m²
2015	800 CHF/m²

City 4 340 CHF/m² →

2019	340 CHF/m²
2018	340 CHF/m²
2017	360 CHF/m²
2016	400 CHF/m²
2015	450 CHF/m²

City Center 2 480 CHF/m² ↗

2019	450 CHF/m²
2018	480 CHF/m²
2017	530 CHF/m²
2016	580 CHF/m²
2015	620 CHF/m²

City 3 390 CHF/m² →

2019	370 CHF/m²
2018	390 CHF/m²
2017	390 CHF/m²
2016	420 CHF/m²
2015	450 CHF/m²

City 1 370 CHF/m² →

2019	370 CHF/m²
2018	370 CHF/m²
2017	370 CHF/m²
2016	380 CHF/m²
2015	410 CHF/m²

City 2 460 CHF/m² →

2019	440 CHF/m²
2018	440 CHF/m²
2017	460 CHF/m²
2016	490 CHF/m²
2015	500 CHF/m²

Current asking rents in CHF per sqm per year, net (allow for variance +/- 10%). Various real estate and financial factors can also influence the rent as indicated on the reverse side.

District: CENTRAL BUSINESS DISTRICT (CBD)

1: Longemalle/Rive/Rue du Rhône/Jardin Anglais/ Rue Basses
2: Rue du Rhône/Bel-Air/Fusterie/Quai des Bergues
3: Bel-Air / Stand /Quai de l'île

Top Rents in CHF per sqm/year 950

District: CITY CENTER

1: Vieille-Ville
2: Gustave Ador/Terrassière/Tranchées/Église Russe / Bastions
3: Quartier des Banques
4: Saint-Gervais (bas)/Mont-blanc

Top Rents in CHF per sqm/year 700

District: CITY

1: Eaux-Vives
2: Florissant/Champel/Malagnou
3: Plainpalais/Hôpital/Carouge
4: Quartier des Bains/Saint-Georges/Jonction
5: Saint-Gervais (haut)/Chantepoulet
6: Cornavin
7: Pâquis

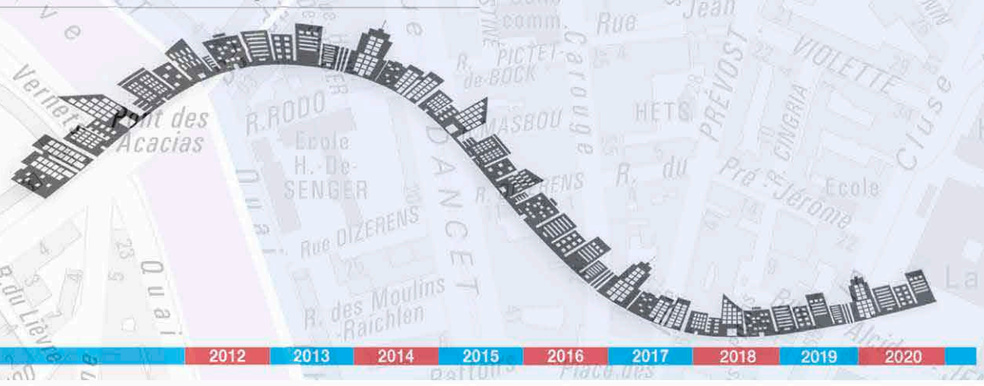
Top Rents in CHF per sqm/year 540

STATISTICS 2019
Partner Real Estate | Knight Frank SA

Total PRE|KF 16'000 m² rented with 1/3 leases signed for more than 10 years.

Office	Retail	Storage or Basement
60%	36%	4%

Geneva Prime Office Market Cycle



→ *Trend for next year*

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GENEVA OFFICE SNAPSHOT 2020

Current asking rents in CHF per sqm per year, net (allow for variance +/- 10%).

LEMAN EXPRESS INFORMATION

The Leman Express, a network with a rail transport gauge in which serves Geneva and its cross-border conurbation. Consisting of six lines, it serves 45 stations for 230 kilometers. of tracks.

High demand in the immediate vicinity of the Leman Express stations: **CHF 450 to 550.- m²/year.**

www.lemanexpress.ch

LÉMAN EXPRESS

INT[al] COWORKING SPACES IN GENEVA

01	No18 Banking District	Place de la Synagogue 5, 1204 Genève
02	Multiburo	Rue de la Cité 1, 1204 Genève
03	Regus Rhône 14	Rue du Rhône 14, 1204 Genève
04	Space quai de l'île	Quai de l'île 13, 1204 Genève
05	Regus Rhône 8	Rue du Commerce 4, 1204 Genève
06	Regus CFF Cornavin	Pl. de Cornavin 7, 1201 Genève
07	Regus Pont Rouge	Esplanade de Pont-Rouge 4, 1212 Grand-Lancy
08	Regus Tour de Lyon	Rue de Lyon 77, 1203 Genève
09	Spaces Secheron	Ch. des Mines 2, 1202 Genève
10	Regus Nations	Rue du Pré-de-la-Bichette 1, 1202 Genève
11	Regus Tour Balexert	Av. Louis-Casai 18, 1209 Genève
12	Regus Aéroport	Route de Pré-Bois 29, 1217 Meyrin
13	Regus Business Terminal	Rue de Pré-bois 14, 1216 Meyrin
14	Nomadspace	Route de Peney 2, 1214 Vernie
15	Regus The Hive	Route du Nant-D'avril 150, 1217 Meyrin
16	Regus Lakeside Versoix	Ch. Jean-Bapt. Vandelle 3A, 1290 Versoix

Genthod-Bellevue
Les Tuileries
Chambésy
Airport
250 to 390 CHF/m² →
Meyrin / Vernier / Satigny
250 to 290 CHF/m² ↘
Gare Zimeysa
Gare de Meyrin
Vernier
Nations / International District
350 to 400 CHF/m² →
Genève - Sécheron
Charmilles/ Servette
290 to 350 CHF/m² →
Genève - Cornavin
Cornavin
330 to 450 CHF/m² →
CBD →
City Center →
PAV - Pont-Rouge
280 to 480 CHF/m² ↗
Lancy
280 to 330 CHF/m² ↘
Lancy-Pont-Rouge
Lancy-Bachet
Plan-les-Ouates
230 to 310 CHF/m² ↘
Genève - Eaux-Vives
Genève-Champel
Trois-Chêne
250 to 450 CHF/m² →
Chêne-Bourg
Annemasse (F)

Highway
TPG Main Lines
CFF Train Lines
Leman Express
Trend for next year

GENEVA OFFICE SNAPSHOT 2020

A QUICK AND USEFUL REVIEW ON GENEVA'S OFFICE MARKET

FOR MORE INFORMATION
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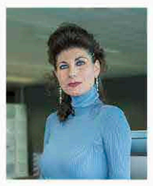

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TYPICAL LEASE TERMS IN CURRENT MARKET

Term	5 years - Flexible
Rent reviews	Every year, linked to consumer price index
Rent deposit	3 to 6 months (usually bank guarantee)
Renewal	Option 1 to 5 years
VAT on rent	If applicable, 7.7%
Assignment & subletting	Possible (subject to landlord's consent)
Reinstatement at expiry	To original condition allowing for wear and tear
Measurement	On 'Net Internal Area Basis' (includes internal non bearing walls and corridors, toilets and lobby but excludes stairs and elevators)
Financial factors that influence the rent	- Rent free period - Planned fit out and landlord participation - Exit options

REAL ESTATE FACTORS THAT INFLUENCE THE RENT

- Micro-location quality
- Size
- Typology
- Age / wear and tear
- Existing fit out
- Commodities / services
- Duration

OCCUPANCY COSTS

Typical services charges range from CHF 40 to CHF 80 / m²/ year

PARKING SPACE

CBD average rent: CHF 450 / space / month
Outside CBD: CHF 180 to CHF 300 / space / month

GENEVA LARGE ONGOING PROJECTS

A	Quartier de l'Etang	Vernier	env. 250'000 m²	Q1 / 2023
B	Pré-Bois	Meyrin / Aéroport	env. 50'000 m²	2023
C	Green Village	Grand-Saconnex	env. 43'000 m²	Q1 / 2022
D	Quartet	Charmilles	env. 47'000 m²	Q2 / 2020
E	Lombard Odier	Bellevue	env. 64'000 m²	2021
F	The Hive	Meyrin	env. 7'000 m²	2021
G	MET	Vernier	env. 7'000 m²	2021
H	Small City	Lancy	env. 94'000 m²	2025
I	Pont Rouge Etoile	Carouge	env. 135'000 m²	2023
J	Stellar 32	Plan-les-Ouates	env. 32'000 m²	2020
K	Porte Sud	Lancy	env. 50'000 m²	2025
L	Tourbillon	Plan-les-Ouates	env. 95'000 m²	2020
M	Trèfle d'Or	Lancy	env. 5'700 m²	Q4 / 2022
N	Jussy 35	Thônex	env. 7'000 m²	2021
O	Communaux d'Ambilly	Thônex	env. 6'300 m²	Q4 / 2021
P	VEA	Aéroport	env. 110'000 m²	2030

USEFUL CONTACTS

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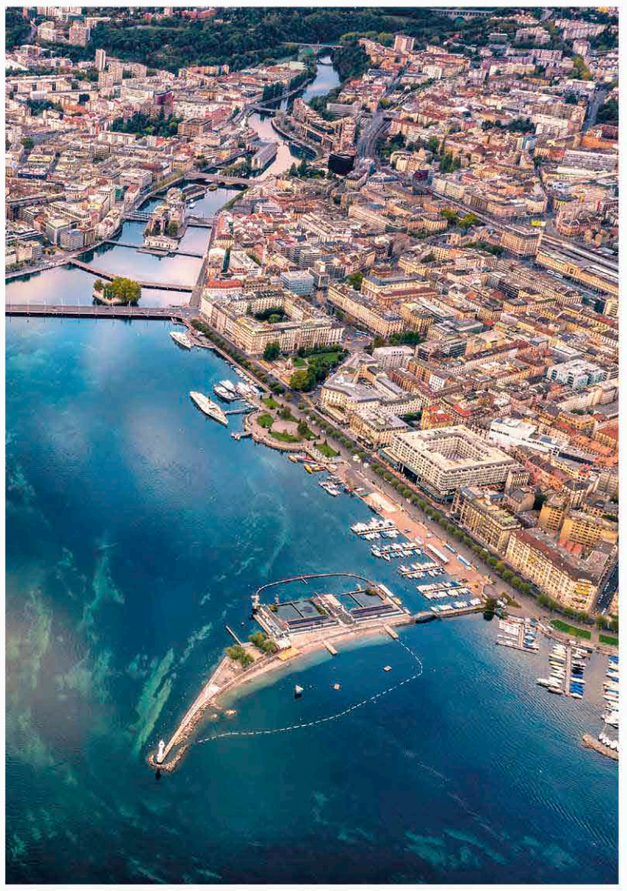
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