

BARNES MARKET OUTLOOK 2023

GENEVA IN STATISTICS

Population city : 203'401
 Canton : 511'921, foreign residents : 41%
 Greater Geneva : ~1'025'316

Unemployment rate : 3,8% (CH : 2% 2022)
 Geneva international airport passengers : 5'923'036 (2021) (+5,8% 2020)

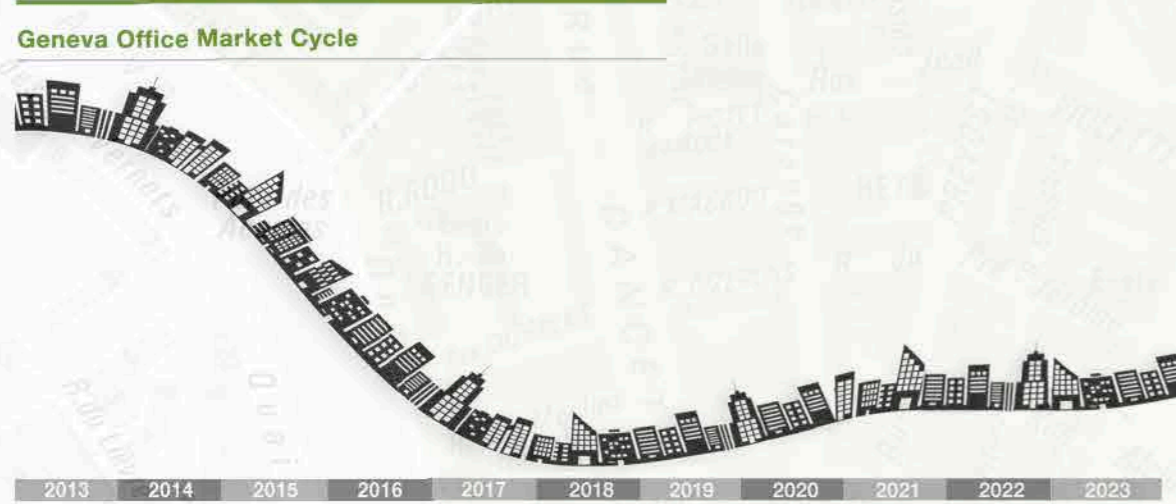
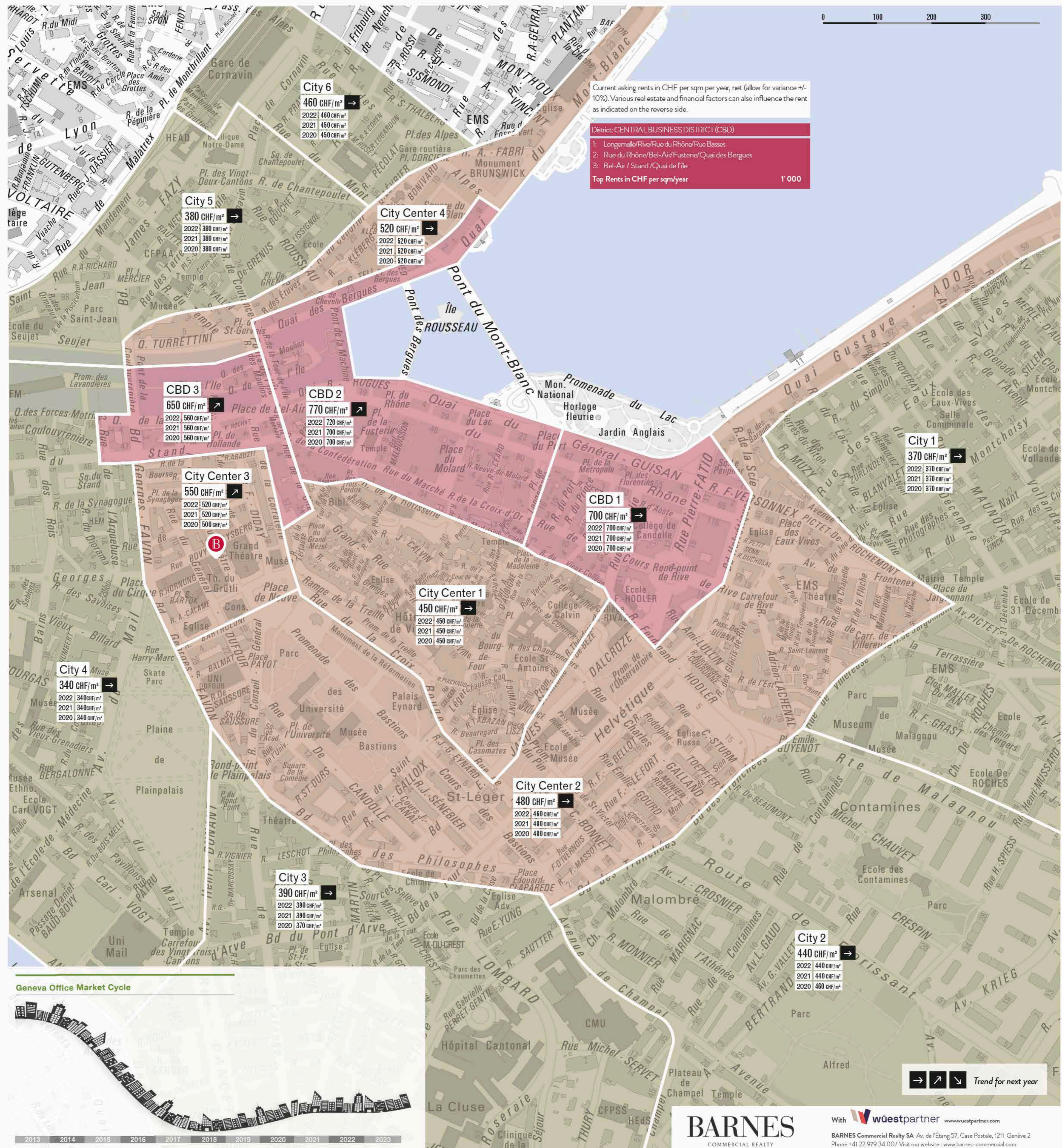
Source: OCSTAT, <http://www.ge.ch/statistique>
 République et canton de Genève
 Geneva Airport www.gva.ch

CITY
 Office Space Stock (2022) in sqm 3'688'000
 Space on the market (2022) in sqm 247'096
 Mean offer rate circa 6,7%

CANTON
 Office Space Stock (2022) in sqm 5'805'000
 Space on the market (2022) in sqm 615'330
 Mean offer rate circa 10,6%

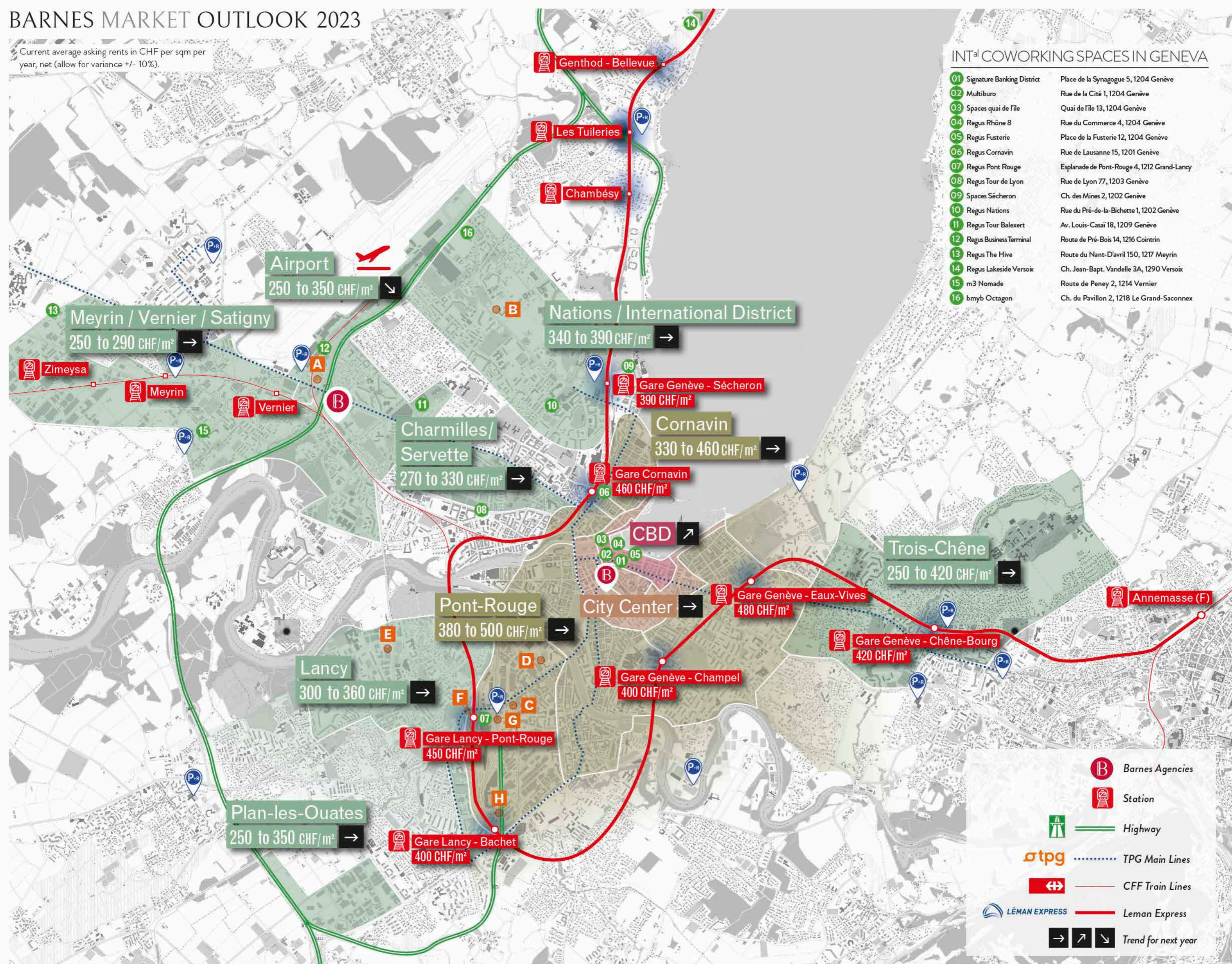
Source: Wüest Partner - geneve@wuestpartner.com

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.



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



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A QUICK AND USEFUL REVIEW ON GENEVA'S OFFICE MARKET

FOR MORE INFORMATION CONTACT OUR BROKERAGE TEAM:



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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
- Duration
- Age / wear and tear
- Existing fit out
- Commodities / services

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	Pré-Bois	Meyrin/Aéroport	approx. 50'000 m ²	2023
B	Green Village	Grand-Saconnex	approx. 43'000 m ²	2025
C	Campus Pictet de Rochemont	Acacias	approx. 54'000 m ²	Q2 / 2025
D	Les Vernets	Acacias	approx. 12'000 m ²	2025
E	Small City	Lancy	approx. 94'000 m ²	2025
F	Pont Rouge Etoile	Lancy	approx. 135'000 m ²	2023
G	Alto Pont-Rouge Etoile	Lancy	approx. 35'000 m ²	2023
H	Porte Sud	Lancy	approx. 50'000 m ²	2027

USEFUL CONTACTS

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ALSO AVAILABLE

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