

# BARNES MARKET OUTLOOK 2023

CITY - LAUSANNE  
Office Space Stock (2022) in sqm 2'232'000  
Space on the market (2022) in sqm 118'296  
Mean offer rate 5,3%

CANTON - VAUD  
Office Space Stock (2022) in sqm 5'062'000  
Space on the market (2022) in sqm 313'844  
Mean offer rate 6,2%

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.

Sources:  
SCRIS, <http://www.scris.vd.ch> <http://scril-lausanne.vd.ch>  
(Service cantonal de recherche et d'information statistique)

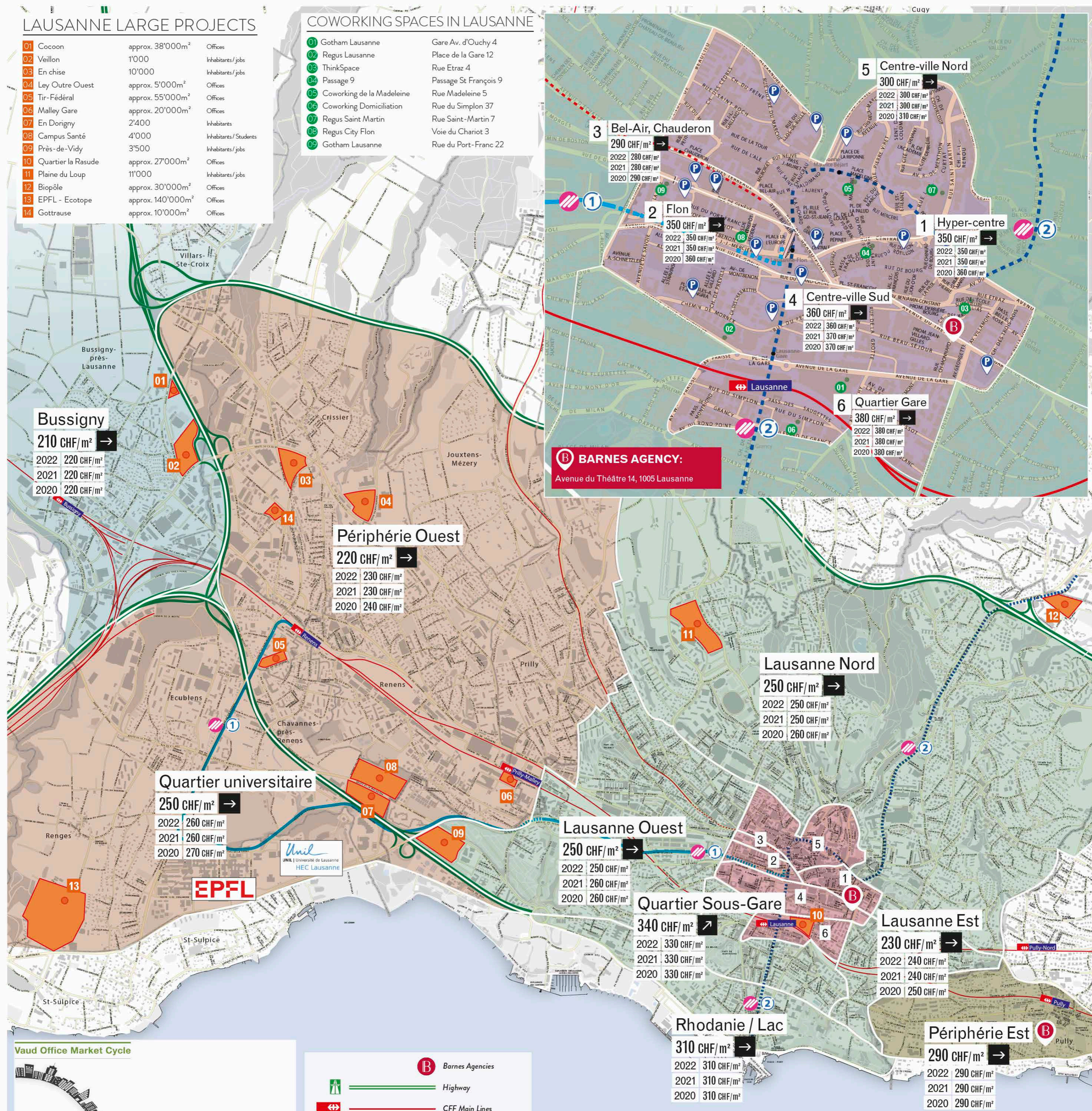
OFS, <http://www.bfs.admin.ch>  
(Office fédéral de la statistique)

## LAUSANNE LARGE PROJECTS

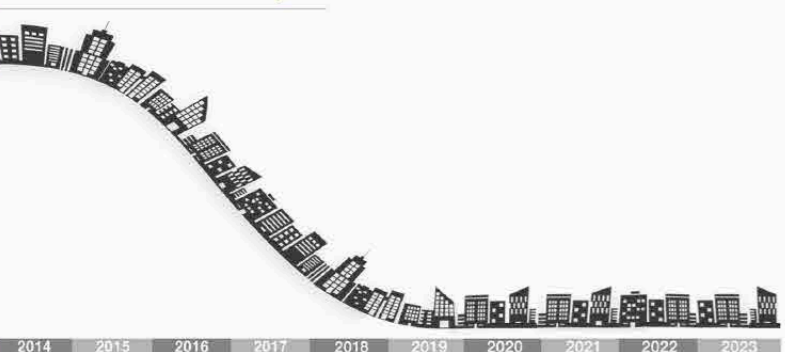
01	Cocoon	approx. 38'000m <sup>2</sup>	Offices
02	Veillon	1'000	Inhabitants/jobs
03	En chise	10'000	Inhabitants/jobs
04	Ley Outre Ouest	approx. 5'000m <sup>2</sup>	Offices
05	Tir-Fédéral	approx. 55'000m <sup>2</sup>	Offices
06	Malley Gare	approx. 20'000m <sup>2</sup>	Offices
07	En Dongigny	2'400	Inhabitants
08	Campus Santé	4'000	Inhabitants/ Students
09	Près-de-Vidy	3'500	Inhabitants/ jobs
10	Quartier la Rasude	approx. 27'000m <sup>2</sup>	Offices
11	Plaine du Loup	11'000	Inhabitants/jobs
12	Biopôle	approx. 30'000m <sup>2</sup>	Offices
13	EPFL - Ecotope	approx. 140'000m <sup>2</sup>	Offices
14	Gottrause	approx. 10'000m <sup>2</sup>	Offices

## COWORKING SPACES IN LAUSANNE

01	Gotham Lausanne	Gare Av. d'Ouchy 4
02	Regus Lausanne	Place de la Gare 12
03	ThinkSpace	Rue Etraz 4
04	Passage 9	Passage St François 9
05	Coworking de la Madeleine	Rue Madeleine 5
06	Coworking Domiciliation	Rue du Simplon 37
07	Regus Saint Martin	Rue Saint-Martin 7
08	Regus City Flon	Voie du Chariot 3
09	Gotham Lausanne	Rue du Port-Franc 22



### Vaud Office Market Cycle



**B** Barnes Agencies

Highway

CFF Main Lines

Métro M1

Métro M2

Trend for next year

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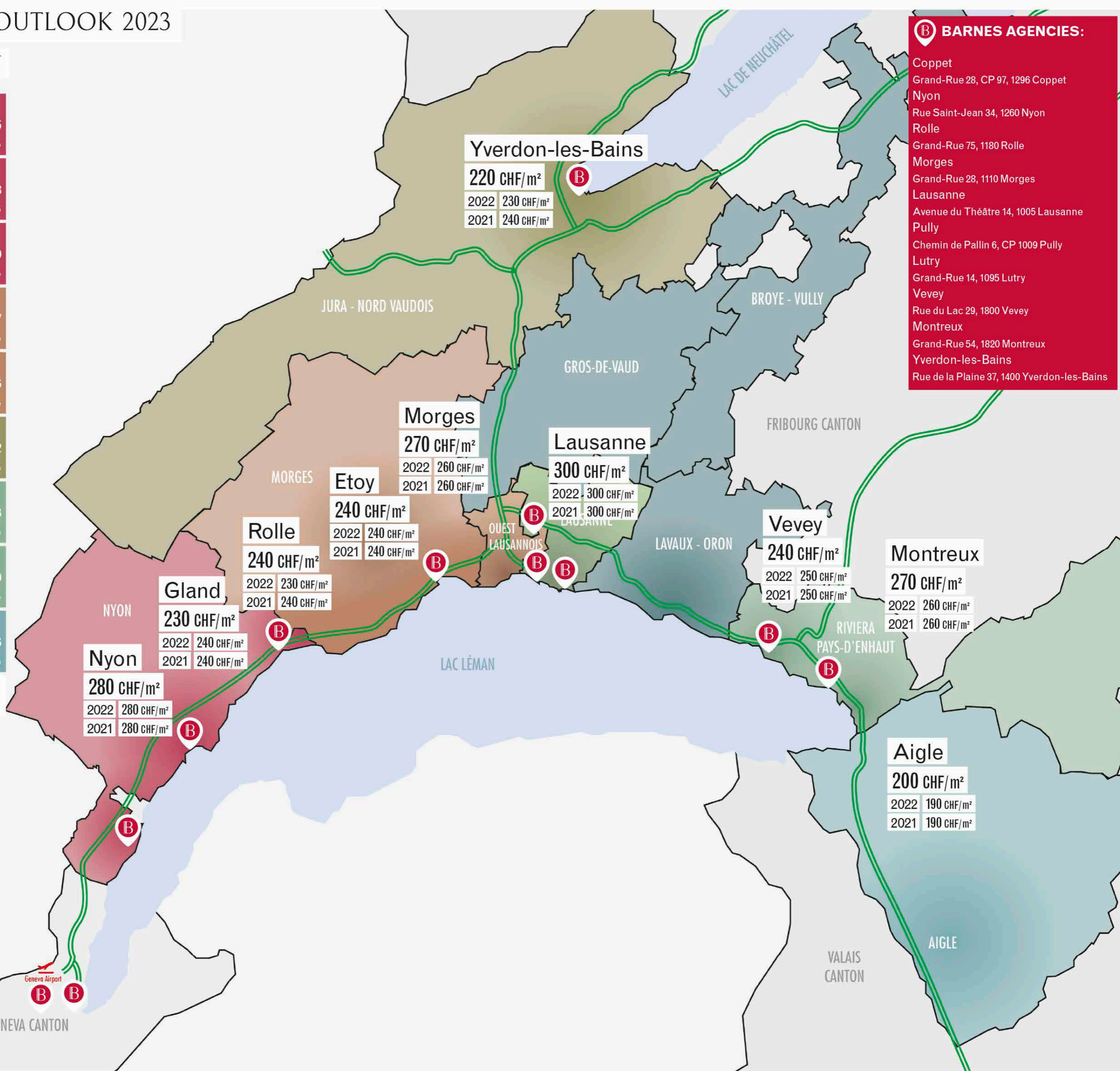
Current average asking rents in CHF per sqm per year, net (allow for variance +/- 10%).

<b>NYON</b>	Population City	22'135
	Vacancy rate	7,1%
<b>GLAND</b>	Population City	13'298
	Vacancy rate	5,9%
<b>ROLLE</b>	Population City	6'289
	Vacancy rate	33,2%
<b>ETOY</b>	Population City	2'917
	Vacancy rate	7,7%
<b>MORGES</b>	Population City	16'866
	Vacancy rate	12,6%
<b>YVERDON-LES-BAINS</b>	Population City	29'662
	Vacancy rate	9,6%
<b>VEVEY</b>	Population City	19'683
	Vacancy rate	4,4%
<b>MONTREUX</b>	Population City	25'949
	Vacancy rate	3,4%
<b>AIGLE</b>	Population City	10'776
	Vacancy rate	0,8%

Population: 2021  
Vacancy rate: 2022/3  
Source: Wüest Partner

**BARNES AGENCIES:**

<b>Coppet</b>	Grand-Rue 28, CP 97, 1296 Coppet
<b>Nyon</b>	Rue Saint-Jean 34, 1260 Nyon
<b>Rolle</b>	Grand-Rue 75, 1180 Rolle
<b>Morges</b>	Grand-Rue 28, 1110 Morges
<b>Lausanne</b>	Avenue du Théâtre 14, 1005 Lausanne
<b>Pully</b>	Chemin de Pallin 6, CP 1009 Pully
<b>Lutry</b>	Grand-Rue 14, 1095 Lutry
<b>Vevey</b>	Rue du Lac 29, 1800 Vevey
<b>Montreux</b>	Grand-Rue 54, 1820 Montreux
<b>Yverdon-les-Bains</b>	Rue de la Plaine 37, 1400 Yverdon-les-Bains



## BARNES MARKET OUTLOOK 2023

A QUICK AND USEFUL REVIEW ON VAUD'S OFFICE MARKET

FOR MORE INFORMATION CONTACT OUR BROKERAGE TEAM:



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### TYPICAL LEASE TERMS IN CURRENT MARKET

Term	5 years
Rent reviews	Every year, linked to consumer price index
Rent deposit	6 months (usually bank guarantee)
Renewal	Option 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 / Break Clause

### 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 20 to CHF 50 / m² / year

### PARKING SPACE

Downtown area average rent: CHF 230 / space / month  
Outside downtown area: CHF 120 to CHF 180 / space / month

### LAUSANNE IN STATISTICS

Population city: 146'910 (2021)  
Canton: 822'968 (2021)  
Greater Lausanne: circa residents 450'000  
Unemployment rate: 4,2% - (end 2022)

### USEFUL CONTACTS

**Barnes Commercial Realty SA:**  
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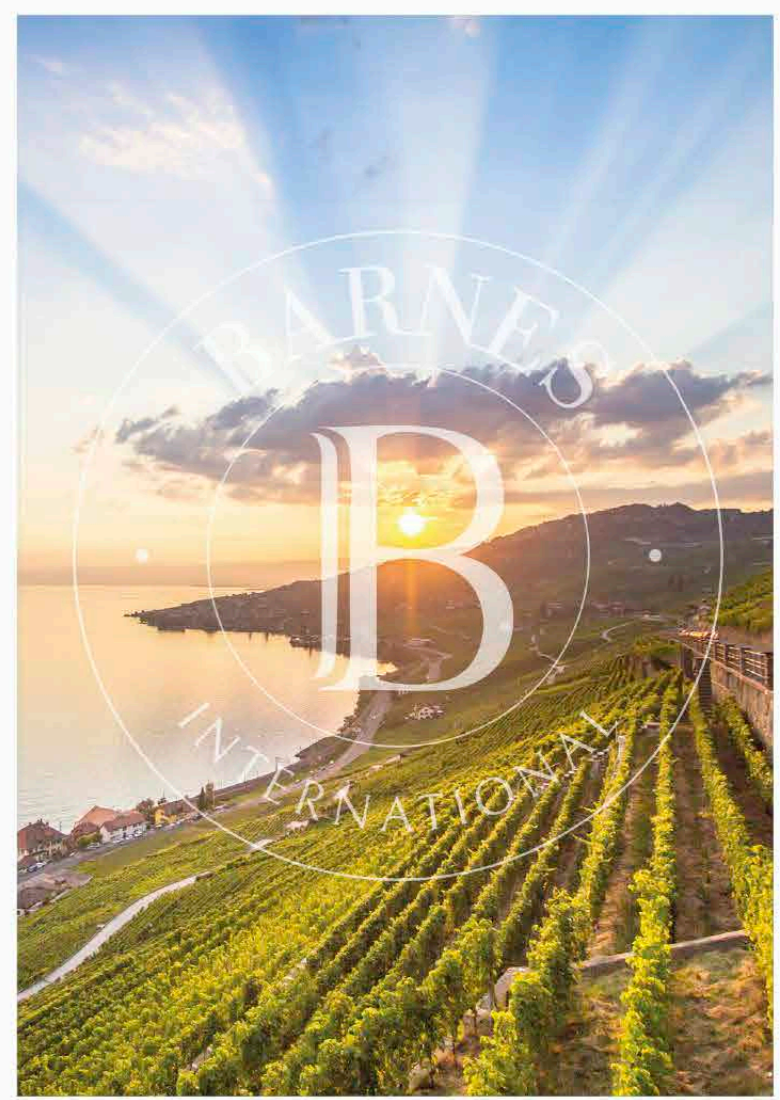
### USEFUL LINKS

Canton Vaud: www.vd.ch  
Vaud main cities: www.lausanne.ch, www.vevey.ch, www.montreux.ch, www.morges.ch, www.nyon.ch  
Transport and parking: www.t-l.ch, www.cff.ch

### ALSO AVAILABLE

BARNES MARKET OUTLOOK GENEVA: info@barnes-commercial.com

## BARNES MARKET OUTLOOK 2023 VAUD



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**wüestpartner**