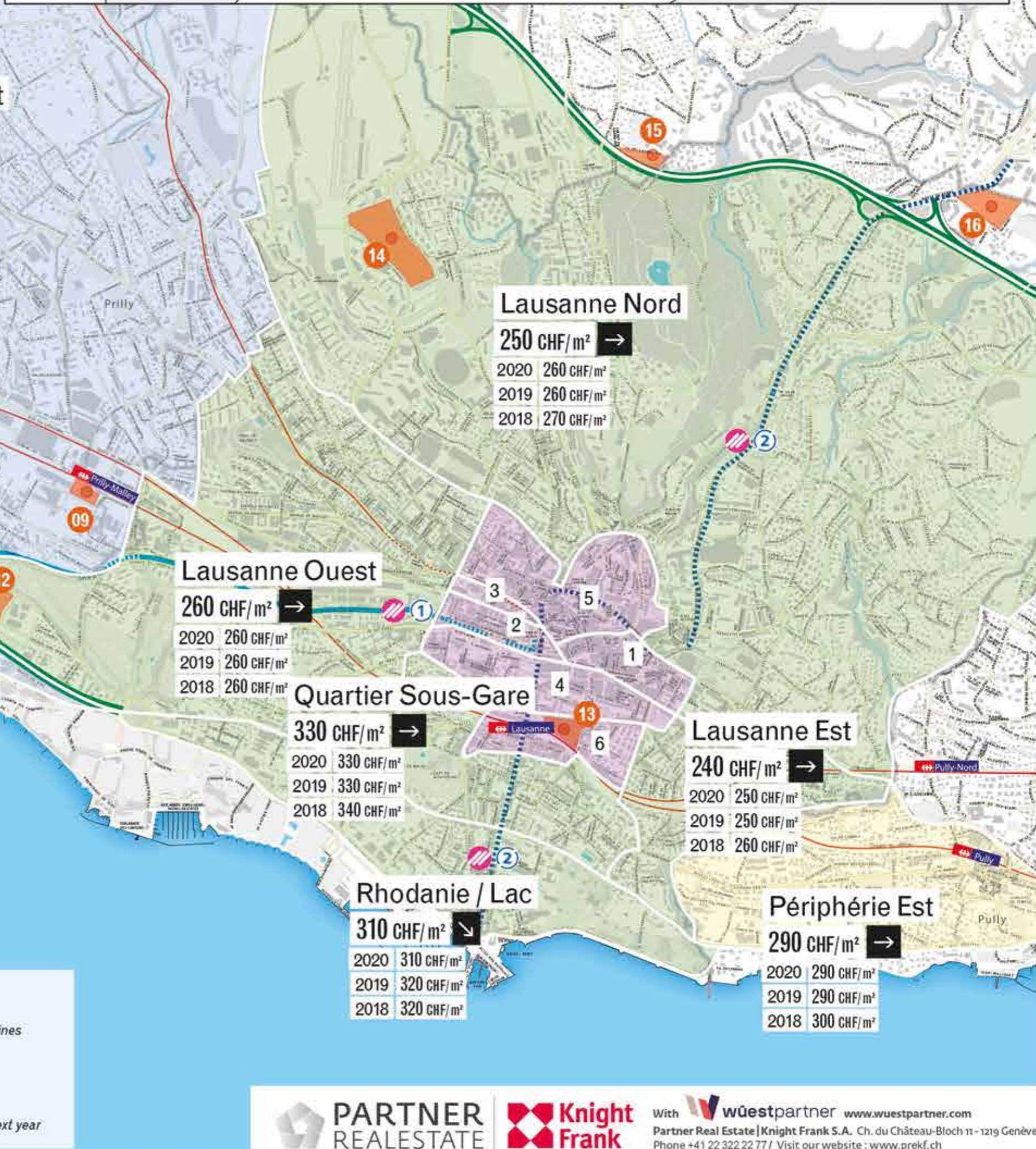
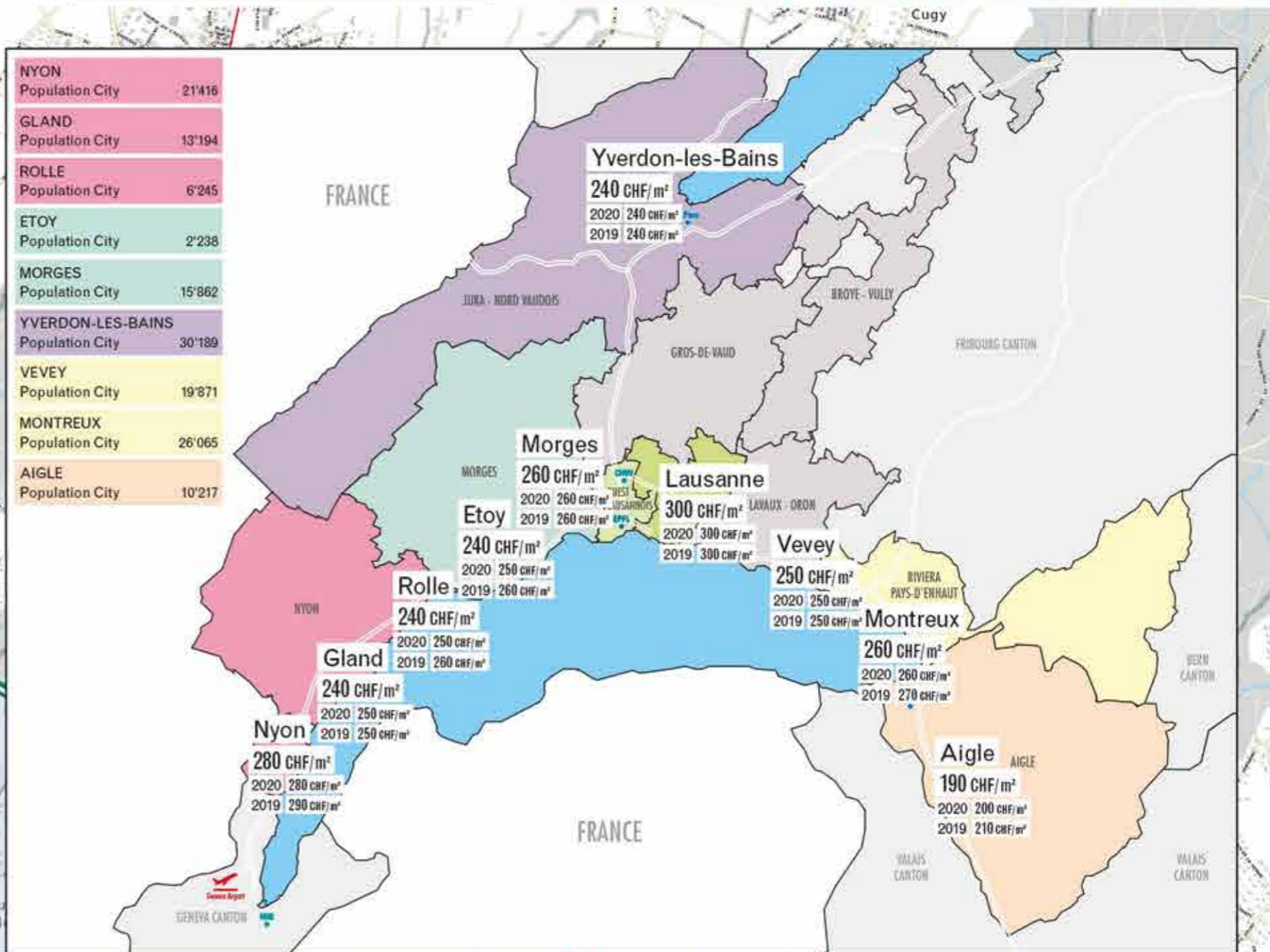
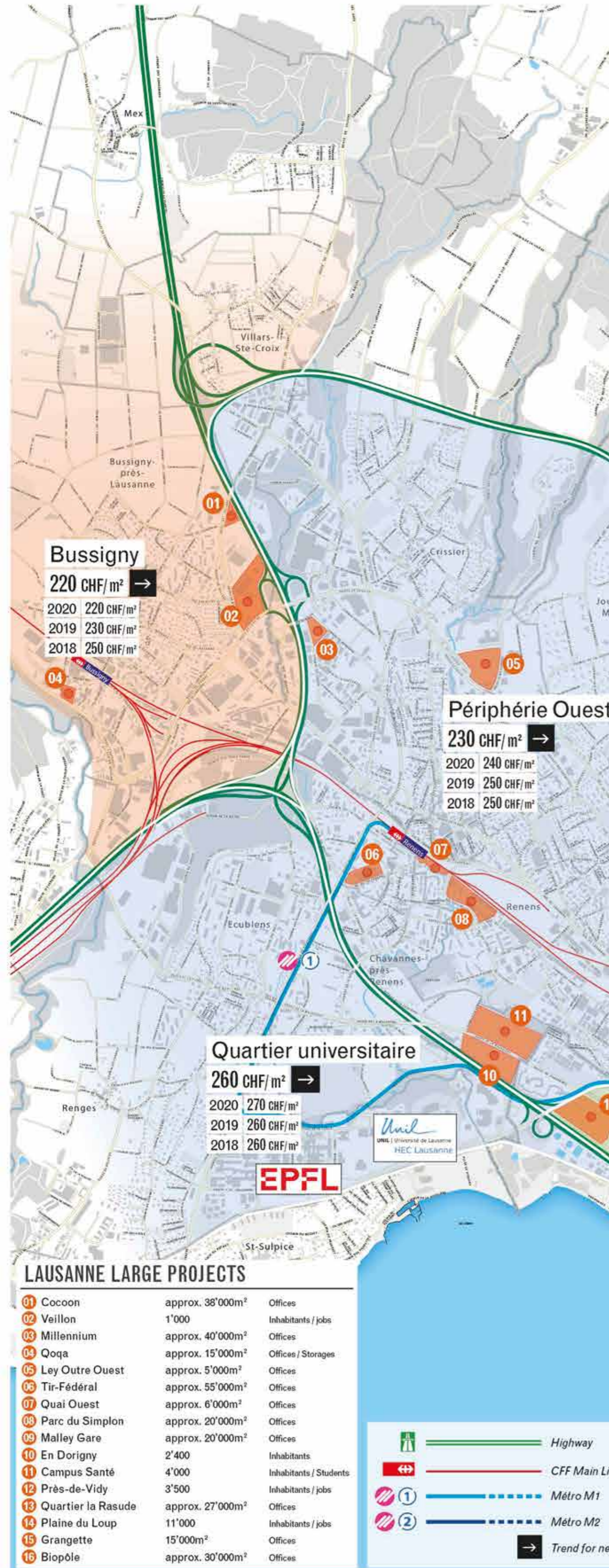
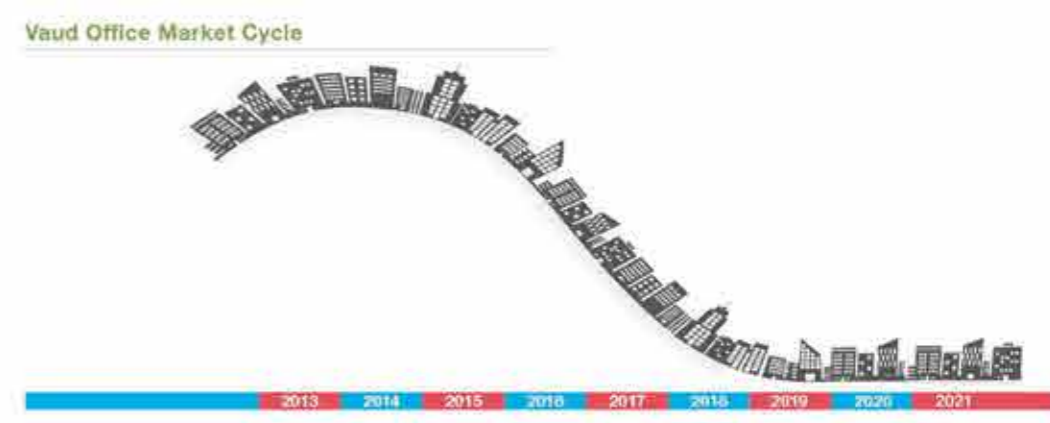


# VAUD OFFICE SNAPSHOT 2021

STATISTICS 2020  
Partner Real Estate | Knight Frank SA

Total PRE|KF 21'000 m<sup>2</sup> with 20% of leases signed for more than 5 years.

Office	Retail	Storage and Basement
65%	11%	24%



**LAUSANNE LARGE PROJECTS**

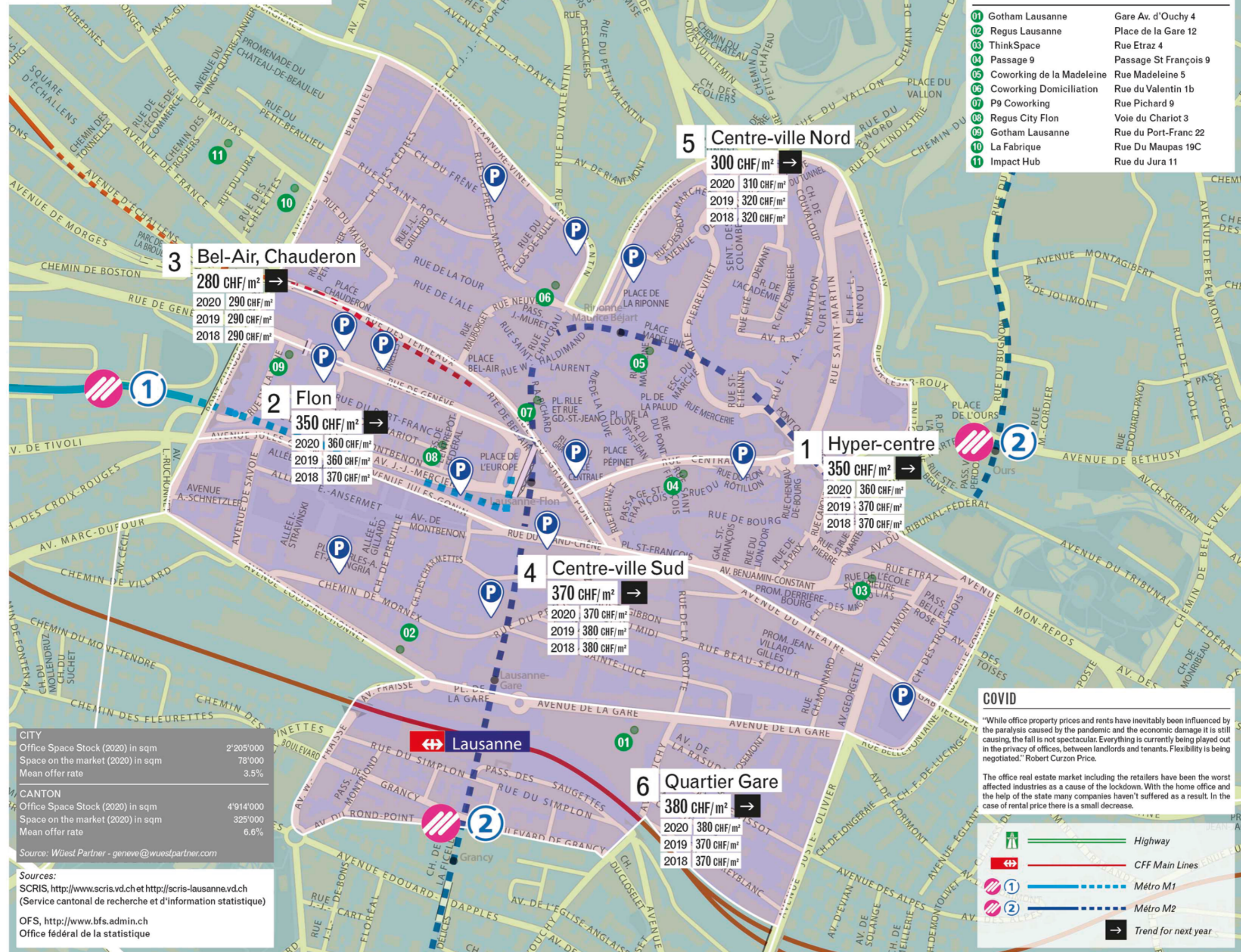
Project	Area (m <sup>2</sup> )	Type
01 Cocoon	approx. 38'000m <sup>2</sup>	Offices
02 Veillon	1'000	Inhabitants / jobs
03 Millennium	approx. 40'000m <sup>2</sup>	Offices
04 Qoqa	approx. 15'000m <sup>2</sup>	Offices / Storages
05 Ley Outre Ouest	approx. 5'000m <sup>2</sup>	Offices
06 Tir-Fédéral	approx. 55'000m <sup>2</sup>	Offices
07 Quai Ouest	approx. 6'000m <sup>2</sup>	Offices
08 Parc du Simplon	approx. 20'000m <sup>2</sup>	Offices
09 Malley Gare	approx. 20'000m <sup>2</sup>	Offices
10 En Dorigny	2'400	Inhabitants
11 Campus Santé	4'000	Inhabitants / Students
12 Près-de-Vidy	3'500	Inhabitants / jobs
13 Quartier la Rasude	approx. 27'000m <sup>2</sup>	Offices
14 Plaine du Loup	11'000	Inhabitants / jobs
15 Grangette	15'000m <sup>2</sup>	Offices
16 Biopôle	approx. 30'000m <sup>2</sup>	Offices



# VAUD OFFICE SNAPSHOT 2021

## 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 Valentin 1b
07	P9 Coworking	Rue Pichard 9
08	Regus City Flon	Voie du Chariot 3
09	Gotham Lausanne	Rue du Port-Franc 22
10	La Fabrique	Rue Du Maupas 19C
11	Impact Hub	Rue du Jura 11



CITY	
Office Space Stock (2020) in sqm	2'205'000
Space on the market (2020) in sqm	78'000
Mean offer rate	3.5%
CANTON	
Office Space Stock (2020) in sqm	4'914'000
Space on the market (2020) in sqm	325'000
Mean offer rate	6.6%

Source: Wüest Partner - geneve@wuestpartner.com

Sources:  
 SCRIS, <http://www.scris.vd.ch> et <http://scrilausanne.vd.ch>  
 (Service cantonal de recherche et d'information statistique)  
 OFS, <http://www.bfs.admin.ch>  
 Office fédéral de la statistique

**COVID**  
 "While office property prices and rents have inevitably been influenced by the paralysis caused by the pandemic and the economic damage it is still causing, the fall is not spectacular. Everything is currently being played out in the privacy of offices, between landlords and tenants. Flexibility is being negotiated." Robert Curzon Price.

The office real estate market including the retailers have been the worst affected industries as a cause of the lockdown. With the home office and the help of the state many companies haven't suffered as a result. In the case of rental price there is a small decrease.



# VAUD OFFICE SNAPSHOT 2021

A QUICK AND USEFUL REVIEW ON VAUD 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: 167'474, foreign residents: 40%  
 Canton: 806'088, foreign residents: 33%  
 Greater Lausanne: circa residents 450'000  
 Unemployment rate: 5.8% (Canton: 4.5%; CH: 3.1%) - 2020

## USEFUL CONTACTS

Partner Real Estate | Knight Frank SA:  
 +41 22 322 22 77, [info@prekf.ch](mailto:info@prekf.ch),  
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[www.wuestpartner.com](http://www.wuestpartner.com)

## USEFUL LINKS

Canton Vaud: [www.vd.ch](http://www.vd.ch)  
 Vaud main cities: [www.lausanne.ch](http://www.lausanne.ch), [www.vevey.ch](http://www.vevey.ch),  
[www.montreux.ch](http://www.montreux.ch), [www.morges.ch](http://www.morges.ch), [www.nyon.ch](http://www.nyon.ch)  
 Transport and parking:  
[www.t-l.ch](http://www.t-l.ch), [www.cff.ch](http://www.cff.ch)

## ALSO AVAILABLE

GENEVA OFFICE SNAPSHOT: [info@prekf.ch](mailto:info@prekf.ch)  
 ZURICH OFFICE SNAPSHOT: [contact@partnerrealestate.ch](mailto:contact@partnerrealestate.ch)  
 GENEVA INDUSTRIAL SNAPSHOT: [info@prekf.ch](mailto:info@prekf.ch)

# VAUD OFFICE SNAPSHOT 2021

