

# GENEVA OFFICE SNAPSHOT 2021

## GENEVA IN STATISTICS

Population city : 205'372, foreign residents : 48%  
 Canton : 506'765, foreign residents : 40%  
 Greater Geneva : ~1'000'000

Hotel occupancy rate / room : 66,4% (CH : 54,8% 2019)  
 Unemployment rate : 4,9% (CH : 3,1% 2020)  
 Jobs : 329'505 / Geneva international airport passengers : 5'600'914 (2020) (-68,8% 2019)

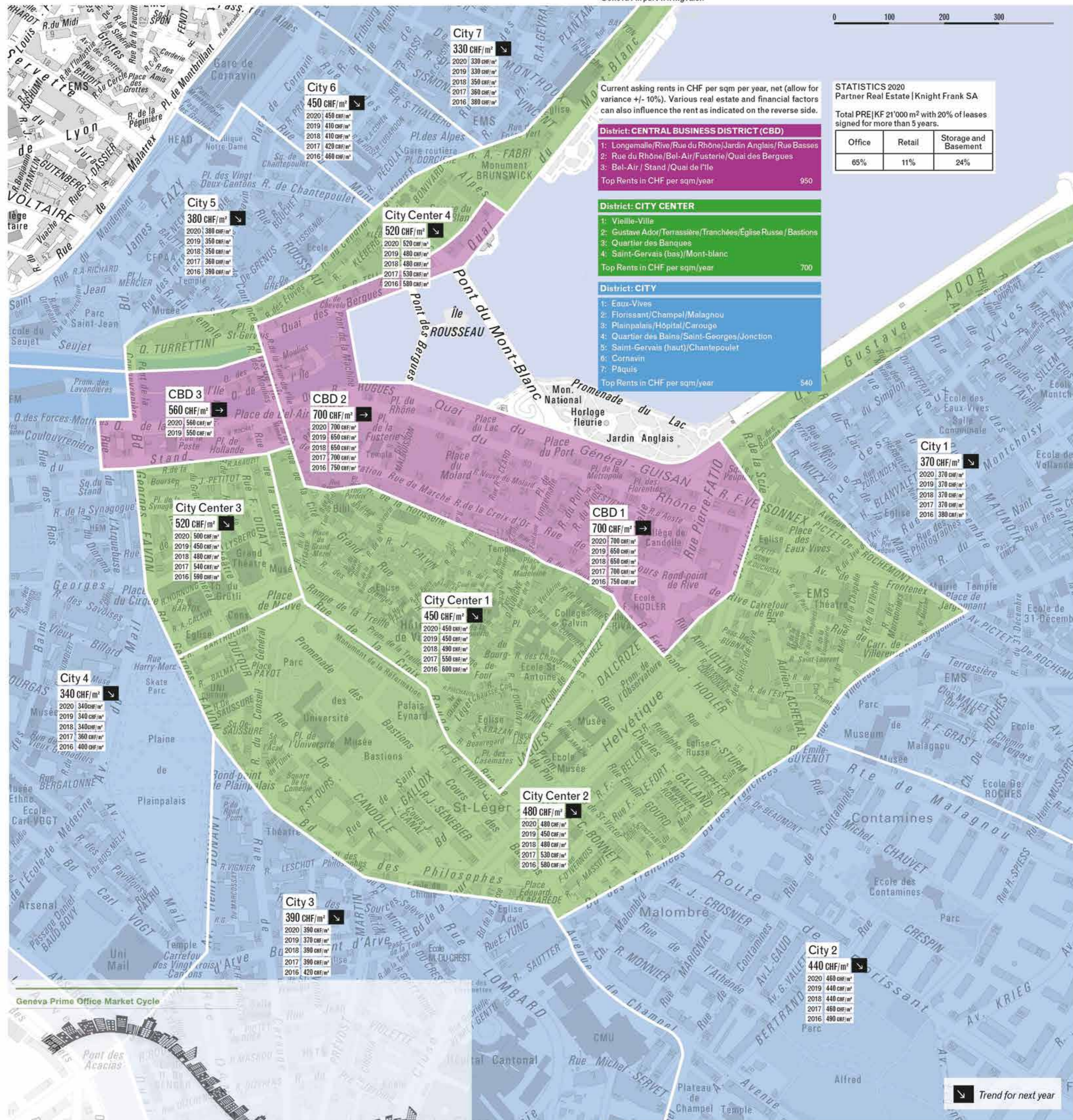
Source: OCSTAT, <http://www.ge.ch/statistique>  
 République et canton de Genève  
 Geneva Airport [www.gva.ch](http://www.gva.ch)

**CITY**  
 Office Space Stock (2020) in sqm 3'633'000  
 Space on the market (2020) in sqm 331'000  
 Mean offer rate circa 9,1%

**CANTON**  
 Office Space Stock (2020) in sqm 5'604'000  
 Space on the market (2020) in sqm 696'000  
 Mean offer rate circa 12,4%

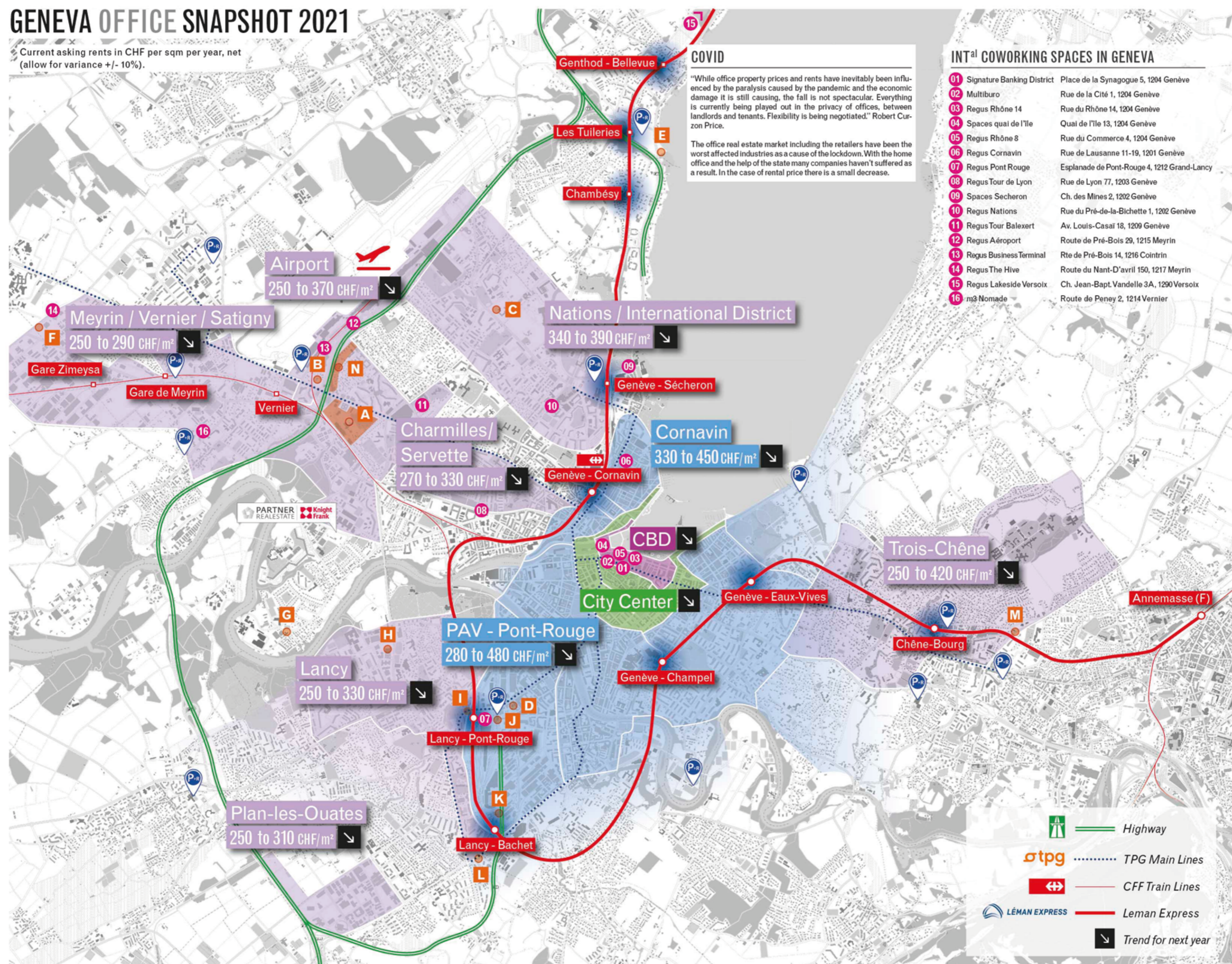
Source: Wüest Partner - [geneve@wuestpartner.com](mailto:geneve@wuestpartner.com)

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

### OCCUPANCY COSTS

Typical services charges range from CHF 40 to CHF 80 / m<sup>2</sup> / 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 m <sup>2</sup>	Q1 / 2023
B	Pré-Bois	Meyrin/Aéroport	env. 50'000 m <sup>2</sup>	2023
C	Green Village	Grand-Saconnex	env. 43'000 m <sup>2</sup>	Q1 / 2022
D	Campus Pictet de Rochemont	Acacias	env. 54'000 m <sup>2</sup>	Q2 / 2025
E	Lombard Odier	Bellevue	env. 64'000 m <sup>2</sup>	2021
F	The Hive	Meyrin	env. 7'000 m <sup>2</sup>	2021
G	MET	Vernier	env. 7'000 m <sup>2</sup>	2021
H	Small City	Lancy	env. 94'000 m <sup>2</sup>	2025
I	Pont Rouge Etoile	Lancy	env. 135'000 m <sup>2</sup>	2023
J	Alto Pont-Rouge Etoile	Lancy	env. 35'000 m <sup>2</sup>	2023
K	Porte Sud	Lancy	env. 50'000 m <sup>2</sup>	2027
L	Trèfle d'Or	Lancy	env. 5'700 m <sup>2</sup>	Q4 / 2022
M	Jussy 35	Thônex	env. 7'000 m <sup>2</sup>	2021
N	VEA	Aéroport	env. 110'000 m <sup>2</sup>	2030

### USEFUL CONTACTS

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### ALSO AVAILABLE

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 ZURICH OFFICE SNAPSHOT: contact@partnerrealestate.ch  
 GENEVA INDUSTRIAL SNAPSHOT: info@prekf.ch

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