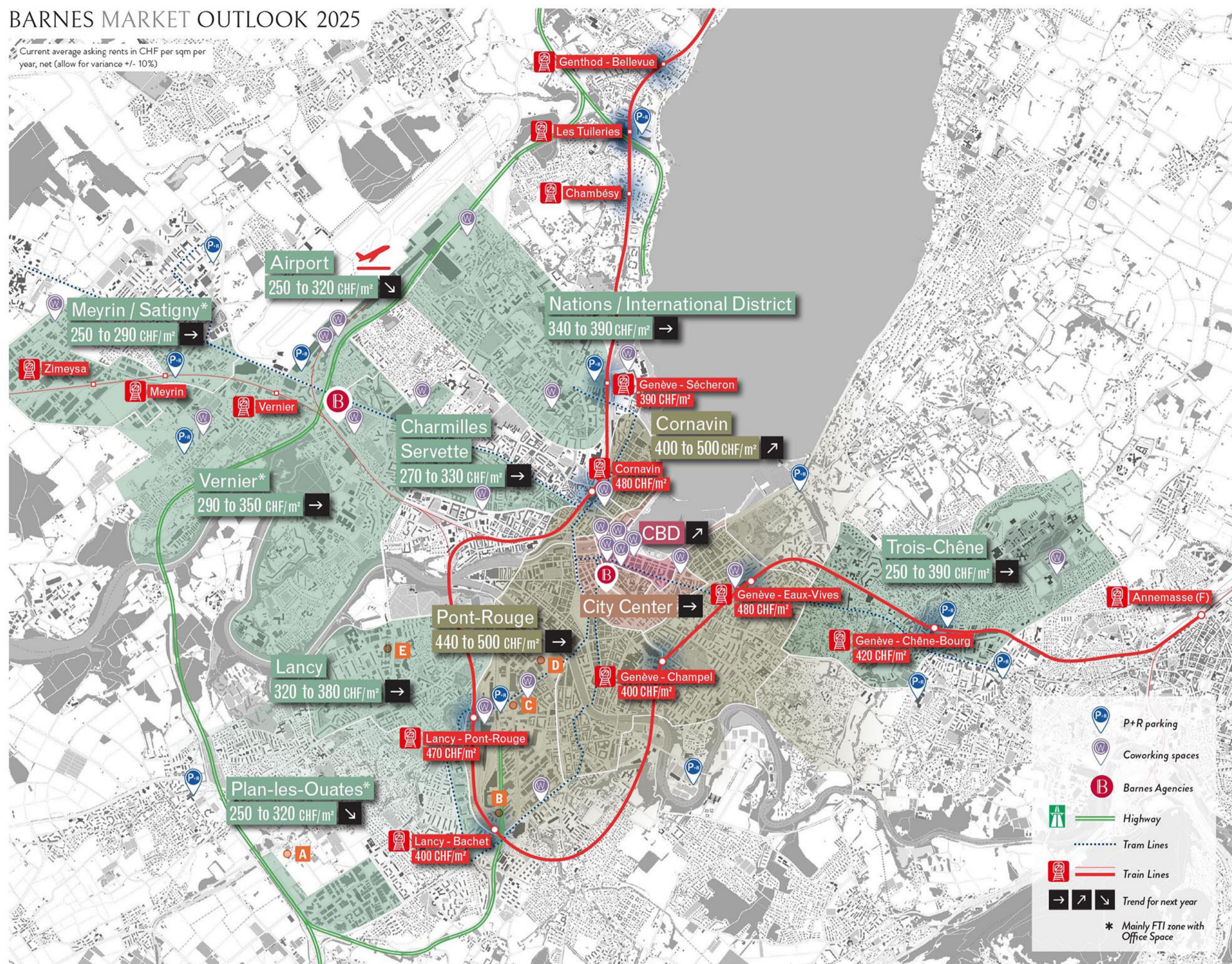


# BARNES MARKET OUTLOOK 2025

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



- P+R parking
- Coworking spaces
- Barnes Agencies
- Highway
- Tram Lines
- Train Lines
- Trend for next year
- \* Mainly FTI zone with Office Space

## BARNES MARKET OUTLOOK 2025

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, 8.1%   |
| 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 / 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 / DELIVERED PROJECTS

|                                     |                 |                                     |           |
|-------------------------------------|-----------------|-------------------------------------|-----------|
| <b>A</b> Les Cherpines              | Plan-les-Ouates | approx. 58'000 m <sup>2</sup>       | 2025      |
| <b>B</b> Porte Sud                  | Lancy           | approx. 50'000 m <sup>2</sup>       | 2027      |
| <b>C</b> Campus Pictet de Rochemont | Acacias         | approx. 54'000 m <sup>2</sup>       | Q2 / 2025 |
| <b>D</b> Les Vernets                | Acacias         | approx. 12'000 m <sup>2</sup>       | 2025      |
| <b>E</b> Small City                 | Lancy           | approx. 94'000 m <sup>2</sup>       | 2025      |
|                                     |                 | <b>Total: 268'000 m<sup>2</sup></b> |           |

### USEFUL CONTACTS

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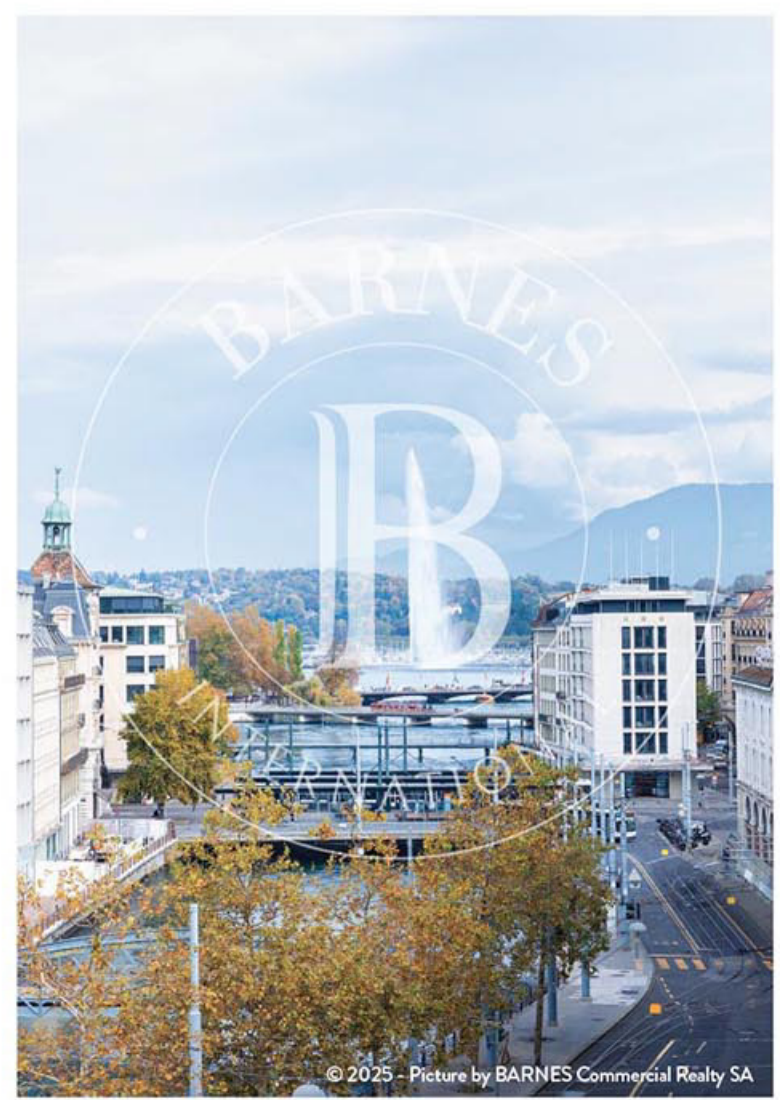
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### ALSO AVAILABLE

BARNES MARKET OUTLOOK VAUD: infovd@barnes-commercial.com

## BARNES MARKET OUTLOOK 2025 GENEVA



# BARNES MARKET OUTLOOK 2025

## GENEVA IN STATISTICS

Population city: 206'635  
 Canton: 524'410  
 Greater Geneva: ~1'046'168  
 Unemployment rate : 3,8% (CH : 1% 2023)  
 Geneva international airport  
 passengers: 16'482'713 (2022)

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

CITY  
 Office Space Stock (city) in sqm 3'716'255 (2024/3)  
 Office Space on the market (city) in sqm 237'468 (2024/3)  
 Mean offer rate circa 6,39%

CANTON  
 Office Space Stock (canton) in sqm 5'931'087 (2024/3)  
 Space on the market (2021) in sqm 565'571 (2024/3)  
 Mean offer rate circa 9,35%

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.

