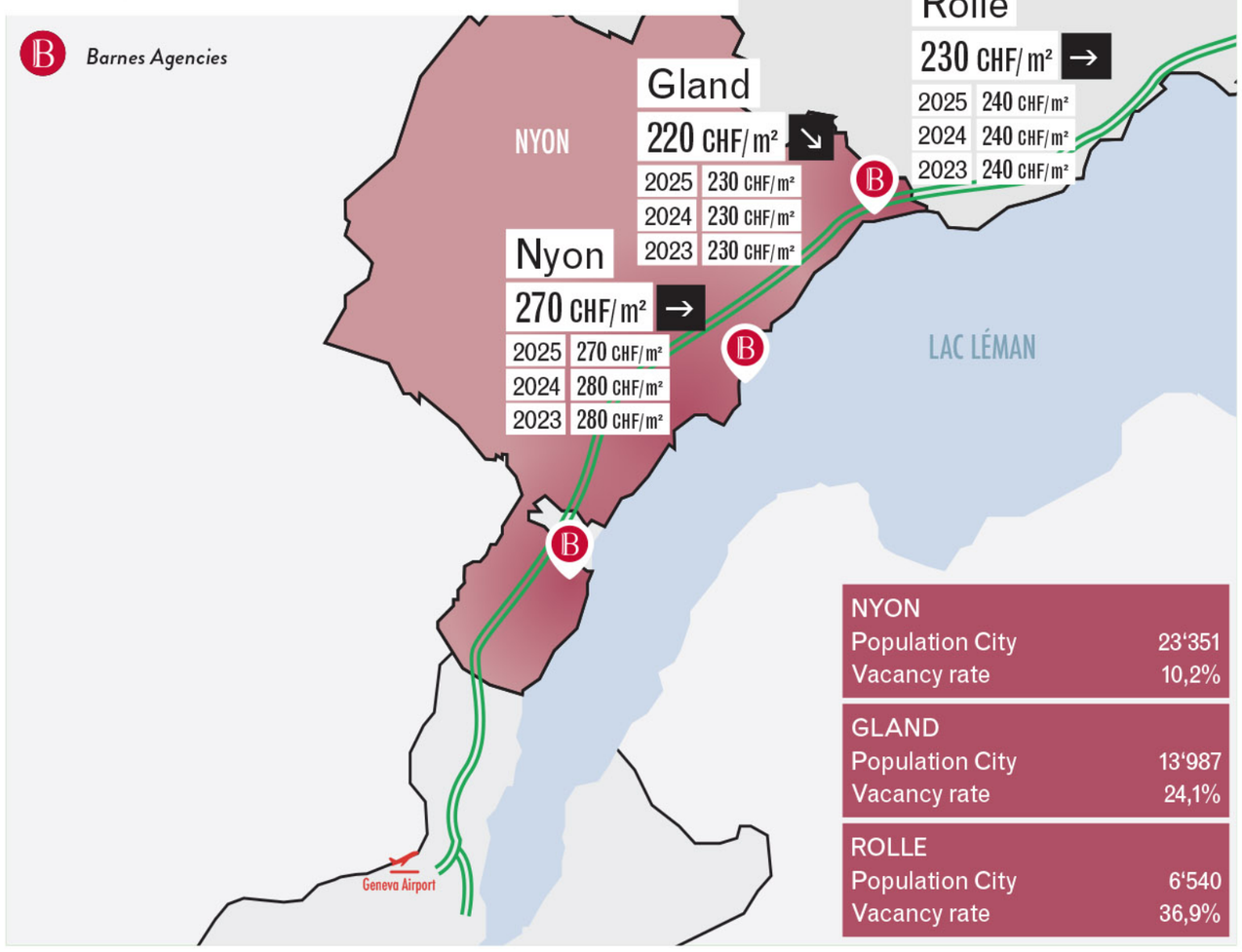
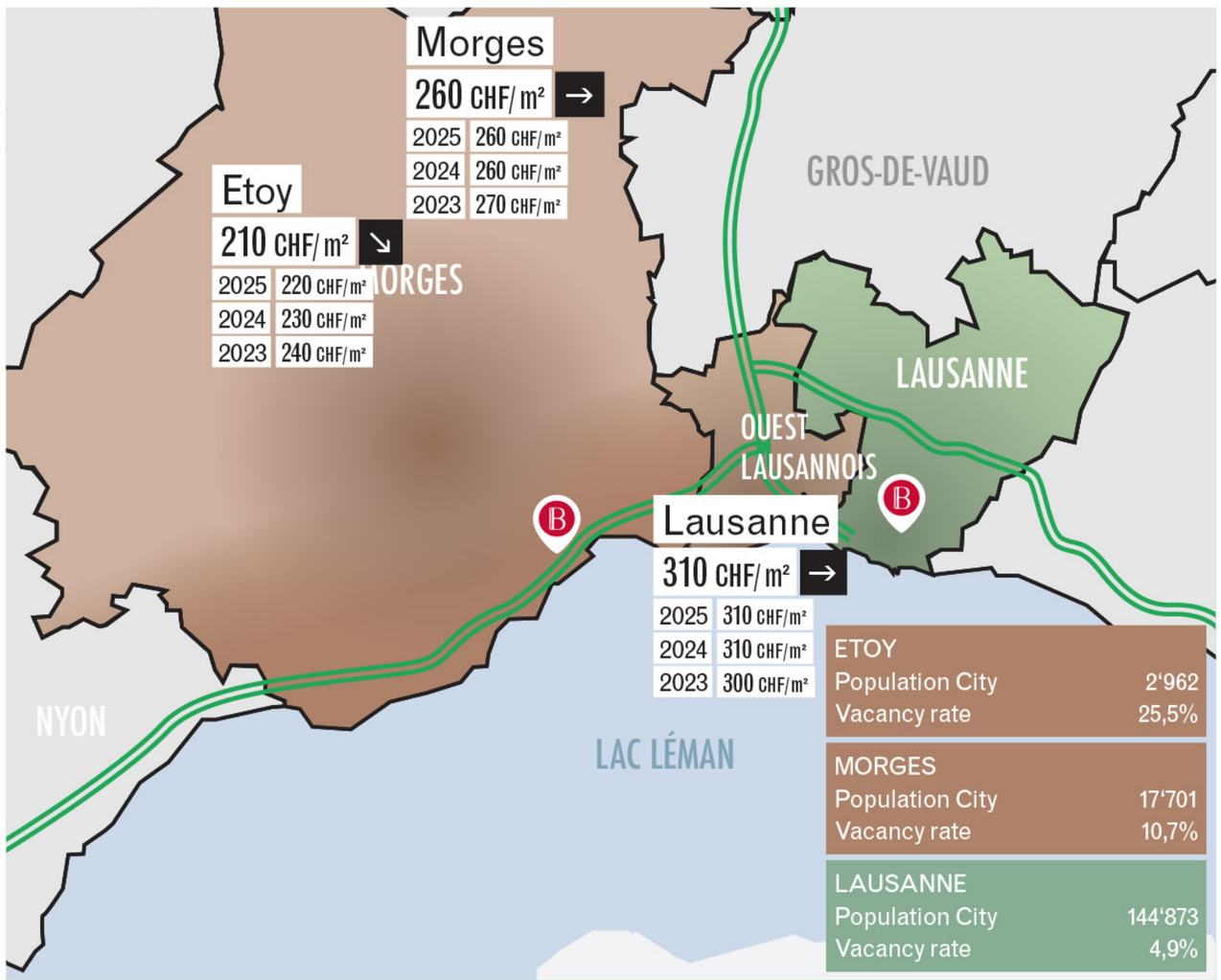
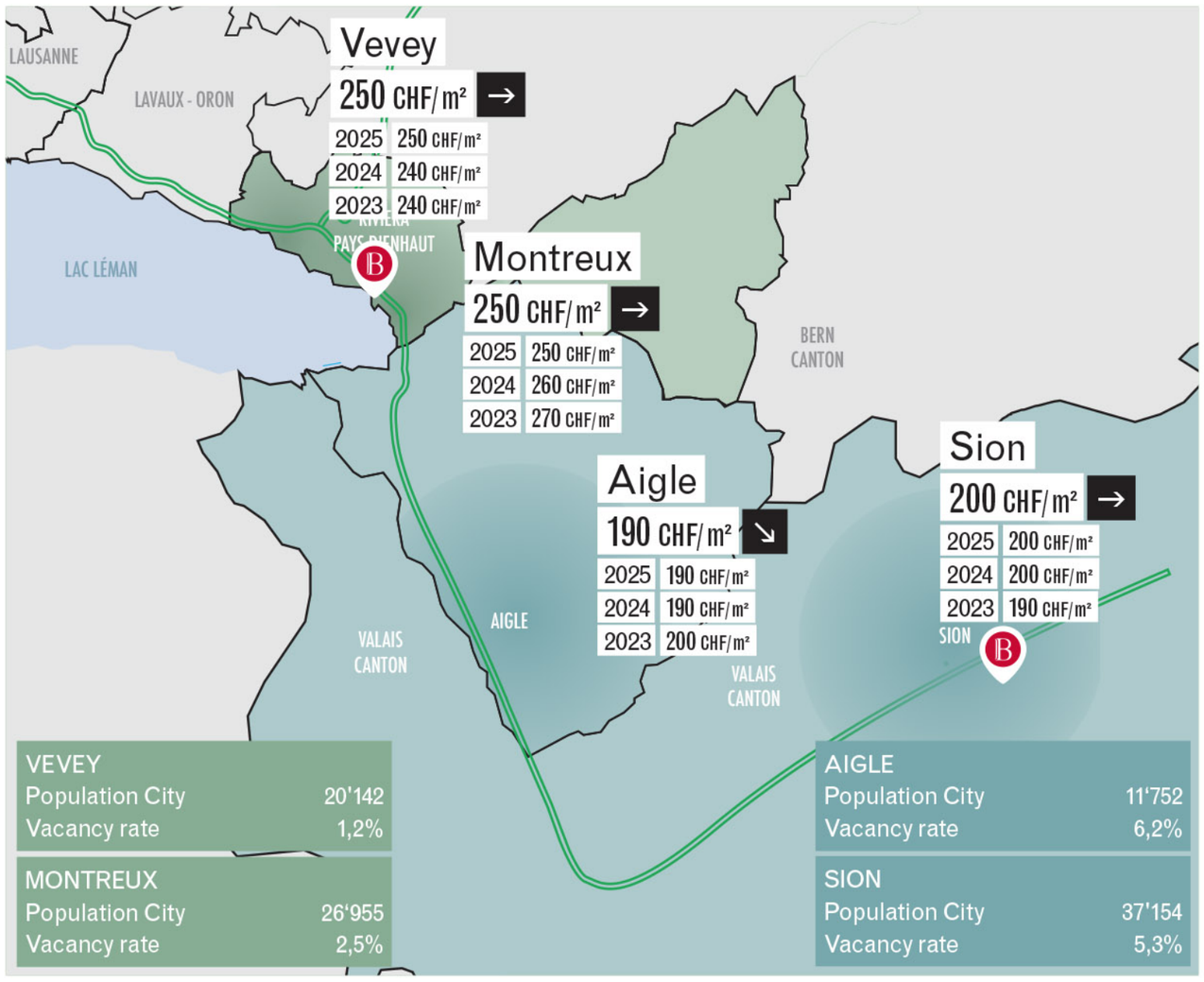
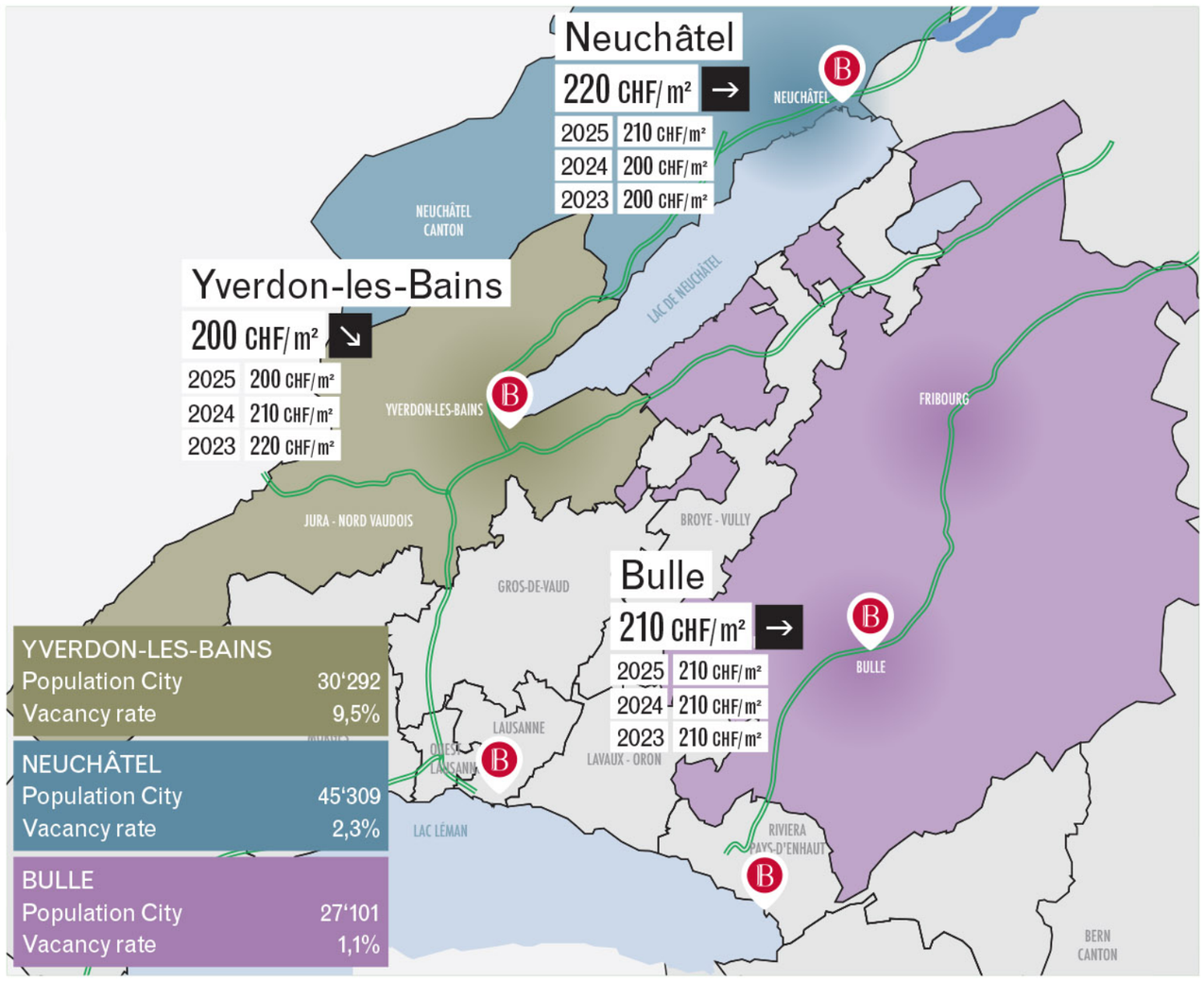
BARNES MARKET OUTLOOK 2026









BARNES MARKET OUTLOOK 2026

A QUICK AND USEFUL REVIEW ON VAUD'S OFFICE MARKET

FOR MORE INFORMATION
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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, 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 / Break Clause

REAL ESTATE FACTORS THAT INFLUENCE THE RENT

- Micro-location quality
- Size
- Typology
- Duration
- Age / wear and tear
- Existing fit out
- Commodities / services

BARNES AGENCIES

- Coppet, Grand-Rue 28
- Rolle, Grand-Rue 75
- Lausanne, Théâtre 14
- Montreux, Grand-Rue 54
- Bulle, Vevey 48
- Nyon, Saint-Jean 34
- Morges, Grand-Rue 28
- Sion, Tourbillon 26
- Yverdon-les-Bains, Plaine 37
- Neuchâtel, Coq-d'Inde 10

OCCUPANCY COSTS

Typical services charges range from CHF 25 to CHF 50 / m² / year

PARKING SPACE

Downtown area average rent: CHF 230 / space / month
Outside downtown area: CHF 120 to CHF 250 / space / month

USEFUL CONTACTS

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www.montreux.ch, www.morges.ch, www.nyon.ch
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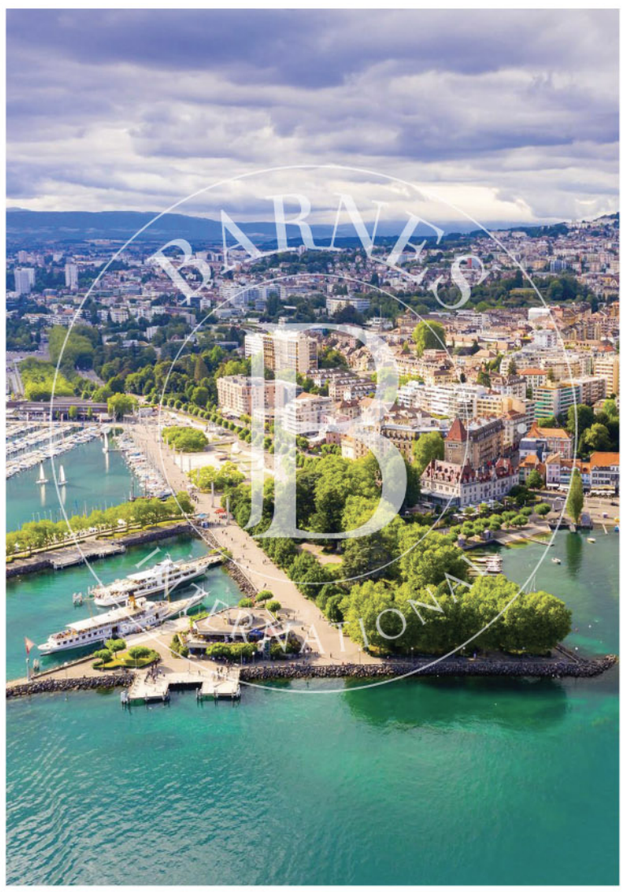
BARNES Market Outlook
- Geneva
- Vaud & regions
- Industriel

BARNES MARKET OUTLOOK 2026

VAUD & REGIONS



BARNES MARKET OUTLOOK 2026

LAUSANNE IN STATISTICS

Population city: 144'873 (2024)
Canton: 855'106 (2024)
Greater Lausanne: circa residents 315'035*
Unemployment rate: 5,0% - (2024)

* This data includes the 27 municipalities of Lausanne-Region.

Sources: http://www.lausanne.ch - https://www.lausanneregion.ch - http://www.bfs.admin.ch

CITY - LAUSANNE	
Office Space Stock (city) in sqm	2'236'732 (2025.2)
Space on the market (city) in sqm	108'706 (2025.2)
Mean offer rate	circa 4,86%

CANTON - VAUD	
Office Space Stock (canton) in sqm	5'118'241 (2025.2)
Space on the market (canton) in sqm	416'606 (2025.2)
Mean offer rate	circa 8,15%

Source: Wüest Partner - geneve@wuestpartner.com

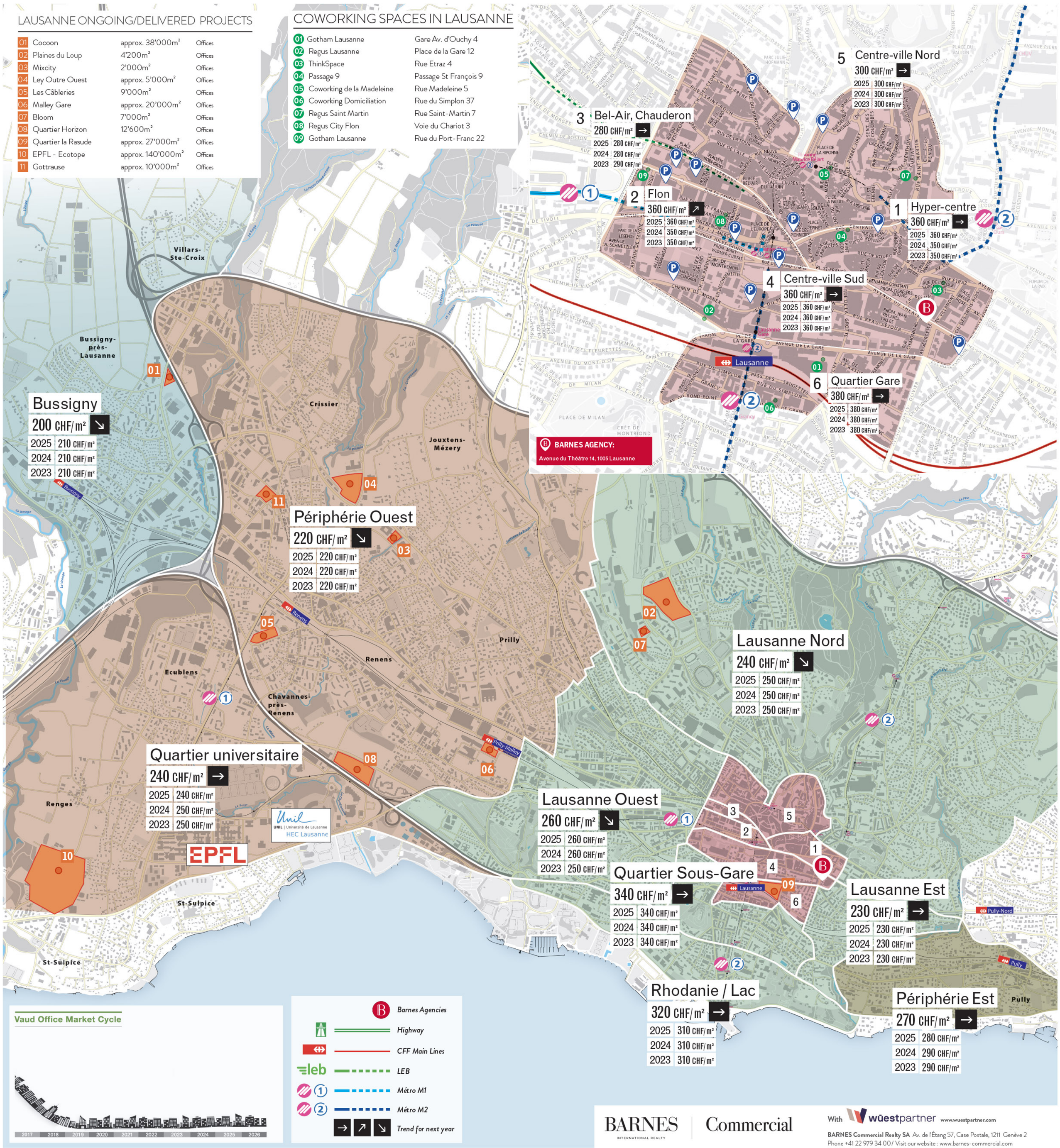
The offer rate is a measure unit of the market liquidity. It represents the sum of the vacant and the occupied space available on the market, divided by the total space stock.

LAUSANNE ONGOING/DELIVERED PROJECTS

01	Cocoon	approx. 38'000m²	Offices
02	Plaines du Loup	4'200m²	Offices
03	Mixcity	2'000m²	Offices
04	Ley Outre Ouest	approx. 5'000m²	Offices
05	Les Câbleries	9'000m²	Offices
06	Malley Gare	approx. 20'000m²	Offices
07	Bloom	7'000m²	Offices
08	Quartier Horizon	12'600m²	Offices
09	Quartier la Rasude	approx. 27'000m²	Offices
10	EPFL - Ecotope	approx. 140'000m²	Offices
11	Gottrause	approx. 10'000m²	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



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