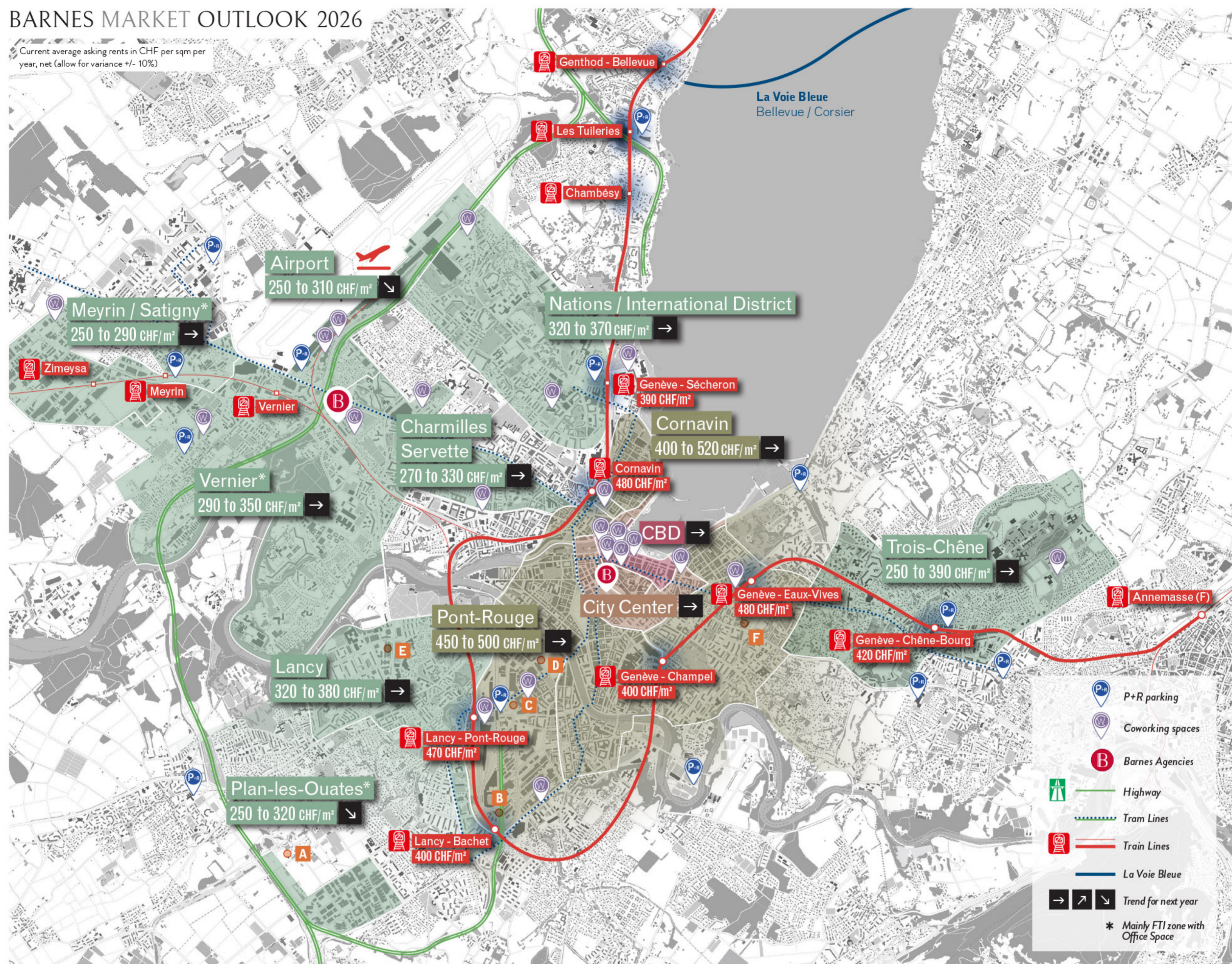


BARNES MARKET OUTLOOK 2026

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



BARNES MARKET OUTLOOK 2026

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 / m² / year

PARKING SPACE

CBD average rent: CHF 450 / space / month
Outside CBD: CHF 180 to CHF 300 / space / month

GENEVA LARGE ONGOING / DELIVERED PROJECTS

A	Les Cherpines	Plan-les-Ouates	approx. 58'000 m ²	2025
B	Porte Sud	Lancy	approx. 50'000 m ²	2027
C	Campus Pictet de Rochemont	Acacias	approx. 54'000 m ²	Q2 / 2025
D	Les Vernets	Acacias	approx. 12'000 m ²	2025
E	Small City	Lancy	approx. 94'000 m ²	2025
F	O'Belmont	Eaux-Vives	approx. 3'958 m ²	Q1/2025
			Total: 271'958 m²	

USEFUL CONTACTS

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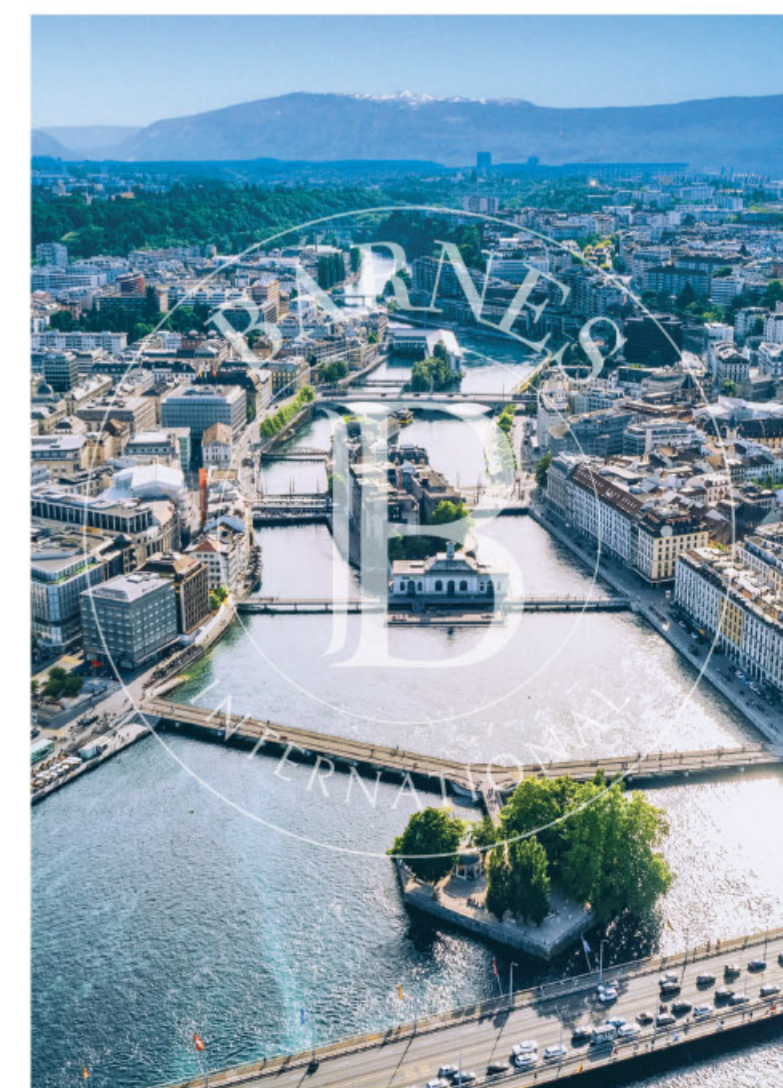
ALSO AVAILABLE

info@barnes-commercial.com
www.barnes-commercial.com

BARNES Market Outlook
- Geneva
- Vaud & regions
- Industriel

BARNES MARKET OUTLOOK 2026

GENEVA



BARNES MARKET OUTLOOK 2026

GENEVA IN STATISTICS

Population city: 209'061 (2024)

Canton: 531'102 (2024)

Greater Geneva: ~1'101'886

Unemployment rate : 4,5% (2024)

Geneva international airport

passengers: 17'796'333 (2024)

Sources: OCSTAT - <http://www.ge.ch/statistique>

République et canton de Genève

Geneva Airport - www.gva.ch

CITY

Office Space Stock (city) in sqm

3'704'350 (2025/2)

Office Space on the market (city) in sqm

318'826 (2025/2)

Mean offer rate

circa 8,60 %

CANTON

Office Space Stock (canton) in sqm

5'875'497 (2025/2)

Space on the market in sqm

691'223 (2025/2)

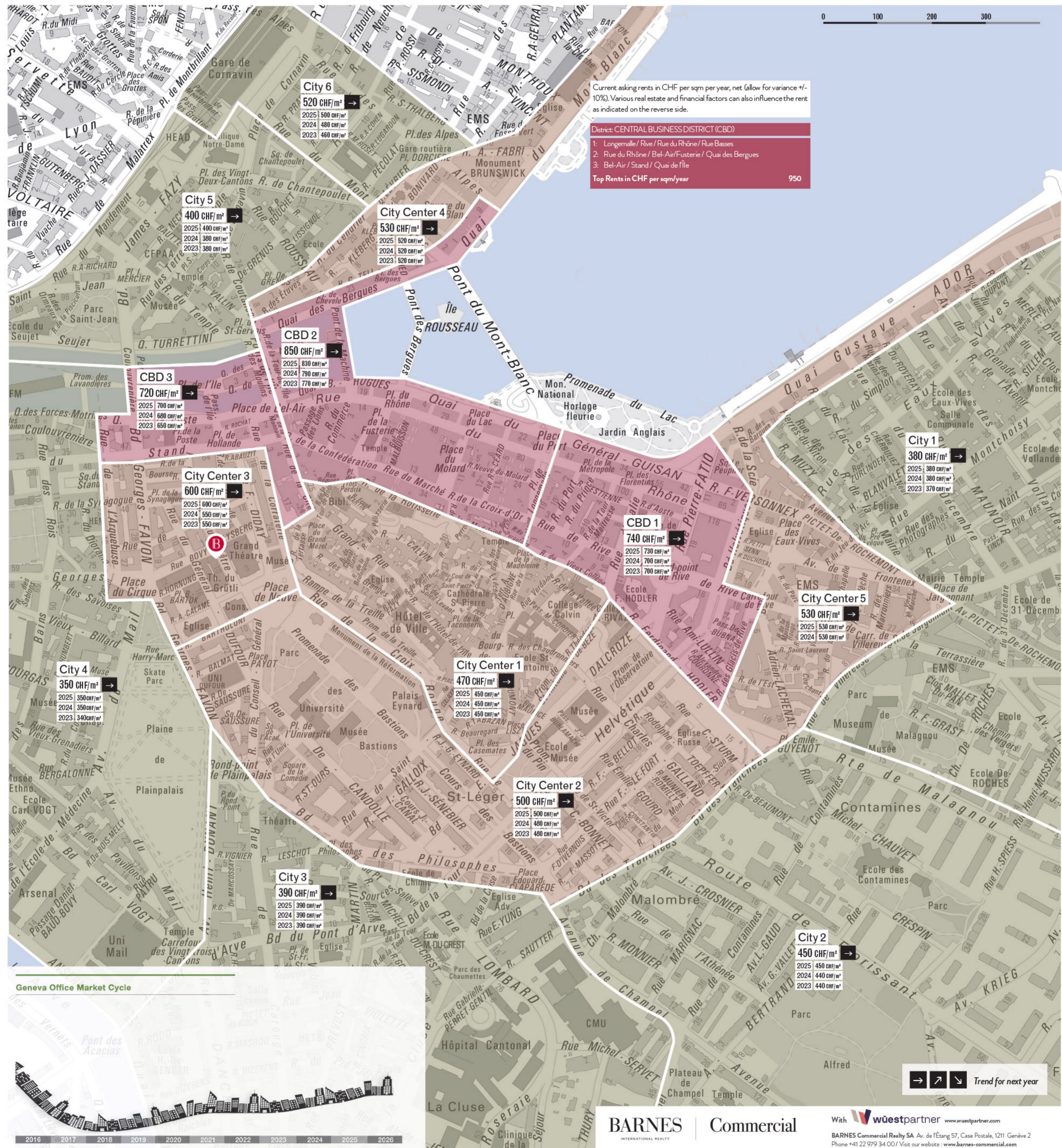
Mean offer rate

circa 11,76 %

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.

0 100 200 300



Geneva Office Market Cycle

