

BARNES MARKET OUTLOOK 2024

CITY - LAUSANNE
Office Space Stock (city) in sqm 2'245'425 (2021)
Space on the market (city) in sqm 129'025 (2023.3)
Mean offer rate circa 5,78%

CANTON - VAUD
Office Space Stock (canton) in sqm 5'130'422 (2021)
Space on the market (canton) in sqm 479'662 (2023.3)
Mean offer rate circa 9,47%

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.

Sources:
<http://www.lausanne.ch>
<https://www.lausanneregion.ch>

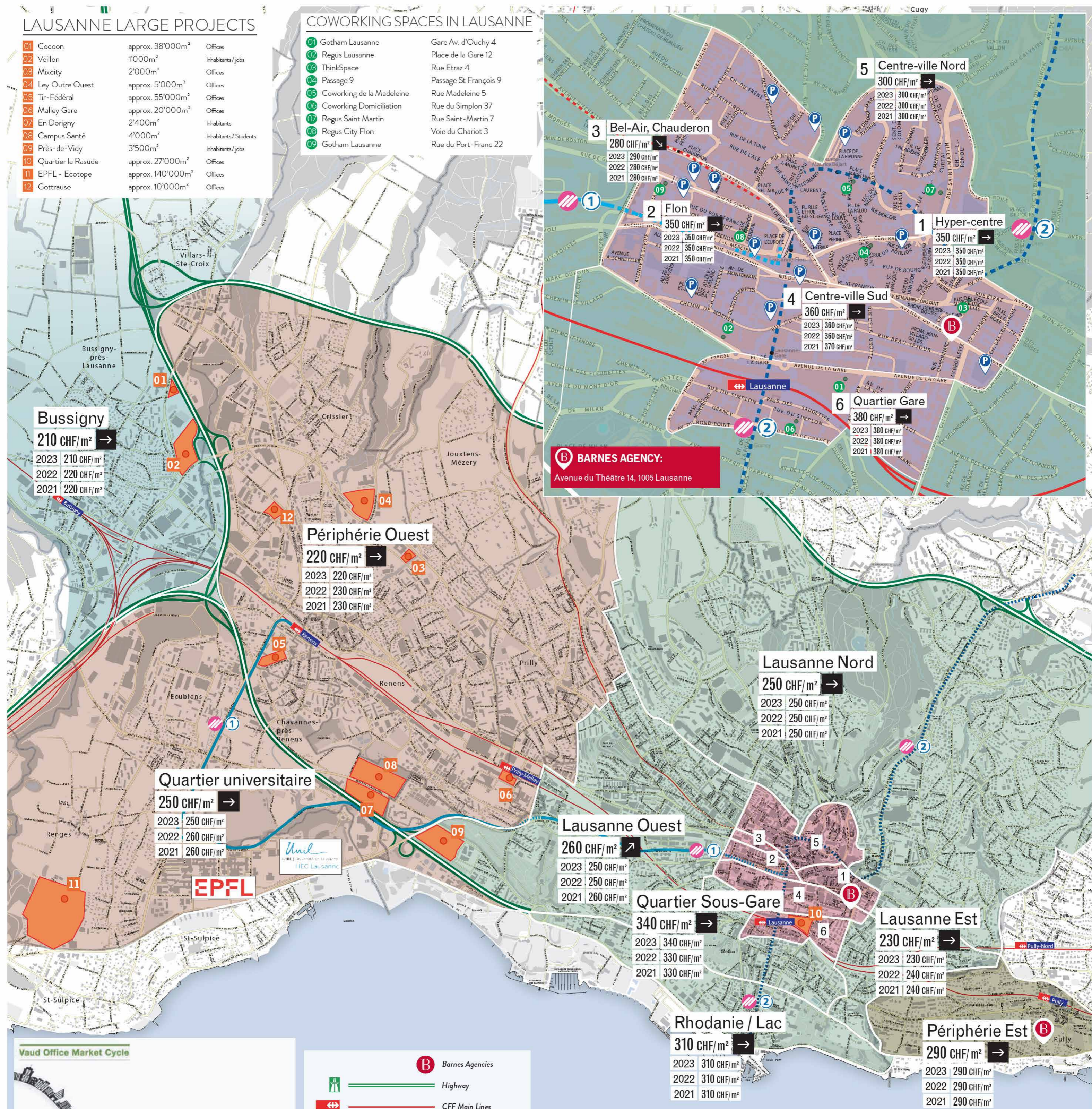
OFS, <http://www.bfs.admin.ch>
(Office fédéral de la statistique)

LAUSANNE LARGE PROJECTS

01	Cocoon	approx. 38'000m ²	Offices
02	Veillon	1'000m ²	Inhabitants/jobs
03	Mixcity	2'000m ²	Offices
04	Ley Outre Ouest	approx. 5'000m ²	Offices
05	Tir-Fédéral	approx. 55'000m ²	Offices
06	Malley Gare	approx. 20'000m ²	Offices
07	En Donigny	2'400m ²	Inhabitants
08	Campus Santé	4'000m ²	Inhabitants/ Students
09	Près-de-Vidy	3'500m ²	Inhabitants/ jobs
10	Quartier la Rasude	approx. 27'000m ²	Offices
11	EPFL - Ecotope	approx. 140'000m ²	Offices
12	Gottrause	approx. 10'000m ²	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



BARNES AGENCY:
Avenue du Théâtre 14, 1005 Lausanne



B Barnes Agencies

Highway

CFF Main Lines

Métro M1

Métro M2

→ ↗ ↘ Trend for next year

BARNES
COMMERCIAL REALTY

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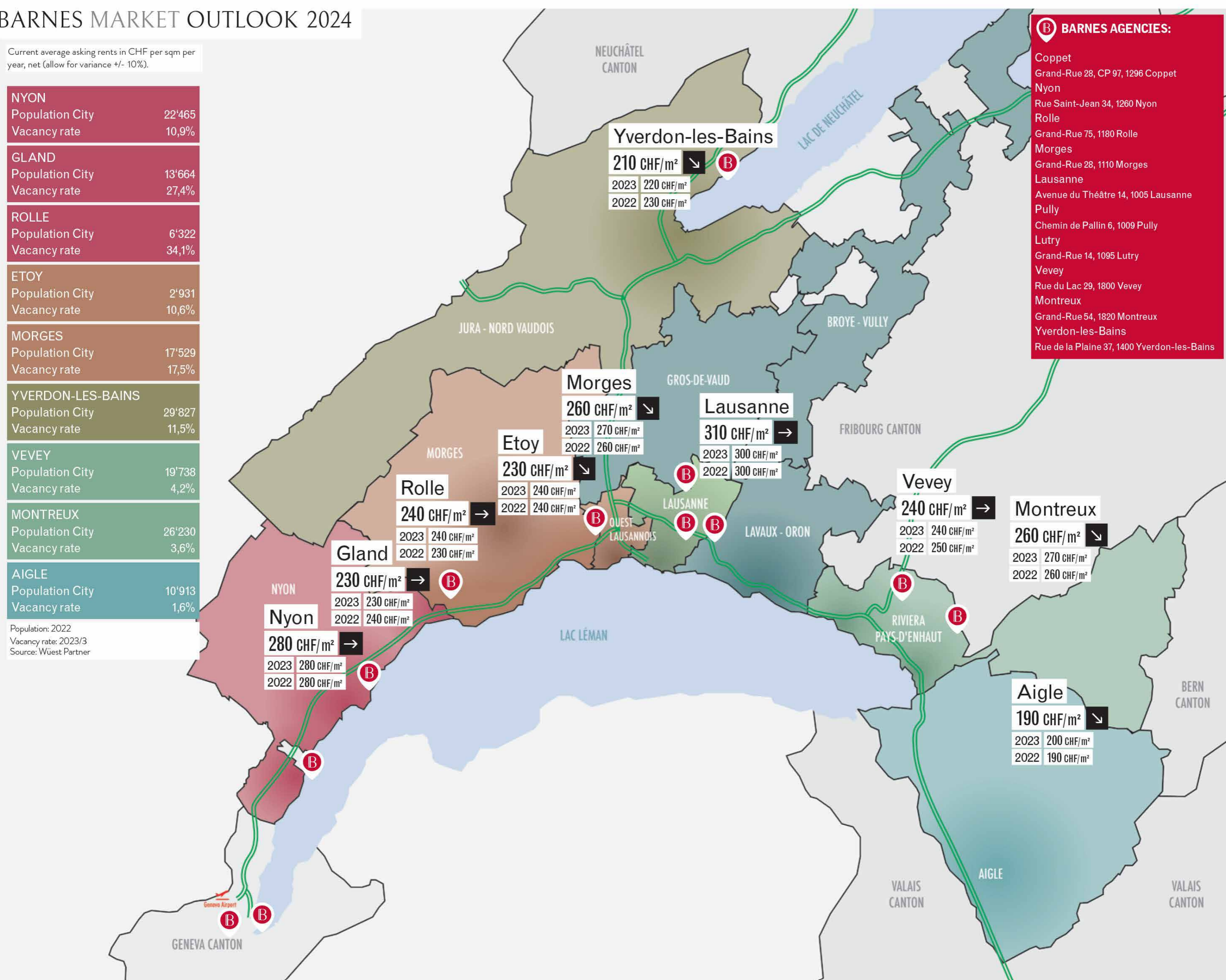
Current average asking rents in CHF per sqm per year, net (allow for variance +/- 10%).

NYON	Population City	22'465
	Vacancy rate	10,9%
GLAND	Population City	13'664
	Vacancy rate	27,4%
ROLLE	Population City	6'322
	Vacancy rate	34,1%
ETOY	Population City	2'931
	Vacancy rate	10,6%
MORGES	Population City	17'529
	Vacancy rate	17,5%
YVERDON-LES-BAINS	Population City	29'827
	Vacancy rate	11,5%
VEVEY	Population City	19'738
	Vacancy rate	4,2%
MONTREUX	Population City	26'230
	Vacancy rate	3,6%
AIGLE	Population City	10'913
	Vacancy rate	1,6%

Population: 2022
Vacancy rate: 2023/3
Source: Wüest Partner

BARNES AGENCIES:

Coppet	Grand-Rue 28, CP 97, 1296 Coppet
Nyon	Rue Saint-Jean 34, 1260 Nyon
Rolle	Grand-Rue 75, 1180 Rolle
Morges	Grand-Rue 28, 1110 Morges
Lausanne	Avenue du Théâtre 14, 1005 Lausanne
Pully	Chemin de Pallin 6, 1009 Pully
Lutry	Grand-Rue 14, 1095 Lutry
Vevey	Rue du Lac 29, 1800 Vevey
Montreux	Grand-Rue 54, 1820 Montreux
Yverdon-les-Bains	Rue de la Plaine 37, 1400 Yverdon-les-Bains



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A QUICK AND USEFUL REVIEW ON VAUD'S 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, 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

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: 141'418 (2022)
Canton: 830'431 (2022)
Greater Lausanne: circa residents 304'000*
Unemployment rate: 4,6% - (10.2023)

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

USEFUL CONTACTS

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USEFUL LINKS

Canton Vaud: www.vd.ch
Vaud main cities: www.lausanne.ch, www.vevey.ch, www.montreux.ch, www.morges.ch, www.nyon.ch
Transport and parking: www.t-l.ch, www.cff.ch

ALSO AVAILABLE

BARNES MARKET OUTLOOK GENEVA: info@barnes-commercial.com

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