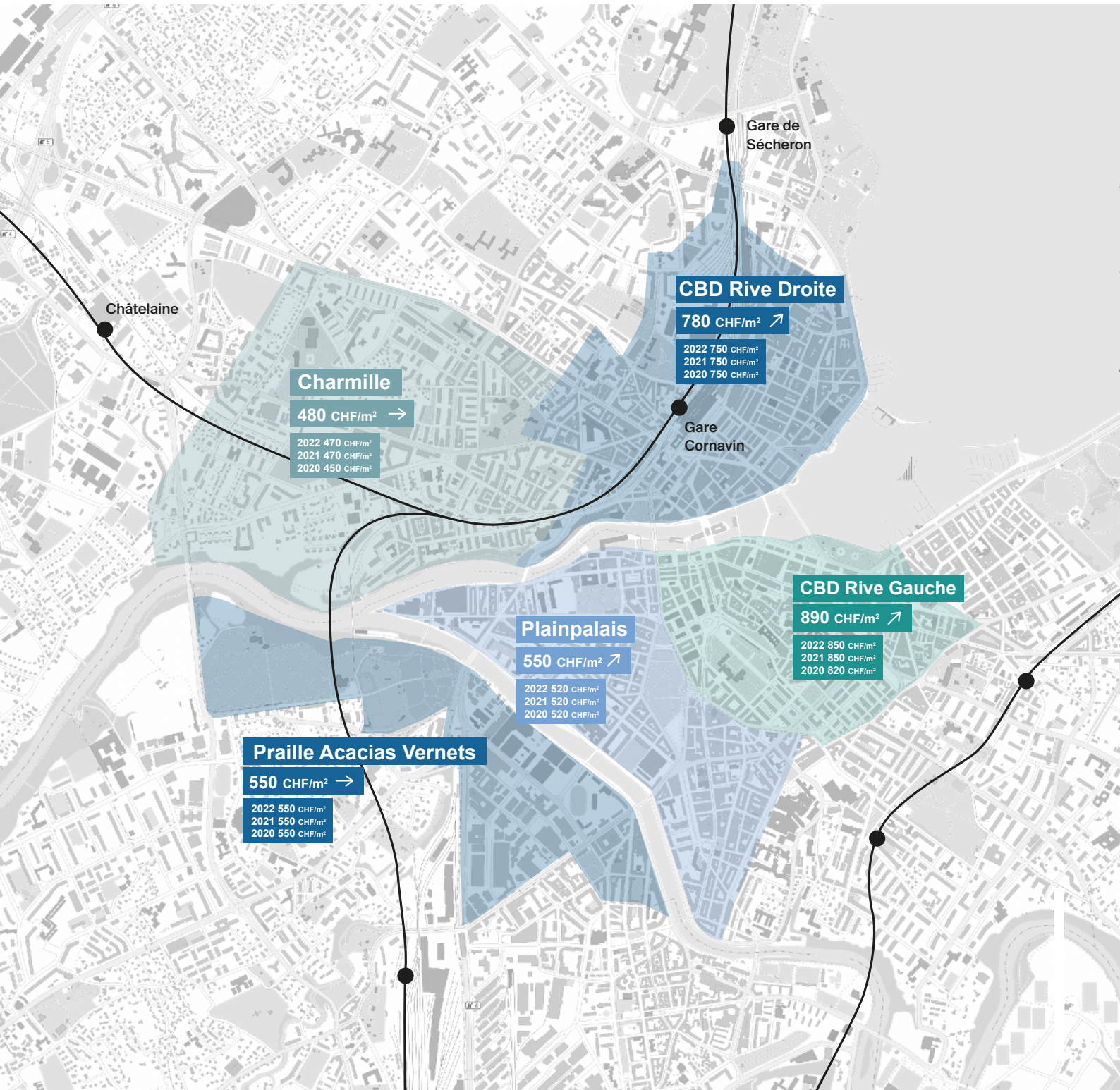




Snapshot

2023



Typical lease terms in current market

Term	5 to 10 years
Rent reviews	every year, linked to consumer price index
Rent deposit	3 to 6 months (usually bank guarantee)
Renewal	option 5 to 10 years
VAT on rent	If applicable, 7.7 %
Assignment & subletting	yes (subject to landlord's consent)
Service charges	from CHF 30.- to CHF 50.-/m ² / year
Parking	CBD CHF 450.-/m ² /year Outside CBD between CHF 200.- to 400.-/ space/ month

Geneva in statistics

(end 2022)

Population
City Geneva

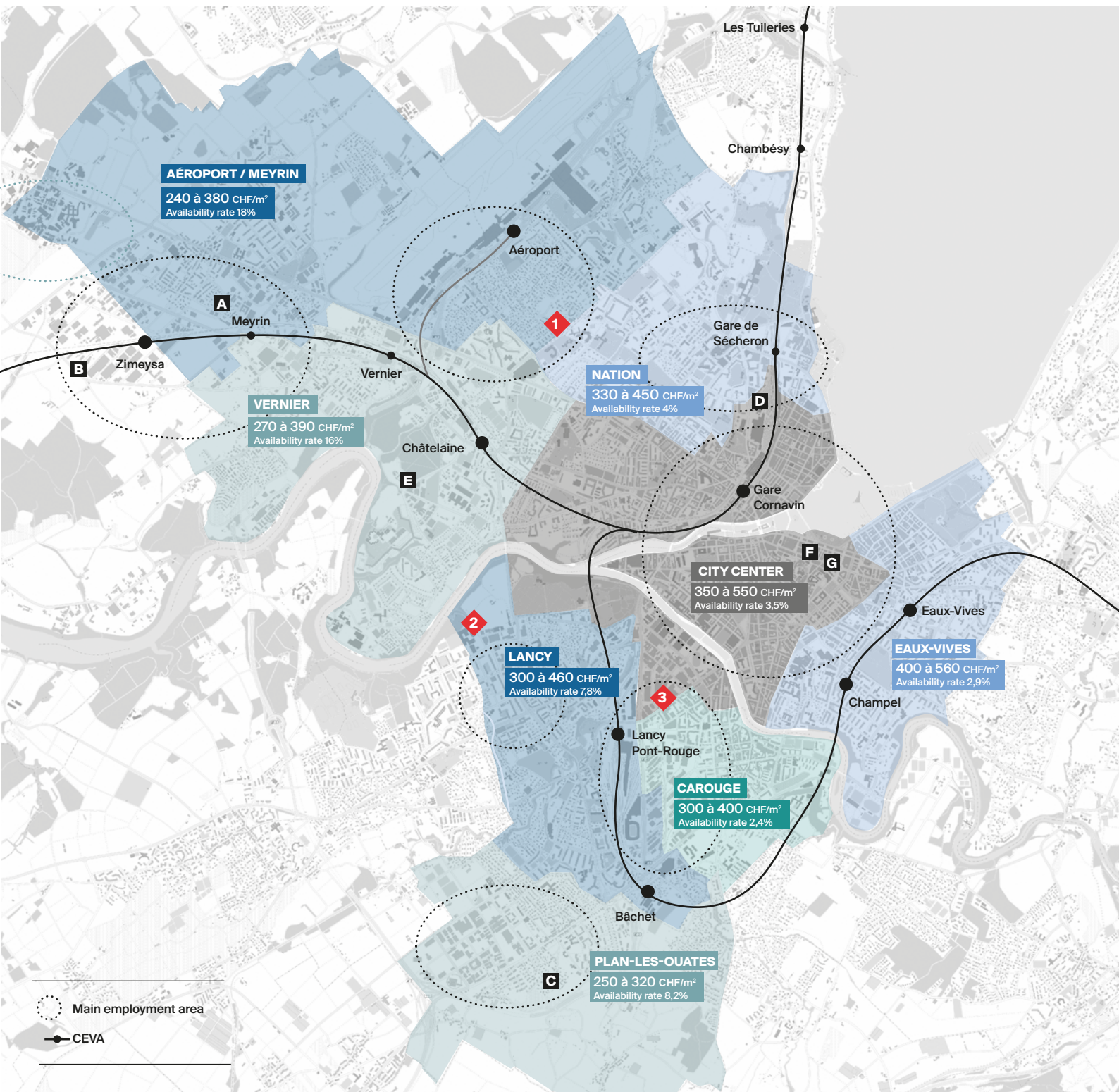
204'946

Population
Canton Geneva

517'802

Unemployment rate

3.7% (CH 2.3%)



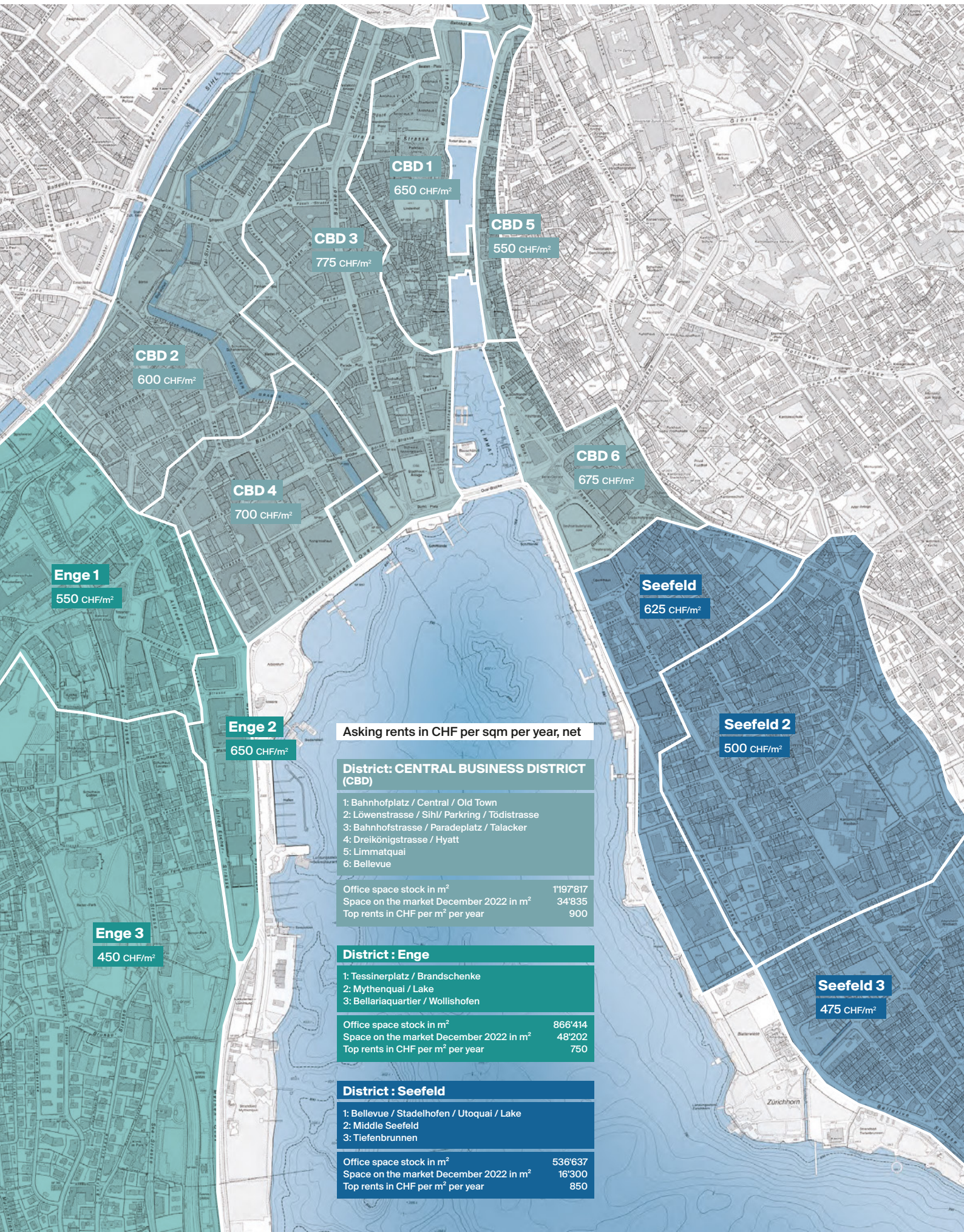
New commercial surfaces

within 4 years > to 10'000m²

	Surface	Year
1 Green Village, Kyoto	13'990 m ²	2024
1 Green Village, Stockholm	9'040 m ²	2024-2027
2 Small City	50'000 m ²	fin 2024
3 Quai des Vernets	30'000 m ²	2027

Data Centers

Address	Operator
A GTT, Meyrin	GTT
B Infomaniak, Satigny	Infomaniak
C GENO1, Plan-les-Ouates	STACK Infrastructure
D Geneva-Montbrillant, City Center	Swisscom
E Lumen Technologie, Vernier	Lumen Technologies
F Infomaniak, City Center	Infomaniak
G GVI, City Center	Equinix



Enge 1
550 CHF/m²

CBD 2
600 CHF/m²

CBD 4
700 CHF/m²

Enge 2
650 CHF/m²

Enge 3
450 CHF/m²

CBD 1
650 CHF/m²

CBD 3
775 CHF/m²

CBD 5
550 CHF/m²

CBD 6
675 CHF/m²

Seefeld
625 CHF/m²

Seefeld 2
500 CHF/m²

Seefeld 3
475 CHF/m²

Asking rents in CHF per sqm per year, net

District: CENTRAL BUSINESS DISTRICT (CBD)

- 1: Bahnhofplatz / Central / Old Town
- 2: Löwenstrasse / Sihl/ Parking / Tödistrasse
- 3: Bahnhofstrasse / Paradeplatz / Talacker
- 4: Dreikönigstrasse / Hyatt
- 5: Limmatquai
- 6: Bellevue

Office space stock in m ²	1'197'817
Space on the market December 2022 in m ²	34'835
Top rents in CHF per m ² per year	900

District : Enge

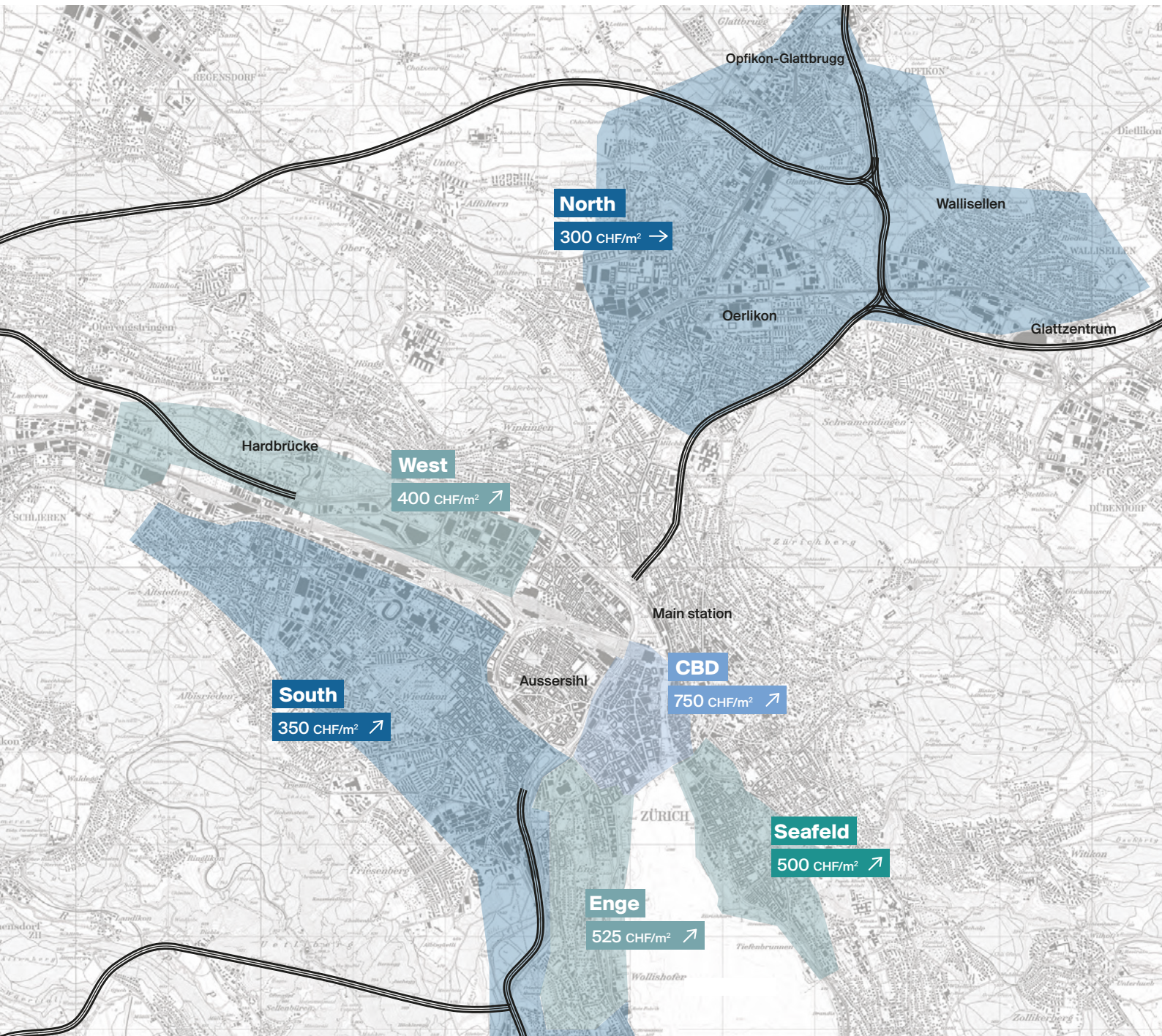
- 1: Tessinerplatz / Brandschenke
- 2: Mythenquai / Lake
- 3: Bellariaquartier / Wollishofen

Office space stock in m ²	866'414
Space on the market December 2022 in m ²	48'202
Top rents in CHF per m ² per year	750

District : Seefeld

- 1: Bellevue / Stadelhofen / Utoquai / Lake
- 2: Middle Seefeld
- 3: Tiefenbrunnen

Office space stock in m ²	536'637
Space on the market December 2022 in m ²	16'300
Top rents in CHF per m ² per year	850



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Assignment & subletting	Yes (subject to landlord's consent)
Reinstatement at expiry	To original condition allowing for wear and tear
Measurement	On 'Net Internal Area Basis' (includes internal walls and corridors, toilets and lobby but excludes stairs and elevators)
Service charges	from CHF 50 to CHF 60 / m² / year
Parking	CBD: CHF 400 - 600 / space / month Outside CBD: CHF 250 - 350 / space / month

Zurich in statistics (end 2022)

Population City Zurich

443'212

Population Canton Zurich

1'573'836

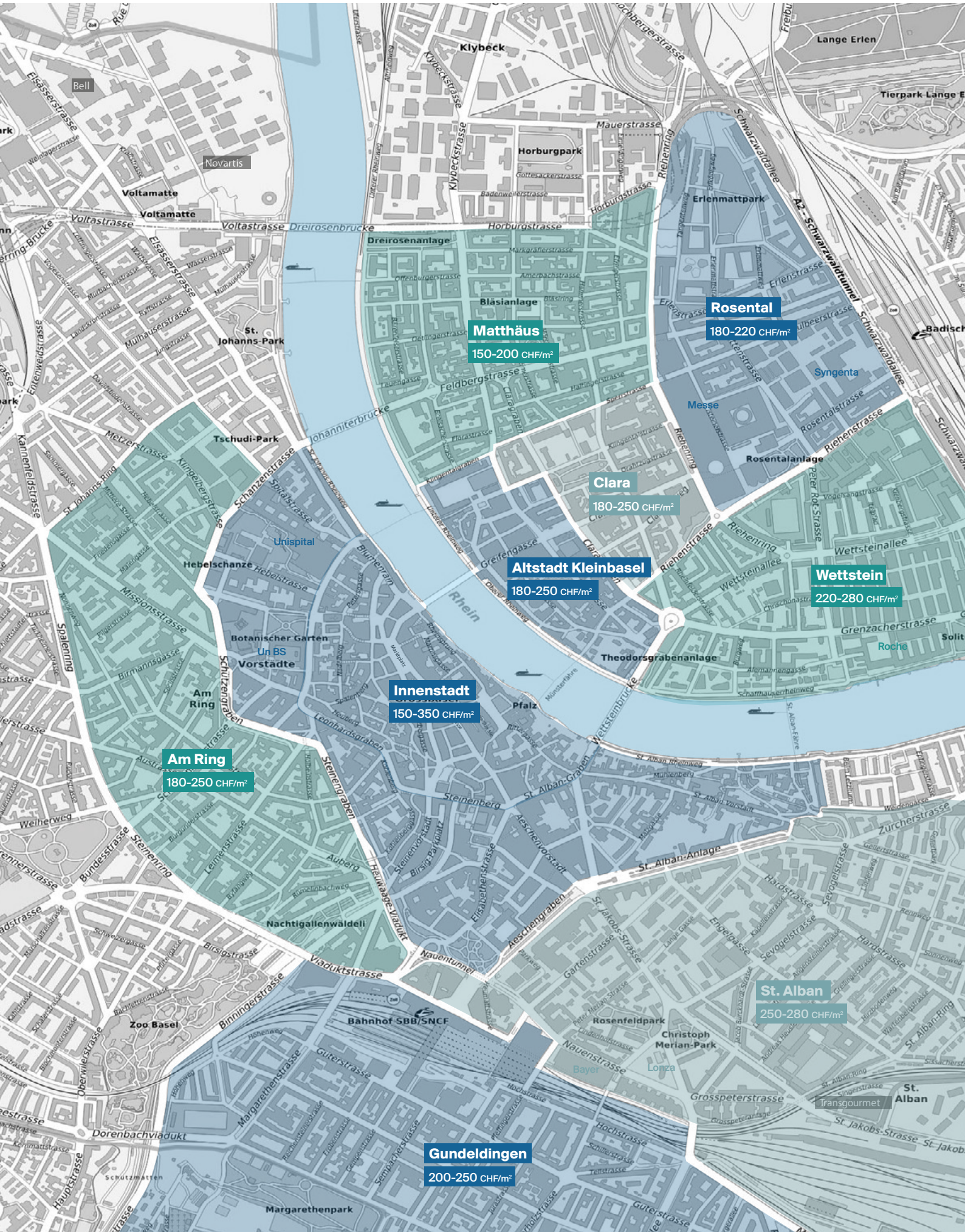
Unemployment rate

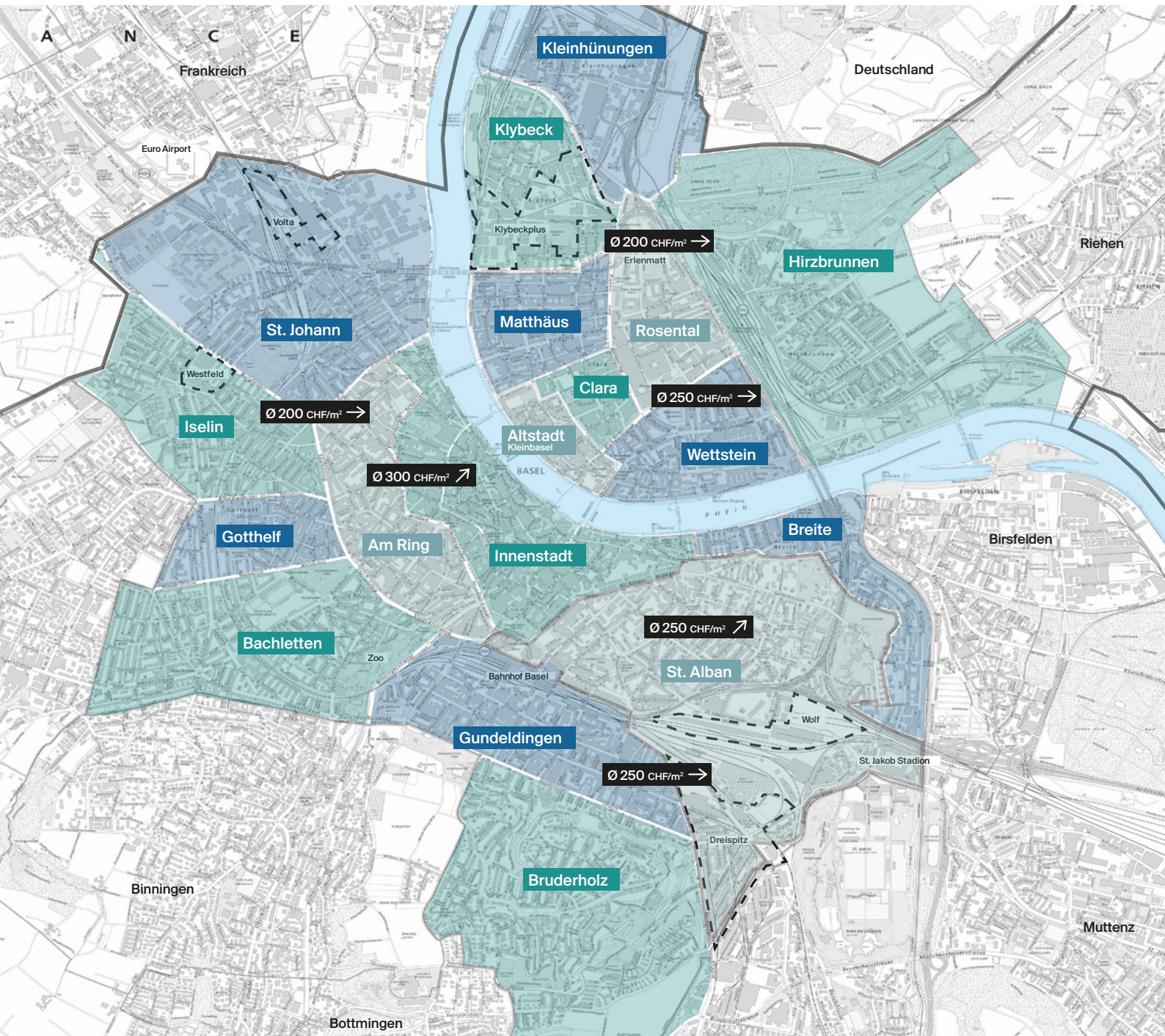
1.6%

wüestpartner

PARTNER REALESTATE | Knight Frank

Greater Zurich Area
Expanding business horizons





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Service charges	from CHF 30 to CHF 50 / m ² / year
Parking	CBD: CHF 250 - 400 / space / month Outside CBD: CHF 180 - 250 / space / month



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NEWS

Naef Commercial Knight Frank is the result of a partnership between the Naef Real estate group, founded in 1881 in Geneva, with nine agencies in French-speaking Switzerland and Knight Frank, a real estate company, created in 1896 in the United Kingdom, with 487 offices and over 20'000 collaborators worldwide. Naef Commercial Knight Frank possesses three competence centers in the cantons of Geneva, Vaud, and Neuchâtel, covering the whole of French-speaking Switzerland. Naef Commercial Knight Frank extends its network through Knight Frank's partners in German-speaking Switzerland and thus becomes a key player of the Swiss commercial and investment real estate market.



Our specialists provide our client with support and expertise in commercial and investment real estate.

More information on our website naef-commercial.ch

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Entreprise

