

Europe's Largest Scope of Real Estate Solutions

Paris Region is a constellation of diverse, specialized districts that make it a highly attractive location for a range of industries, research areas, and lifestyles.

Its real estate market stands out for its size and liquidity with an offer of 55 million m².

The new normal of working from home is pushing companies to rethink the traditional office model. The sharing of workspaces could become increasingly common. The rise of coworking, especially in third-party locations, should accelerate if companies allow remote working in these shared spaces.



La Défense Business District © 11h45 pour Defacto

Office Space

Surface area
54.8 million m²

ORIE, 31/12/2020

Around **1,500** areas for business activity

34 business districts
Paris La Défense, the **4th** largest business district in the world

EY-ULI 2020

- Immediate supply: **3.7 million m²**
- Vacancy rate: **6.8%**
- Take up: **1.3 million m²**
- Space under construction: **1.8 million m²**

BNP Paribas Real Estate, T4 2020

Prime rent in central Paris:

- **880€/m²/year**

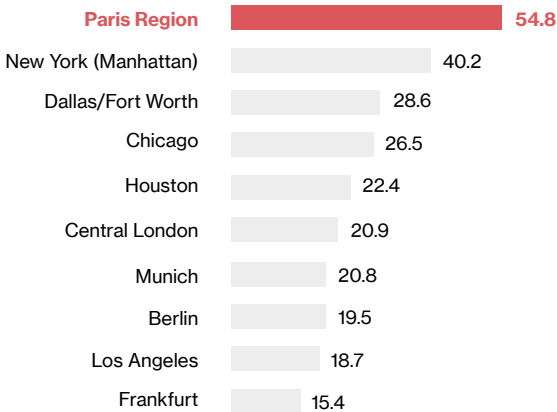
BNP Paribas Real Estate 2020

Prime rent in Paris Region

- **€410/m²/year**, excluding taxes and charges for second-hand space
- **€411/m²/year**, excluding taxes and charges for new or refurbished space

Immostat, 2020

Office Stock in Major World Capitals in Million m²



Q3 2018 for Europe, Q2 2018 for the USA

ORIE for Paris Region 2020, BNP Paribas Real Estate for other countries

Paris Region: More Affordable Than London in Occupancy Costs

Top 15 Office Space Market by Occupancy Costs (2019) USD per Workstation			
Rank	Country	City	Occupancy costs m ² /year in \$US
1	China	Hong Kong Central	322.00
2	United Kingdom	London West End	222.70
3	China	Hong Kong Kowloon	208.67
4	USA	New York Midtown Manhattan	196.89
5	China	Beijing (Finance Street)	187.77
6	China	Beijing (CBD)	177.05
7	USA	New York Midtown South Manhattan	169.86
8	Japan	Tokyo (Marunouchi/Otemachi)	167.82
9	India	New Delhi (Connaught Place - CBD)	143.97
10	United Kingdom	London (City)	139.75
11	USA	San Francisco (Downtown)	130.51
12	China	Shanghai (Pudong)	128.51
13	USA	San Francisco (Peninsula)	116.28
14	Singapore	Singapore	114.28
15	France	Paris	110.02

Global prime office occupancy costs, 2019, CBRE

Everything You Need to Scale Up

Coworking spaces, business centers, shared offices... Paris Region has an exceptional ecosystem of young talent, innovative companies, and outstanding researchers. Innovation centers, particularly incubators, are a point of convergence for these actors and their meetings. The number of places where you can work remotely has increased impressively in Paris Region in recent years.

964

"third places", providing flexibility to business people, comprising:

- 239 coworking spaces
- 292 shared offices
- 122 fablabs
- 243 business creation or development support sites
- 69 micro-working spaces in stations

L'Institut Paris Region, 2021

1,000 third places by 2021

The World's Biggest Start-up Campus

Based in central Paris, STATION F gathers a whole entrepreneurial ecosystem under one roof.

- 51,000 m²
- 1,000+ start-ups
- 600 rooms
- 30+ start-up programs
- Private offices for 10 to 20 people

Station F, 2021

The Grand Paris Express: A Great Opportunity for Urban Projects

To enhance its attractiveness and competitiveness in our globalized world, Paris Region is undertaking major infrastructure and urban planning projects. This includes the Grand Paris project, the largest urban project in Europe which will provide a new transport network, new residential projects, office districts, and R&D hubs open to international competitions to reinvent Paris Region. The Grand Paris Express is paving the way for a substantial increase in housing stock in Paris Region.

The construction of the new stations is accelerating the urban renovation process and the renewal of the industrial zones around Paris.

- Creation of:
- 250,000 to 400,000 housing units
 - 10,000 to 15,000 housing units per year within a 800 m radius around the future stations.

10 related real estate projects near Grand Paris Express stations have already been awarded to real estate operators

These 10 projects represent

- 2,150 housing units and
- 32,000 m² of commercial space

In total, approximately 1 million m² of floor space will be developed by Société du Grand Paris on the land acquired for the construction of the Grand Paris Express.

The Paris Region Office Market

