



Bern Office, Q2 2020


Office availability in Bern remains at a low level

MARKET SUMMARY Q2 2020
CITY OF BERN

52,000 sq m 
Availability

2.2% 
Availability rate

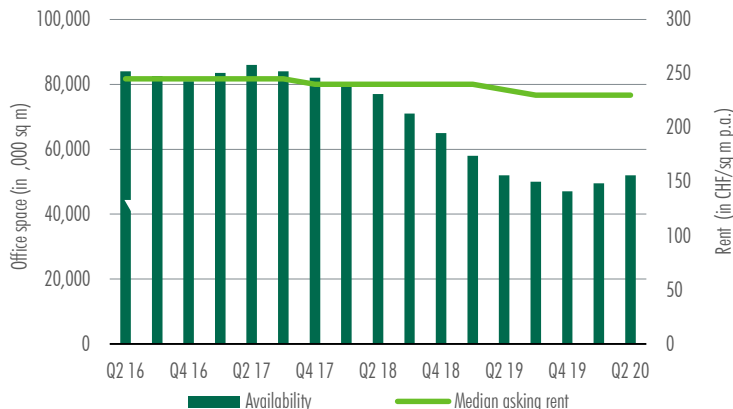
CHF 230/sq m p.a. 
Median asking rent

CHF 390/sq m p.a. 
Prime rent

52,000 sq m
Developments by 2022

Trend compared to previous quarter

Figure 1: Availability and median asking rent in the city of Bern



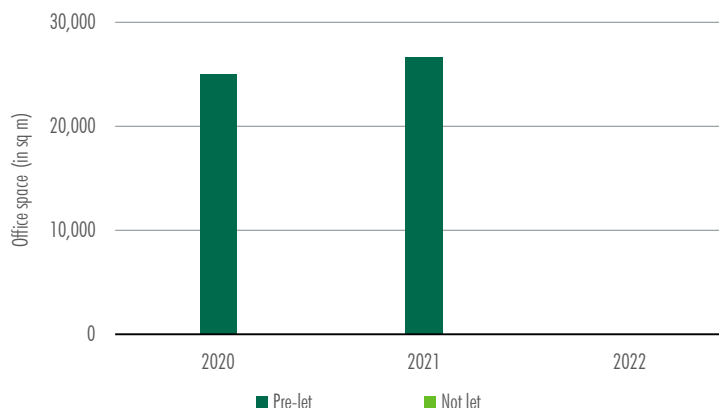
Source: CBRE Research, 2020

AVAILABILITY

In the city of Bern, the available office space has recently risen slightly and now totals 52,000 sq m, an increase of 5,000 sq m. Vacancies have increased particularly in the "Kirchenfeld/ Schlosshalde" submarket. The consolidation of various federal institutions means that some space is still coming onto the market here and there, like in the four towers at Nussbaumstrasse just recently.

However, the availability rate for the total of the city remains at a low level of 2.2%. Despite the corona crisis, hardly any major increases in vacancies are expected in Bern in the foreseeable future. State space requirements remain stable. Furthermore, the Swiss Federal Office of Personnel FOPER had already issued guidelines for "mobile forms of work in the federal administration" before COVID-19.

Figure 2: Pipeline in the city of Bern (new builds)



Source: CBRE Research, 2020

PIPELINE

The new administration center at Guisanplatz opened in 2019 and was occupied in stages. However, this consolidation did not have a big impact on the office market.

The second stage of WankdorfCity in 2020 and the new building for the Institute of Forensic Medicine and Department for BioMedical Research in 2021 are the only projects worth mentioning. After that, new construction activity will remain quiet, and only in the long term some new buildings can be expected, e.g. for the Department of Chemistry and Biochemistry of the University of Bern on the Muesmatt site in Bern.

Figure 3: City of Bern submarkets



Source: CBRE Research, 2020

Figure 4: Office market key data

Submarkets		Availability (in sq m)	Availability rate (in %)	Range of asking rents* (in CHF/sq m p.a.)	Median asking rent (in CHF/sq m p.a.)
CBD/Innere Stadt	➡	7,000	1.4	250-360	310
Länggasse/Felsenau	➡	1,000	0.4	210-270	240
Breitenrain/Lorraine	➡	4,000	1.0	160-320	220
Kirchenfeld/Schosshalde	⬆	16,000	4.7	170-250	200
Mattenhof/Weissenbühl	⬆	9,000	1.3	180-290	240
Bümpliz/Oberbottigen	➡	15,000	5.8	140-230	180
City of Bern total	⬆	52,000	2.2		230

*The range of asking prices excludes the highest and lowest 10% and may have been adapted according to the data quality.

Source: CBRE Research, 2020

FOR MORE DETAILED INFORMATION PLEASE CONTACT OUR EXPERTS

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