

## Basel Office, Q4 2020

# Consolidations and repositionings drive up vacancies

### MARKET SUMMARY Q4 2020

#### CITY OF BASEL

115,000 sq m  
Availability ↑

4.8%  
Availability rate ↑

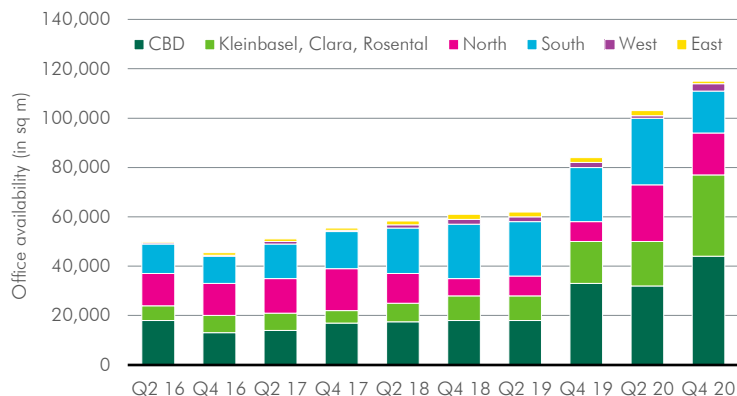
CHF 250/sq m p.a. ↔  
Median asking rent

CHF 420/sq m p.a. ↔  
Prime rent

120,000 sq m  
Developments by 2023

Trend compared to previous quarter

Figure 1: Availability in the city of Basel



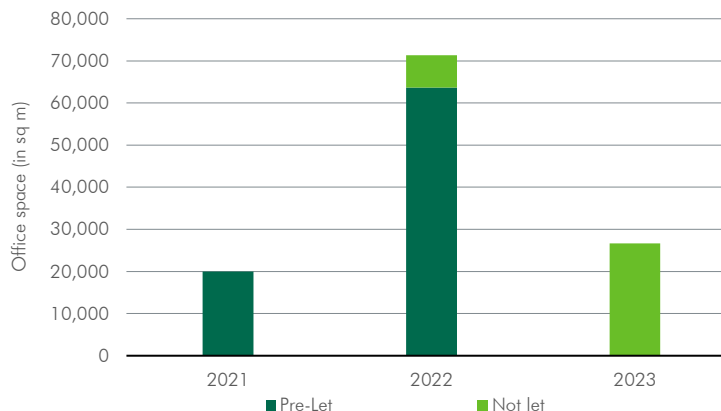
Source: CBRE Research, 2021

### AVAILABILITY

Since 2019, the availability rate in Basel has jumped from just 2.4% (Q2 2019) to 4.8% (Q4 2020 or Jan. 18, 2021). This is mainly due to space being vacated in the CBD and in some of the Kleinbasel quarters (especially Rosental).

Due to surrenders of rental space as a result of consolidations (e.g. several rental spaces from Roche) and the disposal of owner-occupied space (e.g. various life sciences companies and financial institutions), a further expansion of supply is likely to take place in the short term. In the CBD alone, additional office space of at least 40,000 sq m is expected to be freed up in the next few years, and even more repositionings of elder buildings await us on the Klybeck site.

Figure 2: Pipeline in the city of Basel

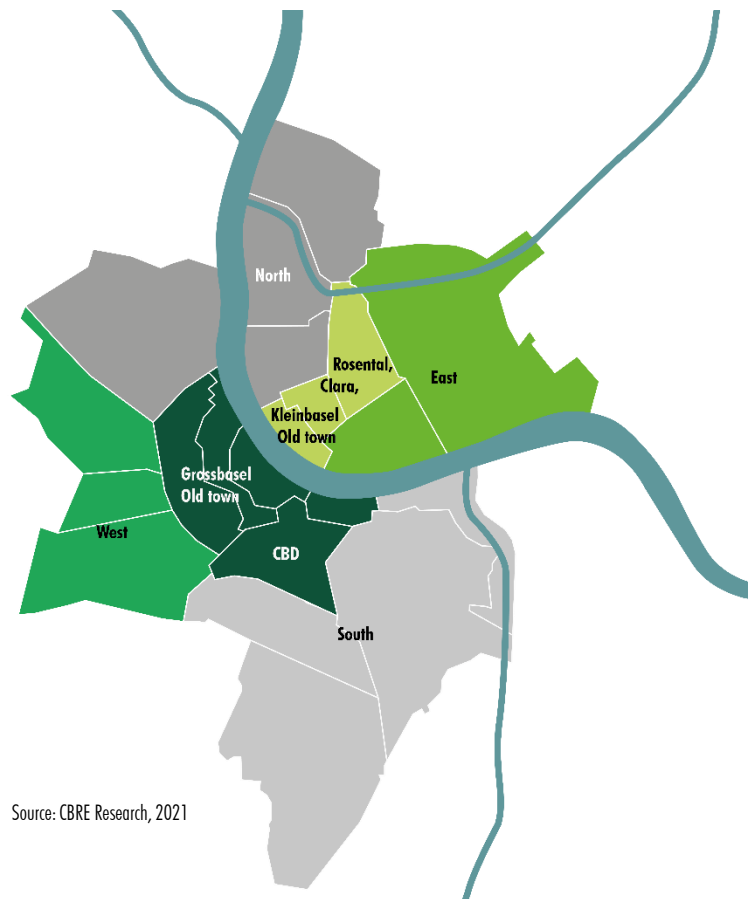


Source: CBRE Research, 2021

### PIPELINE

In the short term until 2023, new construction activities are mainly driven by owner-occupiers (see left). A further 150,000 sq m of new space could follow by 2030. But only as of 2025 larger office completions will be available for third-party leasing. If repositionings, conversions or space disposals are also added, additional office supply of up to 350,000 sq m can be assumed by 2030, with a further 30,000 to 50,000 sq m likely to be laboratory space. With a projected net absorption of around 15,000 sq m of office space per year, supply clearly exceeds demand. In the worst case, the office availability rate could therefore rise to over 10% by the end of 2025, provided that all new construction and conversion projects are implemented soon.

Figure 3: City of Basel submarkets



Source: CBRE Research, 2021

**Methodology**

The cutoff date for the availability and rent data was January 18<sup>th</sup>, 2021. Only rental space offering more than 50 sq m and available within three months were included in our statistics.

Figure 4: Office market key data

Submarkets		Availability (in sq m)	Availability rate (in %)	Range of asking rents* (in CHF/sq mp.a.)	Median asking rent (in CHF/sq m p.a.)
CBD, Grossbasel old town	↑	44,000	6.6	220-330	280
Kleinbasel old town, Clara, Rosental	↑	33,000	17.4	190-290	230
South	➡	17,000	2.6	180-280	240
North	➡	17,000	2.9	140-260	210
West	➡	3,000	2.0	150-250	230
East	➡	1,000	0.6	150-230	230
<b>City of Basel total</b>	↑	<b>115,000</b>	<b>4.8</b>		<b>250</b>

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

Source: CBRE Research, 2021

**FOR MORE DETAILED INFORMATION PLEASE CONTACT OUR EXPERTS**

**David Schoch**  
 Research & Consulting  
 david.schoch@cbre.com

**Zurich**  
 Bäregasse 29  
 CH-8001 Zürich  
 www.cbre.ch

**Geneva**  
 Rue des Bains 33  
 CH-1211 Genève

**Lausanne**  
 Rue Saint-Martin 26  
 CH-1005 Lausanne

**Basel**  
 Picassoplatz 8  
 CH-4052 Basel

To learn more about CBRE Research, or to access additional research reports, please visit the Global Research Gateway at [www.cbre.com/researchgateway](http://www.cbre.com/researchgateway).

CBRE Disclaimer 2021  
 CBRE Limited confirms that information contained herein, including projections, has been obtained from sources believed to be reliable. While we do not doubt their accuracy, we have not verified them and make no guarantee, warranty or representation about them. It is your responsibility to confirm independently their accuracy and completeness. This information is presented exclusively for use by CBRE clients and professionals and all rights to the material are reserved and cannot be reproduced without prior written permission of CBRE.