



**AT A GLANCE
Q2 2022**

OFFICES IN THE REGIONS – 17 main cities
A buoyant first half



928,000 sqm

Take-up in H1 2022
(+18% vs H1 2021)



2.3 m sqm

Availability within a year
(- 15% vs Q1 2021)



€330/sqm/year

Prime rent
(Lyon)

Resilient market

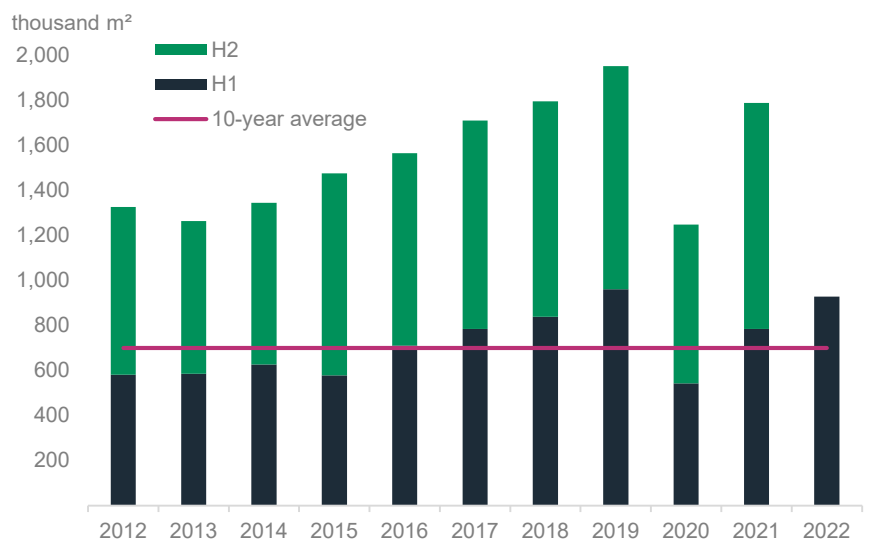
Following the beginning of the year overshadowed by the war in Ukraine and in an uncertain economic context, offices in the Regions* have proved their resilience, enjoying a buoyant H1 with take-up of around 928,000 m², up +18% compared to the year-earlier period.

Take-up in the Regions* is up a hefty 33% compared to its 10-year average and is almost back to its pre-crisis level.

These strong figures, combined with a sharp increase in registered demand (+19% vs H1 2021) bode well for H2 and suggest full-year take-up equivalent to, or even higher than 2019.

**17 cities : Aix/Marseille, Bordeaux, Dijon, Grenoble, Lille, Lyon, Metz, Montpellier, Nancy, Nantes, Nice/Sophia, Orléans, Rennes, Rouen, Strasbourg, Toulouse, Tours*

Half-year take-up trend



BNP Paribas Real Estate - Research - July 2022

Owner/occupier and turnkey deals still popular

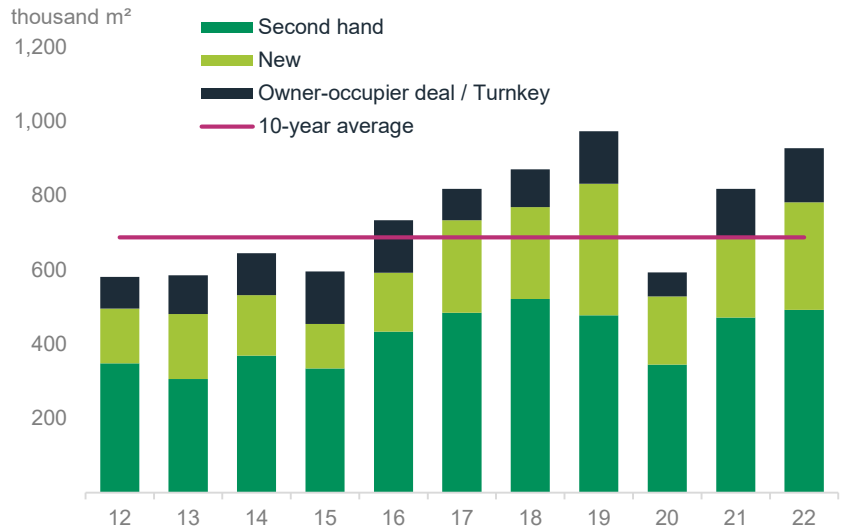
Owner/occupier and turnkey deals were as popular as ever in H1, accounting for 16% of transactions and 145,600 m², i.e. a volume increase of 14% year-on-year.

The market was largely driven by the public and semi-public sector. Highlights include the two new Cités Administratives in Lille (38,470 m²) and Lyon (20,000 m²).

Transactions for new offices accounted for 31% of take-up with volume up 34%.

Lastly, over half of transactions (53%) were for second-hand offices for which the volume also increased, but to a lesser extent (+11% vs the year-earlier period).

Take-up



Lille unseats Lyon in the take-up rankings

With take-up of 169,000 m², Lille confirmed its pole position. For the second quarter running it beat Lyon, which had 147,000 m² transacted.

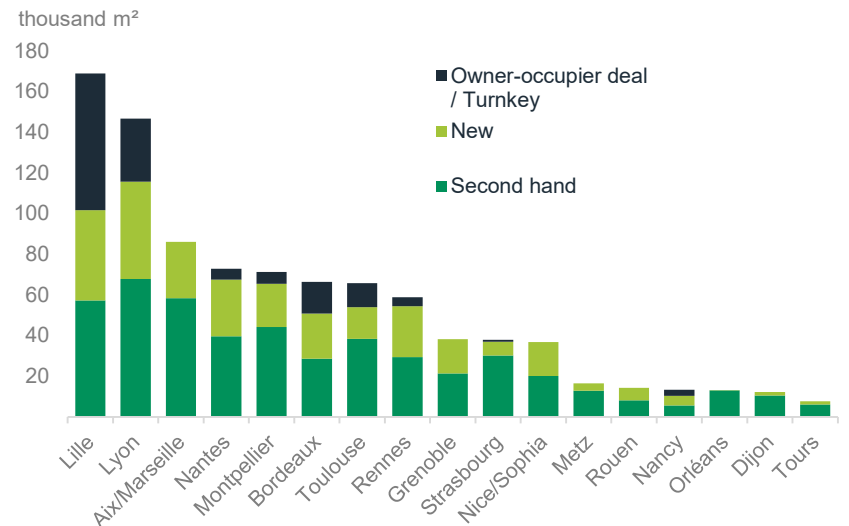
Aix/Marseille took third place with 86,000 m² taken up, i.e. an increase of 6% vs the same period last year.

Nantes came in fourth with take-up of 73,000 m², followed by Montpellier, which, with 71,000 m² transacted, surprisingly overtook Bordeaux and Toulouse.

Rennes stood out with 59,000 m² changing hands, representing growth of +16% vs the year-earlier period.

Lastly, Grenoble and Strasbourg rounded up the top 10, each with 38,000 m²

Take-up by city in H1 2022



Steep fall in supply

Reflecting this strong transaction momentum, supply available within a year is down 15% on last year and now stands at nearly 2.3 million sqm.

New supply represents about a 1/3 of overall supply and has slipped 15% over one year.

The same is true for second-hand supply, which is down 14%.

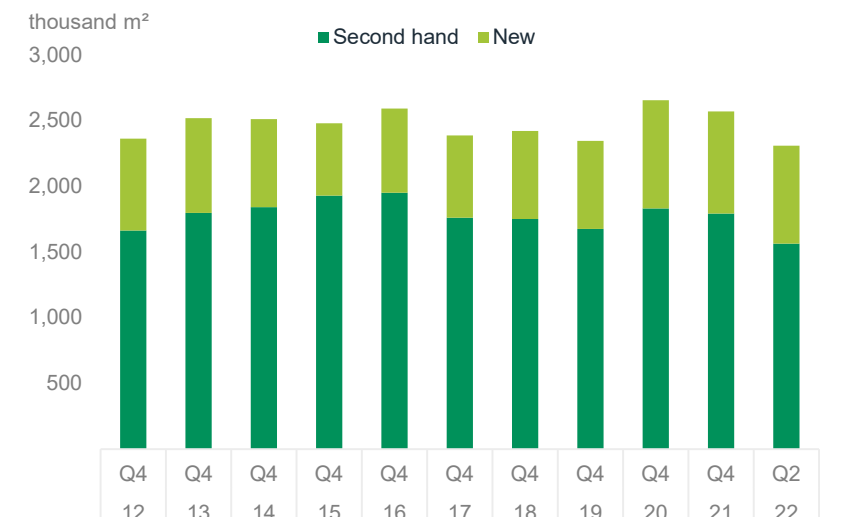
This trend partly stems from the marked recovery in take-up in some markets.



752,600 m²

Space under construction

Availability within a year



LOCATIONS

(JANUARY 2021)

HEADQUARTER

167, quai de la Bataille de
Stalingrad
92867 Issy les Moulineaux Cedex
Tél. : +33 (0)1 55 85 20 04

ÎLE-DE-FRANCE AUBERVILLIERS

Parc des Portes de Paris
40 rue Victor Hugo
Bât 264 / 4ème étage
93300 Aubervilliers
Tél. : +33 (0)1 49 93 70 73

ERAGNY

Immeuble Tennessee
8 allée Rosa Luxembourg
BP 30272 Eragny
95615 Cergy Pontoise Cedex
Tél. : +33 (0)1 34 30 86 46

REGIONS

AIX-EN-PROVENCE

Parc du Golf - Bât 33
350, rue Jean René Guillaibert
Gauthier de la Lauzière
Les Milles
13290 Aix-en-Provence
Tél. : +33 (0)4 42 90 72 72

ANNECY

PAE Des Glaisins
19, avenue du Pré-de-Challes
74940 Annecy-le-Vieux
Tél. : +33 (0)4 50 64 12 12

BIARRITZ

26 Allée Marie Politzer
64200 Biarritz
Tél. : +33 (0)5 59 22 62

BORDEAUX

Immeuble Opus 33
61-64, quai de Paludate
33800 Bordeaux
Tél. : +33 (0)5 56 44 09 12

DIJON

Immeuble Le Richelieu
10, boulevard Carnot
21000 Dijon
Tél. : +33 (0)3 80 67 3

GRENOBLE

285 rue Lavoisier
38330 Montbonnot
Tél. : +33 (0)4 76 85 43 43

LILLE

Immeuble Eurosud
213 Boulevard de Turin
59777 Euralille
Tél. : +33 (0)2 20 06 99 00

LYON

Silex 1
15 rue des Cuirassiers
69003 Lyon
Tél. : +33 (0)4 78 63 62 61

MARSEILLE

44, boulevard de Dunkerque
CS11527-13235 Marseille
Cedex 2
Tél. : +33 (0)4 91 56 03 03

METZ

WTC-Technopôle de Metz
2, rue Augustin Fresnel
57082 Metz cedex 3
Tél. : +33 (0)3 87 37 20 10

MONTPELLIER

Immeuble Le Triangle
26, allée Jules Milhau
CS 89501
34265 Montpellier Cedex 02
Tél. : +33 (0)4 67 92 43 60

MULHOUSE

Beverly Plaza
15, rue de Copenhague
67300 Schiltigheim
Tél. : +33 (0)3 89 33 40 50

NANCY

Immeuble Quai Ouest
35 avenue du XX^{ème} Corps
54000 Nancy
Tél. : +33 (0)3 83 95 88 88

NANTES

14, mail Pablo Picasso
BP 61611
44016 Nantes Cedex 1
Tél. : +33 (0)2 40 20 20 20

NICE

Immeuble Phoenix - Arénas
455, promenade des Anglais
06285 Nice Cedex 3
Tél. : +33 (0)4 93 18 08 88

ORLÉANS

16, rue de la république
45000 Orléans
Tél. : +33 (0)2 38 62 09 91

RENNES

Centre d'affaires Athéas
11, rue Louis Kerautret-Botmel
35000 Rennes
Tél. : +33 (0)2 99 22 85 55

ROUEN

Immeuble Europa
101 Boulevard de l'Europe
76100 Rouen
Tél. : +33 (0)2 35 72 15 50

STRASBOURG

Beverly Plaza
15 rue de Copenhague
67300 Schiltigheim
Tél. : +33 (0)3 88 22 19 44

TOULOUSE

Immeuble Elipsys
8/10 rue des 36 Ponts
CS 84216
31432 Toulouse Cedex
Tél. : +33 (0)5 61 23 56 56

TOURS

29, rue de la Milletière
37100 Tours
Tél. : +33 (0)2 47 44 70 58

CONTACT

RESEARCH FRANCE

Guillaume JOLY
Head of Research - France
guillaume.joly@bnpparibas.com

Emilie NGUYEN
Regional office analyst
emilie.nguyen@bnpparibas.com

TRANSACTION REGIONAL OFFICES

Jean-Laurent DE LA PRADE
Head of the Regions and
Director of North and South East Regions
Tél. : +33 (0)1 47 59 17 18
jean-laurent.delaprade@bnpparibas.com

Benoît DE FOUGEROUX
Director Rhône-Alpes Region
Tél. : +33 (0)4 78 63 62 61
benoit.defougeroux@bnpparibas.com

Marc DELPOUX
Director South West Region
Tél. : +33 (0)5 61 23 56 56
marc.delpoux@bnpparibas.com

Christine SERRA
Director Centre West Region
Tél. : +33 (0)2 40 20 20 20
christine.serra@bnpparibas.com

Nancy SPANN
Director East Region
Tél. : +33 (0)3 88 22 19 44
nancy.spann@bnpparibas.com

KEEP-UP-TO-DATE WITH BNP PARIBAS REAL ESTATE'S NEWS WHEREVER YOU ARE

 #BEYONDBUILDINGS



www.realestate.bnpparibas.com



**BNP PARIBAS
REAL ESTATE**

Real Estate
for a changing
world