With take-up of over 857,000 m² in H1, the Regional* office market is at its highest since 2008. This is the first time that overall transaction volumes have exceeded 800,000 m² in the first half. It represents an increase of 9% vs. H1 2017 and 37% vs. the 10-year average. Take-up increased for all asset types, both second-hand (+8%) and new space (+11%). After a sharp fall in H1 2017, the sharpest increase was in owner-occupier and rental turnkey deals (+12%). Representing over 43% of take-up, deals for new premises once again clearly drove figures in the regions early this year.

With respect to size segments, the market has been boosted by medium-sized transactions (between 2,000 and 5,000 m²) which rose sharply (+33%), with 119 deals in H1 2018 for a total of 105,000 m², vs. 60 deals and 80,000 m² over the same period of 2017. Conversely, the segment of very large units (< 10,000 m²) contracted sharply (-48%), after having been particularly buoyant in 2017. The base of small-sized units (< 1,000 m²) is as solid as ever, representing 50% of overall volume and increasing 7%.

With take-up of 137,000 m² and growth of 21%, Lyon retained and strengthened its position as top regional market, despite the lack of very large transactions (>10,000 m²). It was followed by Lille, which set a new record with some 125,000 m² transacted, i.e. a rise of 25% vs. H1 2017. With 84,000 m², Bordeaux took third place for the first time since 2013, usurping Toulouse, which after two exceptional years saw a fall of 17%. Nantes overtook Aix-Marseille thanks to three deals of over 5,000 m². As such, rents in nine cities (Aix/Marseille, Bordeaux, Lille, Lyon, Metz, Nantes, Nice/Sophia, Rennes, Toulouse) topped € 200/m²/year, while Strasbourg was very close at € 195/m²/year. Conversely, second-hand rents were under tension in the suburbs, due to the excess supply of average quality.

Top rents for new offices have increased thanks to the scarcity of new supply of various regional markets. As such, rents in nine cities (Aix/Marseille, Bordeaux, Lille, Lyon, Metz, Nantes, Nice/Sophia, Rennes, Toulouse) topped € 200/m²/year, while Strasbourg was very close at € 195/m²/year. Conversely, second-hand rents were under tension in the suburbs, due to the excess supply of average quality. Incentives in the form of rent-free months or financing of works have remained stable.

*17 cities: Aix/Marseille, Bordeaux, Dijon, Grenoble, Lille, Lyon, Metz, Nantes, Nice/Sophia, Rennes, Strasbourg, Toulouse and Tours.
BUSINESS LINES
in Europe
A 360° vision

Main locations

HEADQUARTERS
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92867 Issy les Moulineaux Cedex
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REGIONS
Aix-en-Provence
Parc du Golf - Bât 39
350, rue Jean René Guillibert
Gauthier de La Lauzière
Les Milles
13280 Aix-en-Provence
Tel.: +33 (0) 4 92 90 72 72

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

Bordeaux
Immeuble Opus 33
63-64, quai de Paludate
33800 Bordeaux
Tel.: +33 (0) 5 56 44 09 12

Dijon
Immeuble Le Richelieu
10, boulevard Carnot
21000 Dijon
Tel.: +33 (0) 3 80 67 35 72

Grenoble
Immeuble Le Grenat
285, rue Lavoisier
38013 Grenoble
Tel.: +33 (0) 4 76 85 43 43

Lille
100, Tour de Lille
Boulevard de Turin
59777 Lille Cedex
Tel.: +33 (0) 3 20 06 99 00

Lyon
S.ifr 1
15 rue des cuivraissiers
69001 Lyon
Tel.: +33 (0) 78 63 62 81

Marseille
44, boulevard de duguekerq
CS13257- 13235 Marseille Cedex 2
Tel.: +33 (0) 4 91 56 03 03

Metz
WTC-Technopôle de Metz
2, rue Augustin Fresnel
57082 Metz cedex 1
Tel.: +33 (0) 87 37 20 10

Montpellier
Immeuble Le Triangle
20, allée Jules Méhau
34950 Montpellier Cedex 02
Tel.: +33 (0) 4 67 92 43 60

Mulhouse
Beverly Plaza
15 rue de Copenhagen
67300 Schiltigheim
Tel.: +33 (0) 3 83 33 40 50

Nancy
Immeuble Les Portes d’Australie
40 rue Victor
54000 Nancy
Tel.: +33 (0) 3 83 95 88 88

Nantes
14, mai Pablo Picasso
BP 61181
44016 Nantes Cedex 3
Tel.: +33 (0) 2 40 20 20 20

Nice
Immeuble Phoenix – Arénnas 465, promenade des Anglais
06285 Nice Cedex 3
Tel.: +33 (0) 4 93 18 08 88

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

Rennes
Centre d’affaires Athéas
11, rue Louis Keratetsch-Botnel
35000 Rennes
Tel.: +33 (0) 2 99 22 85 55

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

Strasbourg
Beverly Plaza
15 rue de Copenhagen
67300 Schiltigheim
Tel.: +33 (0) 3 86 22 19 44

Toulouse
Immeuble Elysses
8/10 rue des 36 Ponts
31426 Toulouse Cedex
Tel.: +33 (0) 5 61 23 56 56

 Tours
26, rue de la Molière
37200 Tours
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