



**AT A GLANCE
2024 Q4**

PARIS OFFICE MARKET
A RESILIENT MARKET



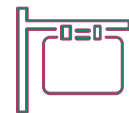
1 750 400 m²

Take-up in 2024
(-11% vs. 2023)



7 M m²

Availability within a year
(+8% vs. 2023 Q4)



10,2%

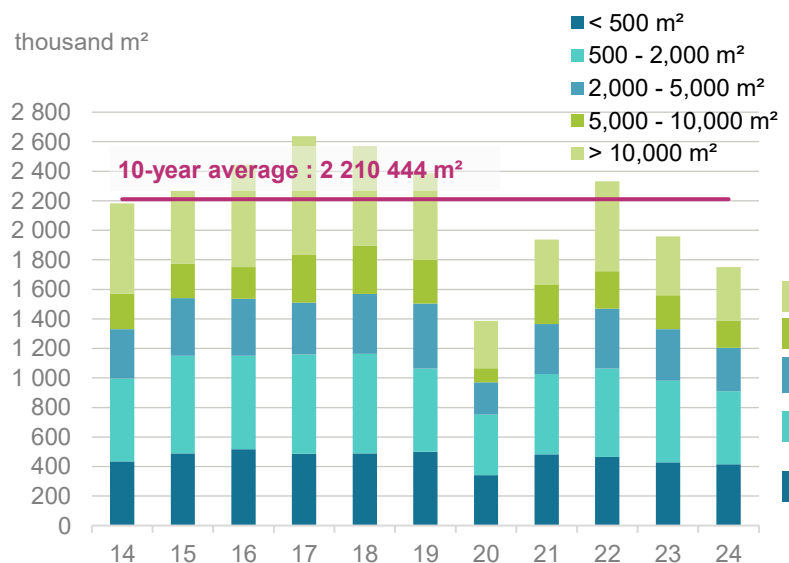
Vacancy rate

Fall in take-up

Rental take-up in the Paris Region fell by 11% to 1,750,400 sqm this year, compared with 2023. The segment of small units (< 1,000 sqm) fell by 9% and that of medium units (1,000 - 5,000 sqm) followed the same trend (-10%), while large units (> 5,000 sqm) were the worst affected, with 546,000 sqm taken up, down 13%. There were only 49 deals for over 5,000 sqm over the year. Although activity picked up, there were only 4 transactions for over 20,000 sqm. One such example at the end of the year was SANOFI's lease of over 30,000 sqm of offices at CB3 in La Défense.

Transactions over 12 months by size

thousand m²



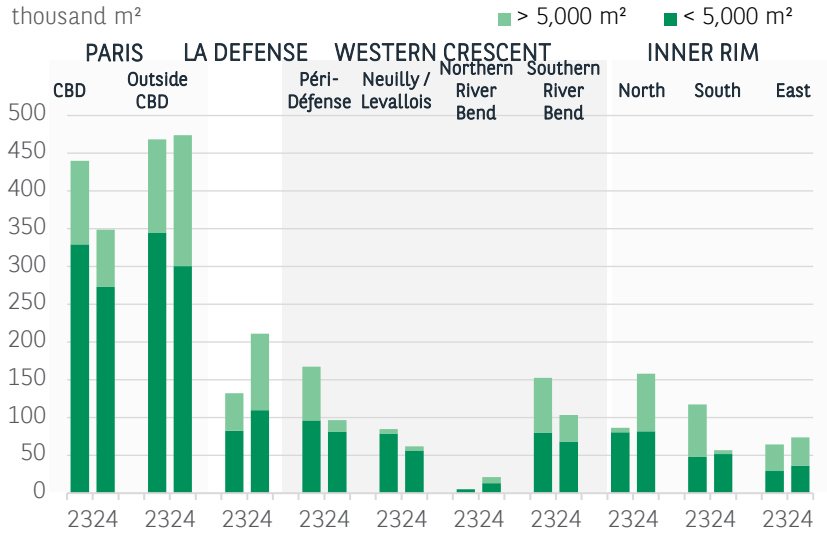
Source : BNP Paribas Real Estate, Immostat

47% of take-up in Paris Inner City

Paris Inner City is still the area most popular with occupiers, accounting for 47% take-up in the Paris region. Paris non-CBD stood out thanks to 13 transactions over 5,000 sqm, resulting in a 1% stabilisation in take-up. Paris non-CBD saw the biggest rental transaction of the year: a lease of over 40,000 sqm in THE GOOD ONE building, in the 13th arrondissement.

Elsewhere in the Paris region, there was impressive take-up growth at La Défense largely thanks to the Sanofi deal, while there were steep falls on the Western Crescent, particularly Péri-Défense (-42%) and the Southern River Bend (-32%). The Northern Inner Rim distinguished itself, with take-up jumping 83% thanks to 3 deals for over 10,000 sqm.

Take-up over 12 months by district



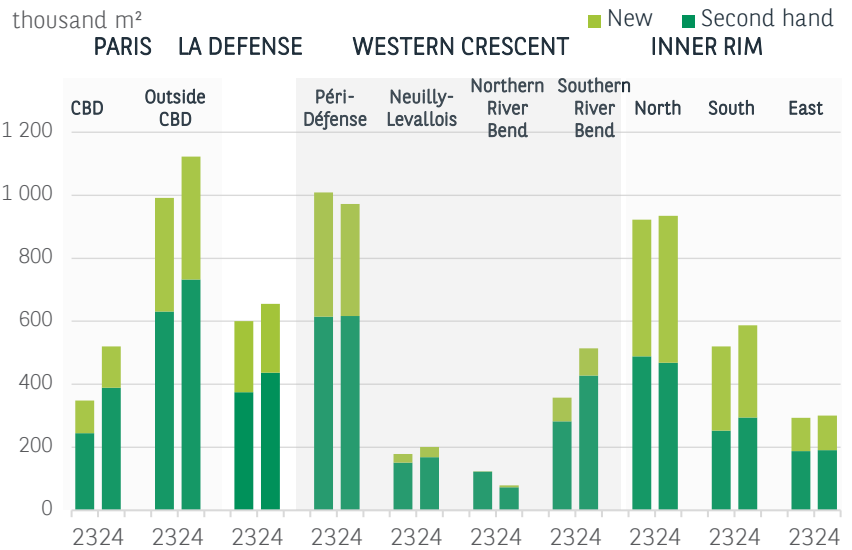
Source : BNP Paribas Real Estate, Immostat

Mixed picture

As of January 1, 2025, the immediate vacancy rate for offices in the Paris region was 10.2%. Differences between districts remain stark, with vacancy still low in central Paris at 5.8%, compared with 19.8% in the Inner Rim and 15% in La Défense.

Availability within a year also continues to rise across the Paris region (+8% over one year); it stands at 7 million sqm with the proportion of new offices stable at 33%. However, supply under construction has diminished, which should affect the level of new supply in the coming years.

Availability within a year (to January 1ST)



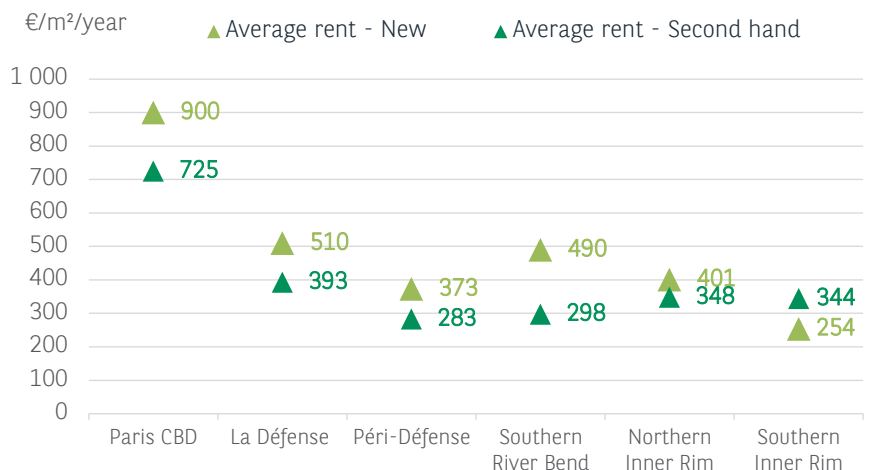
Source : BNP Paribas Real Estate

A two-speed pattern for rents

As immediate supply continues to grow, differences in rents are widening between different districts. Rental trends clearly reflect the geographical contrasts in the markets, with prime rents continuing to rise in Paris Inner City: a new record was even set with an office leased at €1,200/sqm/year.

Average rents in the suburbs are stabilising, suggesting that occupiers are becoming more selective. The average incentive for the Paris region is 22%. In Central Paris, they are generally below 20%, whereas they exceed 35% in La Défense and Péri-Défense.

Average headline rents – Q4 2024 (over 12 months)



Steep fall in investment

Investment in offices dropped 29% year-on-year in 2024, to € 3.4bn. To put this in perspective, the average for the past five years stands at € 13bn. It was a two-speed year in 2024, with a slowdown in H1, when just € 1bn was invested, before a pick-up in H2 to € 2.4bn.

There were 116 transactions in 2024, whereas on average over the last five years there were about 227 deals each year. There were 9 transactions above € 100m, of which 6 in Paris CBD.

Paris Inner City accounted for over three quarters of investment. There were three notable deals outside Inner Paris: the acquisition by Corum Eurion of the IN SITU scheme in Issy-les-Moulineaux, the purchase of the LIBERTÉ 1 building in Charenton-le-Pont by Hines, and the investment by Baumont Real Estate France in a building on 127 avenue Charles de Gaulle in Neuilly-Sur-Seine.

Yields continue to expand, with more or less pronounced rises depending on asset liquidity and district. Only in Paris CBD did the prime yield contract to around 4%, a trend that should last into 2025.



3,4 bn €

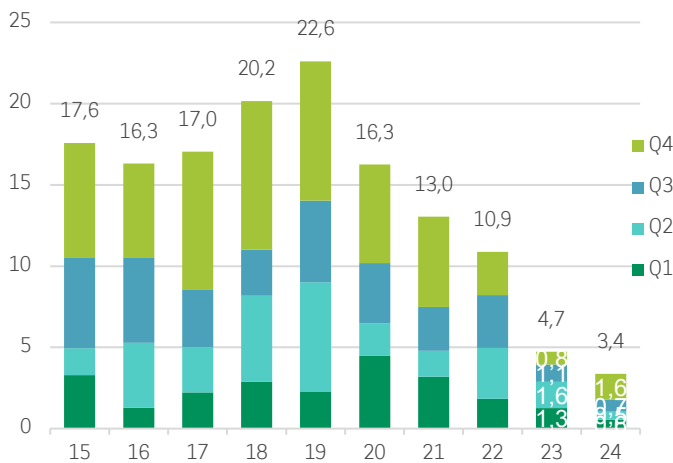
4,00 %

Paris office investment in 2024

Office prime yield

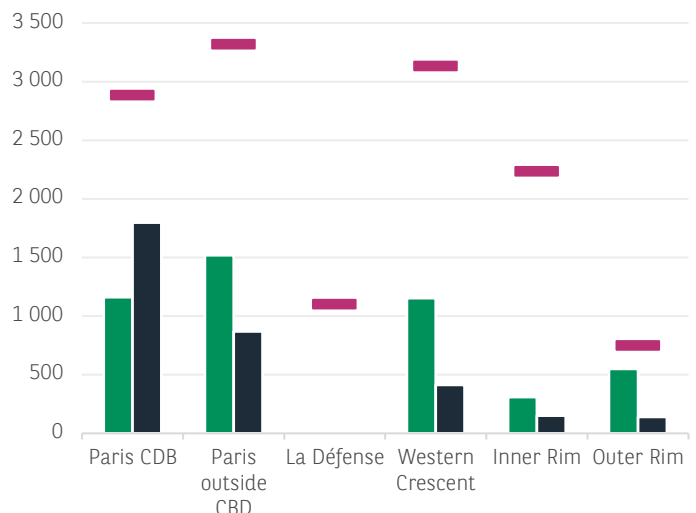
Office investment in Greater Paris

€ billion

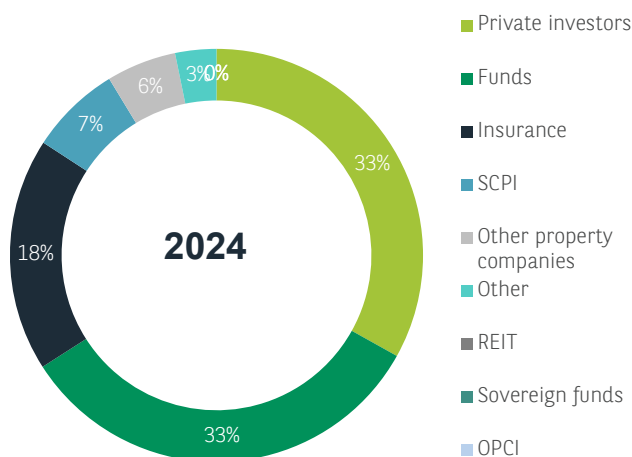


Office investment - Geographical breakdown

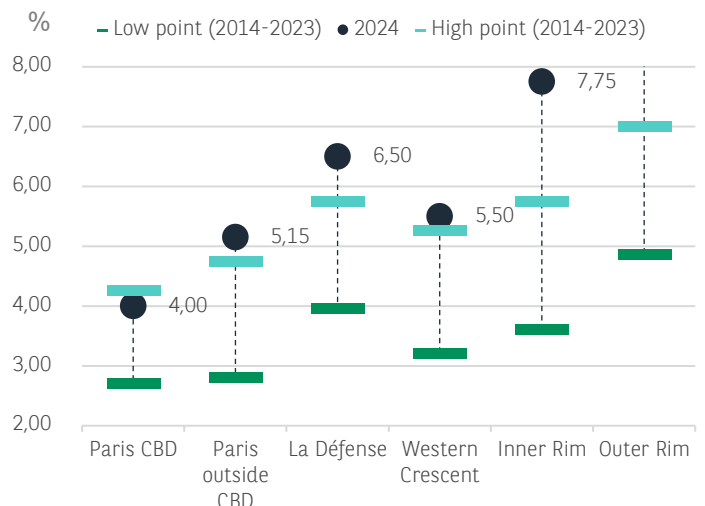
€ million



Investment by buyers



Prime yields





CONTACT

RESEARCH FRANCE

Lou PETITEAU
Analyst Offices Ile-de-France
lou.petiteau@realestate.bnpparibas

Lucie MATHIEU
Deputy Director – Studies & Data
lucie.mathieu@realestate.bnpparibas

TRANSACTION

Laurent BOUCHER
Chairman Managing Director
Advisory France
Tél : +33 (0)1 47 59 23 35
Laurent.boucher@bnpparibas.com

Eric SIESSE
Head of Lettings
Paris Region
Tél : +33 (0)1 47 59 23 70
Eric.siesse@bnpparibas.com

Eric BERAY
Senior Director – Partner
Head of large operations office
Tél : +33 (0)1 47 59 21 50
Eric.beray@bnpparibas.com

Loïc CUVELIER
Senior Director – Partner
Head of large operations office
Tél : +33 (0)1 47 59 21 51
Loic.cuvelier@bnpparibas.com

Frédéric BLIES
Director
Paris Office Lettings Team
Tél : +33 (0)1 47 59 20 92
Frederic.blies@bnpparibas.com

Frédéric DOS SANTOS
Director
West suburb of Paris Team
Tél : +33 (0)1 49 93 70 73
Frederic.dossantos@bnpparibas.com

Marie CHARRA
Director
Left Bank Southern Inner Rim Team
Tél : +33 (0)1 47 59 17 26
Marie.charra@bnpparibas.com

Christophe LUSSIER
Director
Paris North East Team
Tél : +33 (0)1 49 93 70 47
Christophe.lussier@bnpparibas.com

SALES TO USERS

Guillaume NOULIN
Director – Partner
Offices Sales & Acquisitions
Greater Paris
Tél : +33 (0)1 47 59 25 46
Guillaume.noulin@bnpparibas.com

