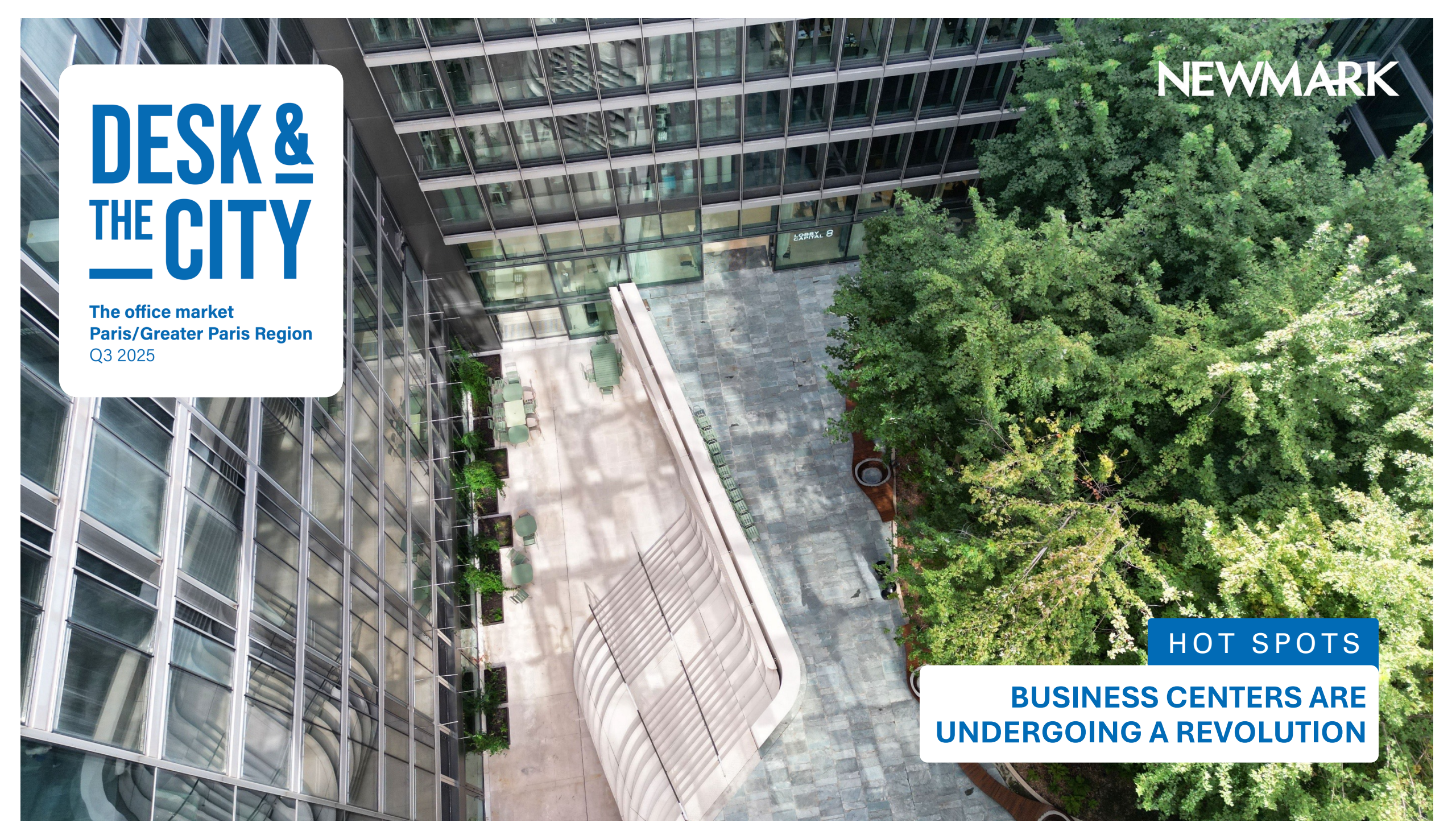




DESK & THE CITY

The office market
Paris/Greater Paris Region
Q3 2025

NEWMARK

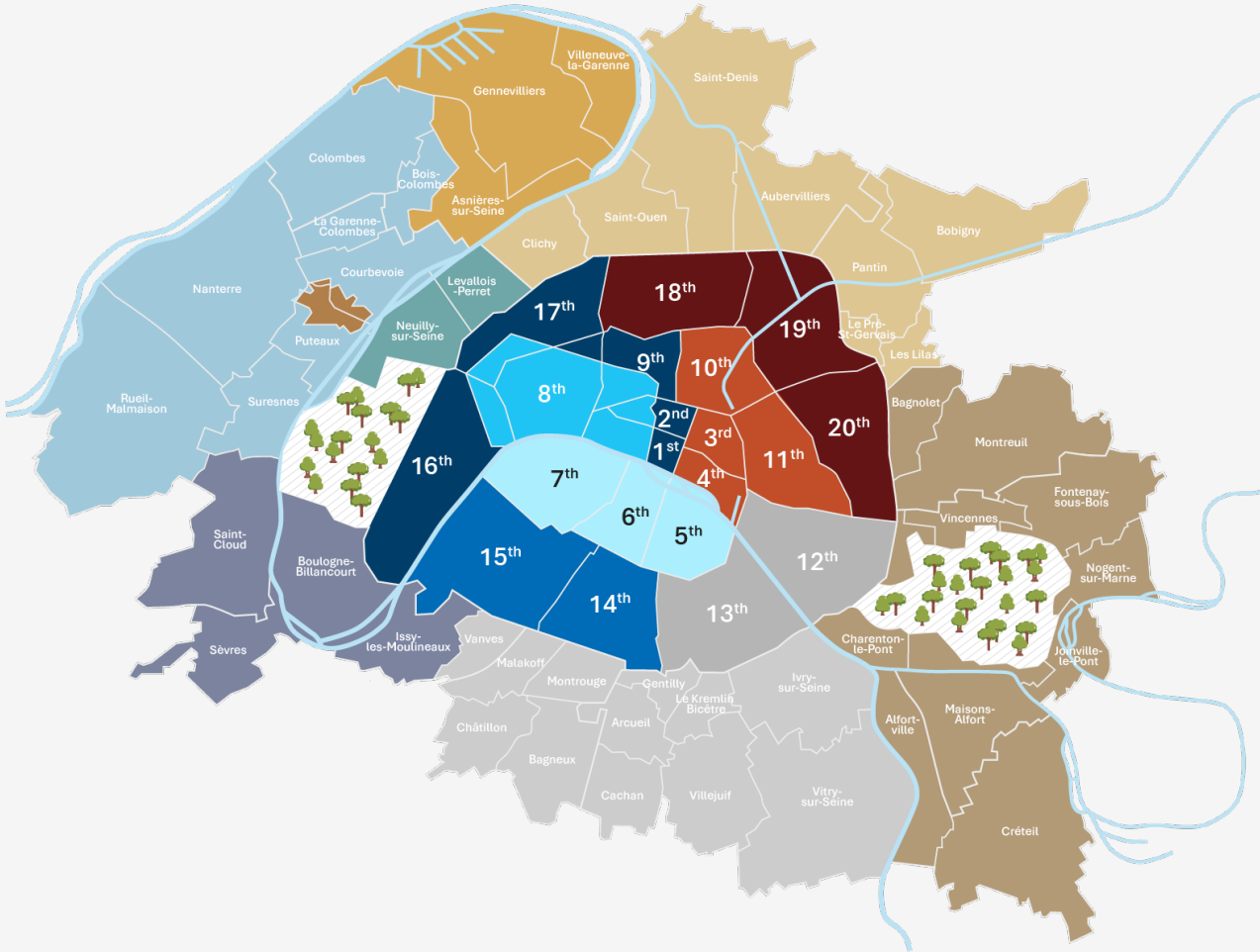
HOT SPOTS

**BUSINESS CENTERS ARE
UNDERGOING A REVOLUTION**

Key indicators | Map

	2024 (Q1-Q3)	2025 (Q1-Q3)	Change
Office stock (sq m)	55,842,742	56,195,730	▲
Immediate supply (sq m)	5,126,859	6,110,747	▲
Vacancy rate (%)	9.2	10.9	▲
Take-up (sq m)	1,286,795	1,191,059	▼
Number of transactions ≥ 5,000 sq m	38	33	▼
Share of take-up volume ≥ 5,000 sq m	38 %	30 %	▼
Average rent* (€/sq m/year)	456	466	▲
Prime rent (€/sq m/year)	1,100	1,240	▲

Sources : Newmark, Immostat, ORIE / *Second hand



MAIN GREATER PARIS REGION OFFICE SECTORS

- Paris CBD
- Paris extended CBD
- Paris 3-4-10-11
- Paris 5-6-7
- Paris 12-13
- Paris 14-15
- Paris 18-19-20
- La Défense
- Neuilly-Levallois
- Péri-Défense
- Southern Loop
- Northern Loop
- Inner Northern Suburbs
- Inner Southern Suburbs
- Inner Eastern Suburbs

Key trends

Take-up totaled 1,191,000 sq m in the first nine months of 2025, down 8% year-on-year and 21% compared to the ten-year average.

The volume of transactions $\geq 5,000$ sq m fell by 15% in one year. The decrease was less pronounced in the small and medium-sized area category (- 5 %).

33 transactions $\geq 5,000$ sq m have been recorded in 2025 at the end of Q3 (38 at the end of Q3 2024), including 13 in Paris and 20 in the suburbs, mainly in the West and South.

Paris' share has decreased (44% of take-up in the Greater Paris Region compared to 48% a year ago). The Inner Southern Suburbs stand out with a sharp increase in take-up (+147% in one year).



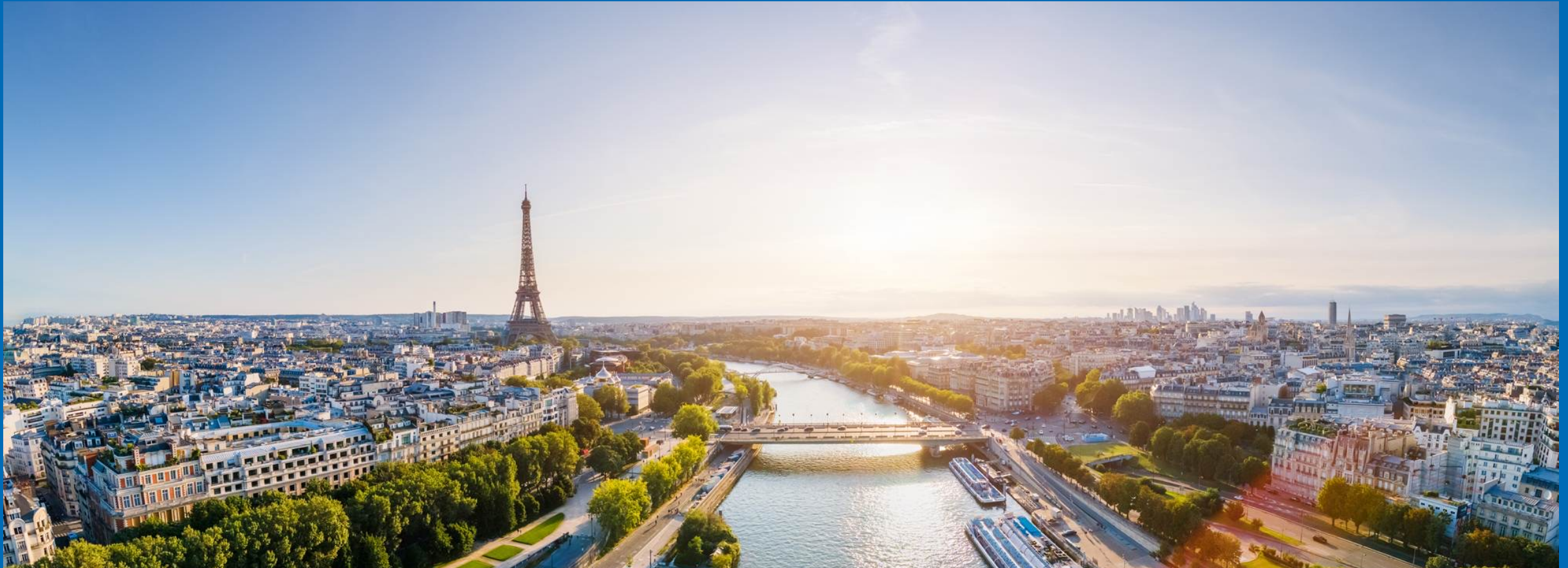
Prime rents continue to rise (€1,240 /sq m/year, i.e., + 13 % year-on-year). This trend varies outside Paris, with tenant incentives sometimes exceeding 40%.

More than 6 million sq m are available at the end of Q3 2025 in the Greater Paris Region, representing an increase of 3% in one quarter and 19% in one year. This is an historic record.

The vacancy rate is 10.9% in the Greater Paris Region. There has been a significant increase in Paris' CBD (5.3%), but there is still a large gap with the suburbs (19.9% in the Western Crescent, 17.9% in the Inner Suburbs).

Deliveries $\geq 5,000$ sq m in the Greater Paris Region will total 974,000 sq m in 2025, of which 36 % is still available. Significant drop in production from 2027 onwards.

Take-up



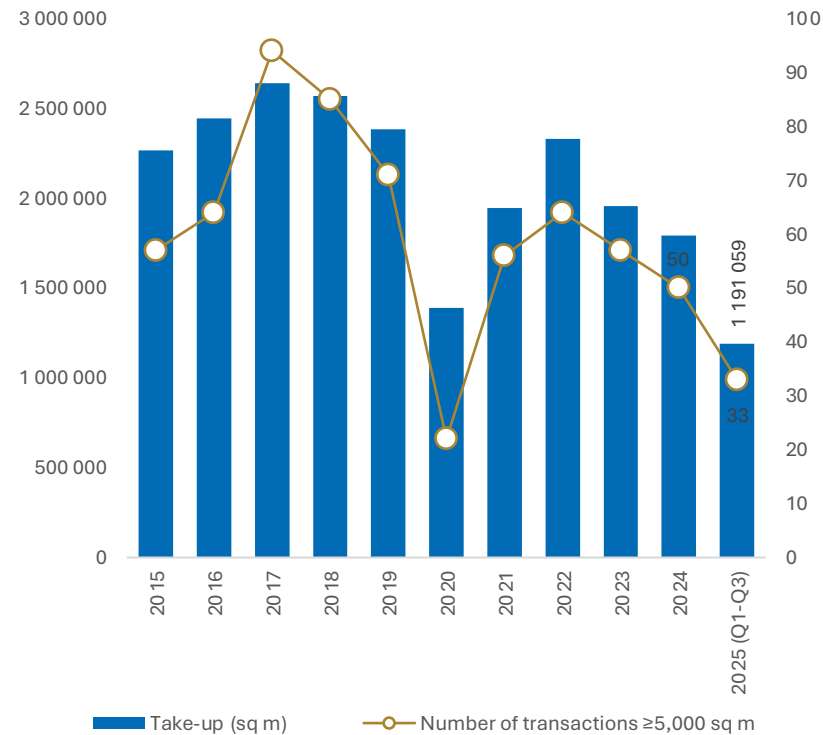
The economic and political context is slowing down activity

After a sluggish Q2 2025, the office market failed to pick up in Q3, with just under 390,000 sq m let in the Greater Paris Region. This brings the total take-up volume since January to 1,191,000 sq m, a decrease of **8 % year-on-year** and **21 % compared to the 10-year average**. This is the lowest level of activity since 2020.

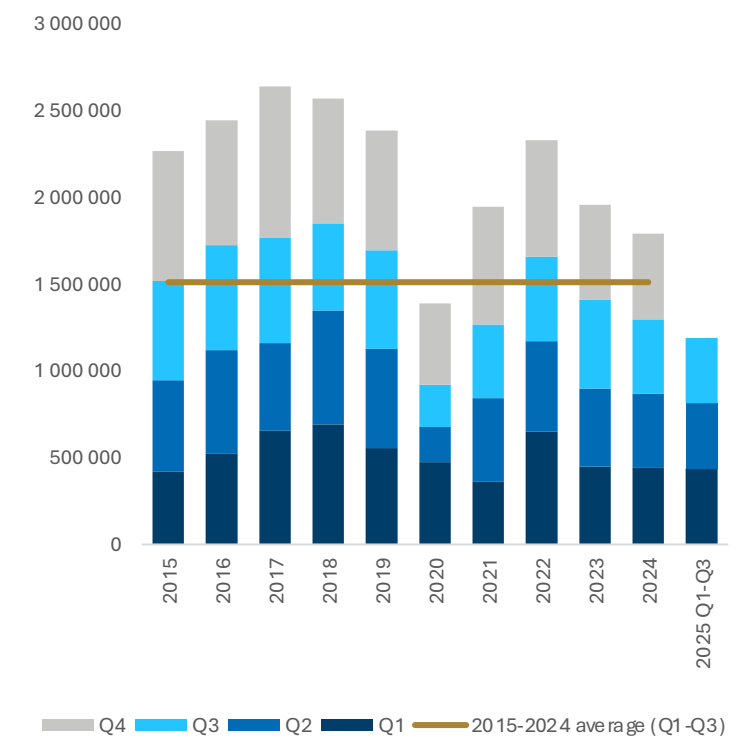
The French economy is slowing down while political uncertainties remain, fueling caution among businesses. Consequently, decision-making is taking longer, and **occupiers are paying closer attention to controlling their real estate costs**.

Furthermore, relocation projects are now **almost systematically affected by renegotiation, including in the CBD**.

Change in take-up in the Greater Paris Region, in sq m



Take-up by quarter, in sq m



Sources : Newmark, Immostat

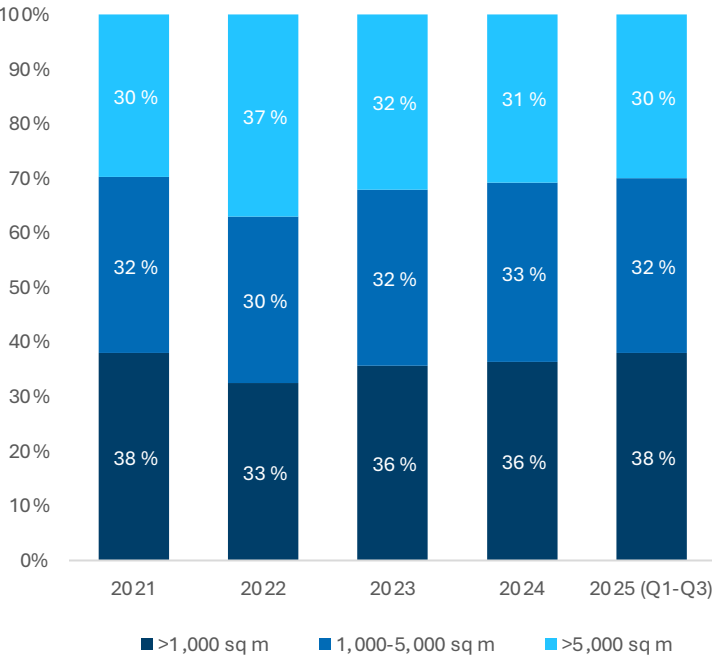
Limited decrease for small and medium-sized areas

The downturn in take-up affects the entire market, but to varying degrees depending on the area category. **Areas < 1,000 sq m are holding up** (-4% year-on-year) and remain a driving force in the market. The decrease is also limited (-5%) for intermediate areas (1,000 to 5,000 sq m), **a category in which La Défense is performing particularly well**. The business district has seen an increase in both volume and number of transactions, with several

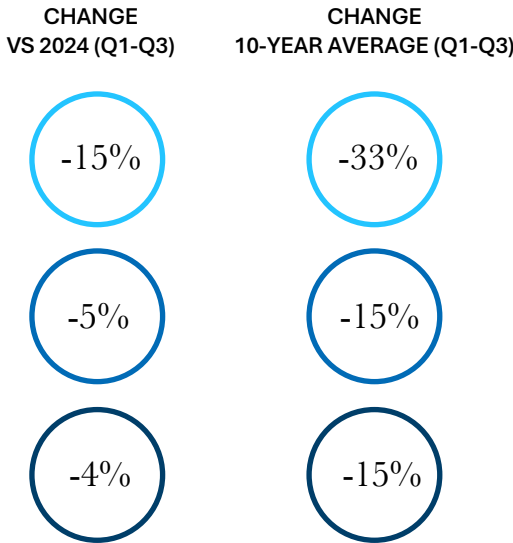
notable signings in “CB21”, “Hekla”, “Cœur Défense” and “Alto”. On the other hand, the large areas market (≥ 5,000 sq m) has been hit hard, with only **33 transactions recorded since January**, compared with 38 last year and a ten-year average of 42. Their volume has decreased by 15% in one year. In Q3, two transactions > 20,000 sq m were recorded, including Datadog's move to “Les Cimes de la Madeleine” (Paris 8th arrondissement).

Apart from the CBD, where the average size of large space leases is tending to increase, it is decreasing noticeably in other sectors. **Large occupiers are continuing their streamlining and modernization strategy**, as illustrated by Microsoft's leasing of “Goodlife” in Issy-les-Moulineaux.

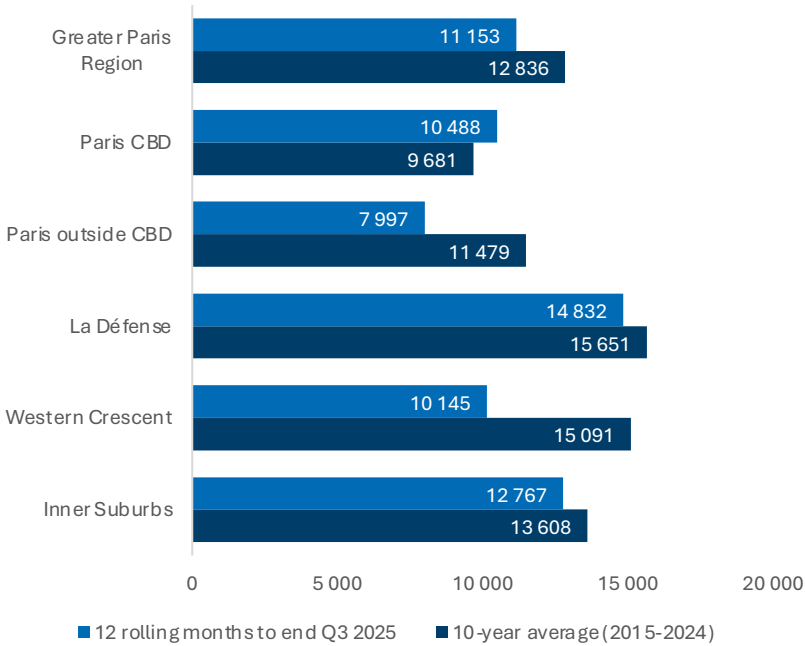
Take-up by area category, % of sq m



Change in take-up volume by area category, as a % of sq m



Average transaction size ≥ 5,000 sq m by geographic area in sq m



Transactions ≥ 5,000 sq m in the Greater Paris Region | 2025 Q1-Q3

BUILDING / ADDRESS	CITY	SECTOR	TENANT	AREA SQ M	QUALITY
Six Degrés, 9 rue du Président Allende	Gentilly (94)	Inner Southern Suburbs	Department of Education, Youth, and Sports	39,000	New
Pulse, 42-48 rue Proudhon	Saint-Denis (93)	Inner Northern Suburbs	Department of Seine-Saint-Denis	29,000	Renovated
Les Cimes de la Madeleine, 17-23 Bd de La Madeleine	Paris (75001)	Paris CBD	Datadog	21,000	Refurbished
20 avenue Georges Pompidou	Levallois-Perret (92)	Neuilly-Levallois	BNP Paribas	20,000	Refurbished
Goodlife, 1 place du Spectacle	Issy-les-Moulineaux	Southern Loop	Microsoft	20,000	Refurbished
MSH, 37 place du Marché Saint-Honoré	Paris (75001)	Paris CBD	JP Morgan	16,000	Refurbished
Rives de Bercy, 4 quai de Bercy	Charenton-le-Pont (94)	Inner Eastern Suburbs	BPCE	15,500	Renovated
Oscar, 102 rue de Charonne	Paris (75011)	Paris North-East	Hermès	13,660	Refurbished
27 Canal, 28 avenue de Flandre	Paris (75019)	Paris North-East	Decathlon	12,000	Refurbished
Arboretum, 1 place des Papeteries	Nanterre (92)	Peri-Défense	Astrazeneca	11,200	New
360, 2 rue Auguste Comte	Vanves (92)	Inner Southern Suburbs	Safran	9,129	Refurbished
Sakura, 80-90 av. du Maréchal de Lattre de Tassigny	Fontenay-sous-Bois (94)	Inner Eastern Suburbs	Renault	8,000	Second hand
8 rue de Sofia	Paris (75018)	Paris North-East	Morning	8,000	Second hand
Opéra-Italiens, 5-7 rue des Italiens	Paris (75009)	Paris CBD	RSM	7,550	Renovated
360, 2 rue Auguste Comte	Vanves (92)	Inner Southern Suburbs	Total	7,510	Refurbished
Tempo, 57 rue de Villiers	Levallois (92)	Neuilly-Levallois	Shiseido	7,500	Renovated
L'Hermione, 59-61 rue La Fayette	Paris (75009)	Paris Peri-CBD	BDO	7,200	Refurbished
Hôtel du Timbre, 11-13 rue de la Banque	Paris (75002)	Paris CBD	Van Cleef & Arpels	6,800	Refurbished
Stories, 7-11 rue Touzet Gaillard	Saint-Ouen (93)	Inner Northern Suburbs	Procter & gamble	6,600	New
Eden Monceau, 5-9 rue Jacques Bingen	Paris (75017)	Paris Peri-CBD	Perenco	6,600	Renovated
Le Verdi, 12 boulevard Garibaldi	Issy-les-Moulineaux (92)	Southern Loop	Picard Surgelés	6,550	Renovated
Lightwell, 51 esplanade du Général de Gaulle	Puteaux (92)	La Défense	Nexans	6,500	Refurbished
Joy, 19-27 rue Barbès	Montrouge (92)	Inner Southern Suburbs	Teract	6,500	Renovated
Upside, 66 allée de Corse	Nanterre (92)	Péri-Défense	Cegelec	5,700	New
151-153 avenue d'Italie	Paris (75013)	Paris South	CGOS	5,560	Second hand
Sources, 69 quai Georges Gorse	Boulogne-Billancourt (92)	Southern Loop	Mondelez	5,500	Renovated
Kalifornia, 7-15 boulevard Gabriel Péri	Malakoff (92)	Southern Loop	Compass Group	5,300	New
26-28 rue de Madrid	Paris (75008)	Paris CBD	Dentons	5,200	Renovated
Just Be, 50-54 rue de Silly	Boulogne-Billancourt (92)	Southern Loop	TBWA	5,100	Refurbished
L'Usinerie, 24 rue Villeneuve	Clichy (92)	Inner Northern Suburbs	Newton Offices	5,100	Renovated
MurMure, 67-69 boulevard de Charonne	Paris (75011)	Paris North-East	Sony	5,100	Refurbished
Provence, 31-33 rue de Provence	Paris (75009)	Paris CBD	Balmain	5,010	Refurbished

67%

SHARE OF REFURBISHED
AREAS
In volume | Vs 62 % in 2024 (at end of Q3)

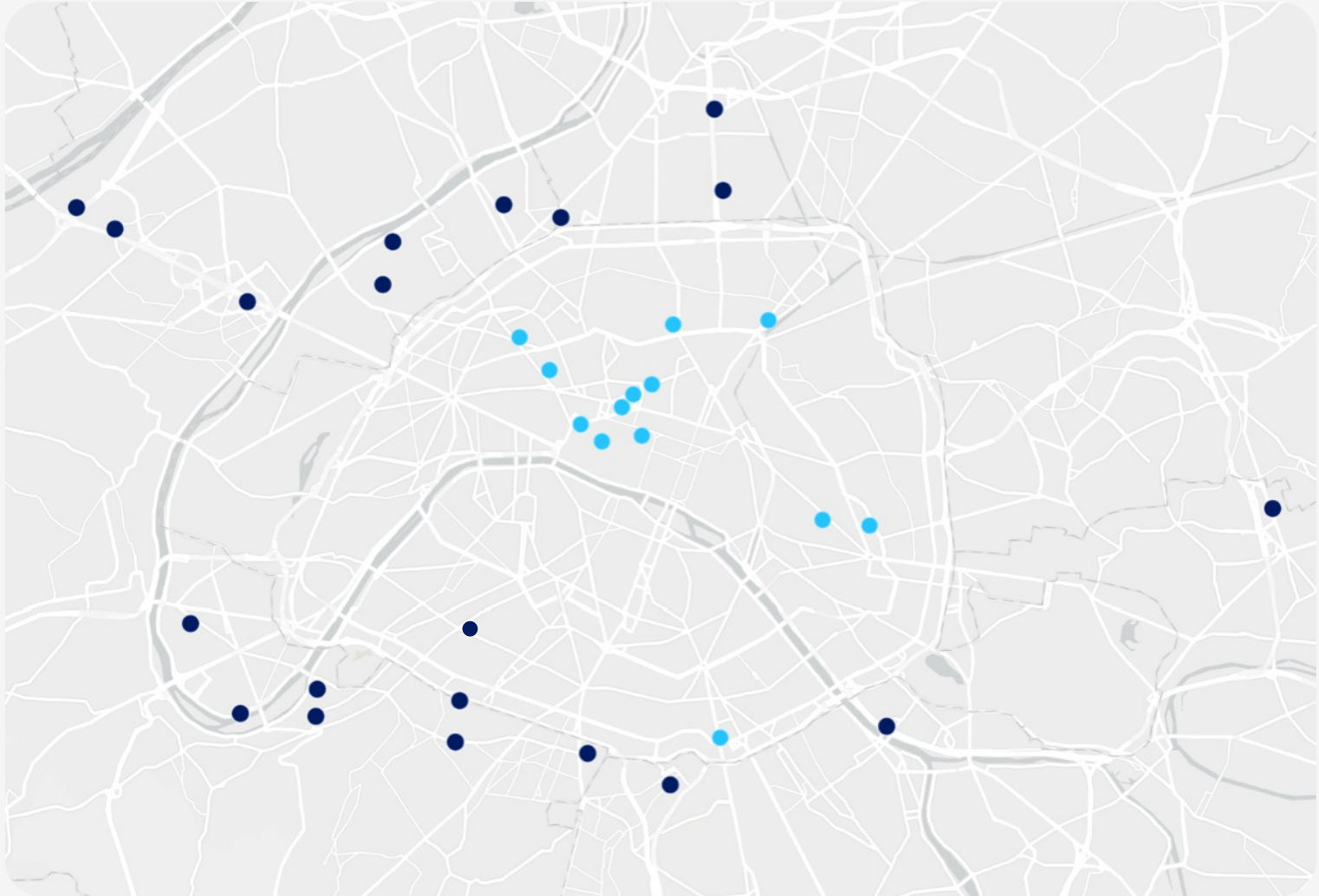
57%

SHARE OF PRE-LETTINGS
of new and refurbished space
In volume | Vs. 71% in 2024 (at the
end of Q3)

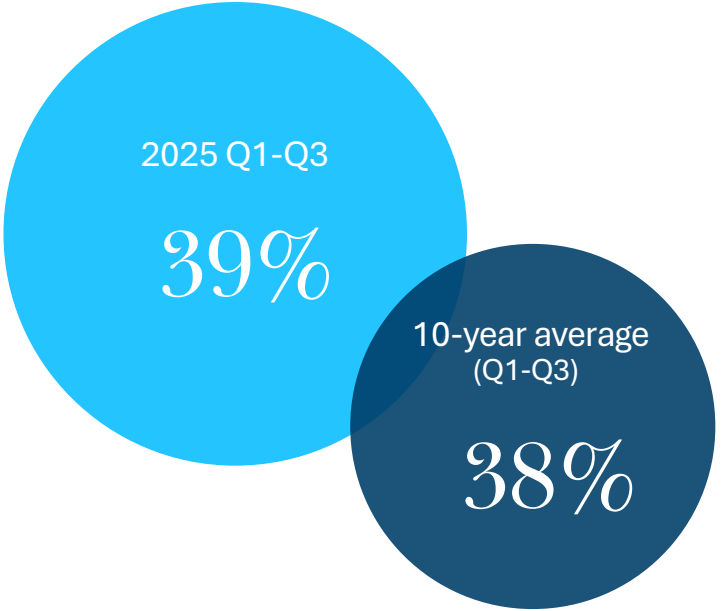
58%

SHARE OF ENDOGENOUS
MOVEMENTS
By number | Vs 39 % at the end of Q3

Transactions $\geq 5,000$ sq m in the Greater Paris Region | 2025 Q1-Q3



Share of Inner Paris in the total number of transactions $\geq 5,000$ sq m in the Greater Paris Region



Inner Paris: 13
Greater Paris Region: 20

Source : Newmark

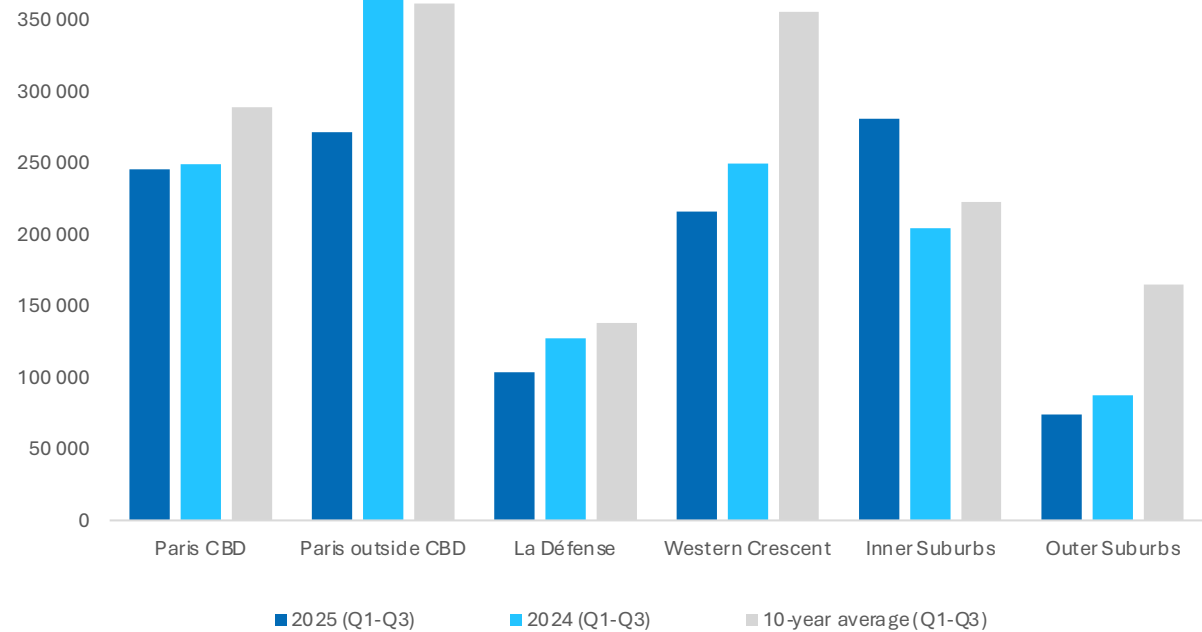
Paris down but still driving the market in the Greater Paris Region

Inner Paris, the usual driver of the Greater Paris Region market, saw a 17% drop in transaction volumes year-on-year, but still accounts for a significant share of activity (44% at the end of Q3 2025).

This drop is mainly due to the downturn in Paris outside the CBD (-27%). Large transactions remain fairly rare, particularly in the Left Bank arrondissements (only one transaction ≥ 5,000 sq m). The Right Bank is holding up better, with the East continuing to benefit from **migration of occupiers from central and western Paris** (Décathlon in the “27 Canal” and Sony in “MurMure”). Finally, activity remains stable in the Paris CBD with take-up of almost 250,000 sq m (-2% compared to the same period last year).

In the suburbs, the western markets are experiencing contrasting dynamics. Neuilly-Levallois and the Boucle Sud are holding up well, in contrast to the **marked downturn in activity in La Défense**. Take-up volumes there have fallen by 20% in one year, with the dynamism of small and medium-sized areas not sufficient to compensate for the scarcity of transactions ≥ 5,000 sq m (only one since January, compared with an average of five over the last ten years).

Change in take-up by geographic sector, in sq m



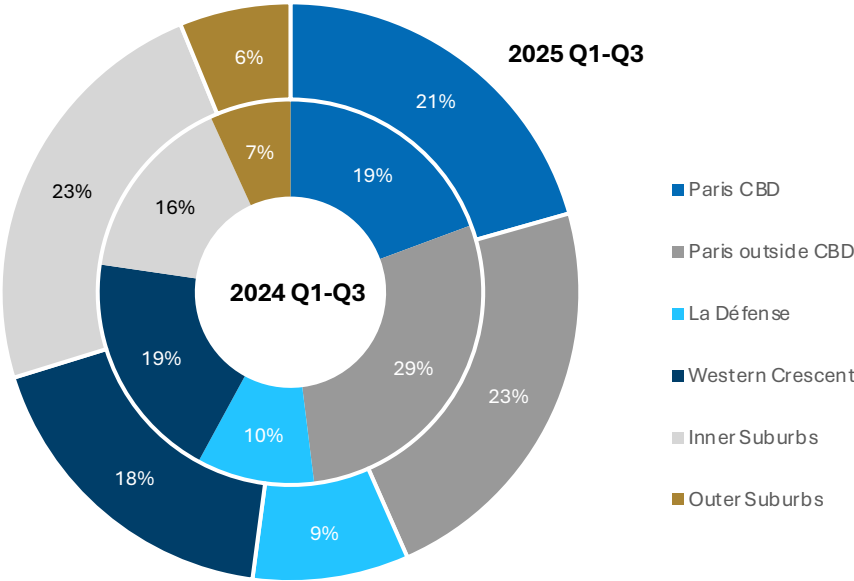
Sources : Newmark, Immostat

Paris down but still driving the market in the Greater Paris Region

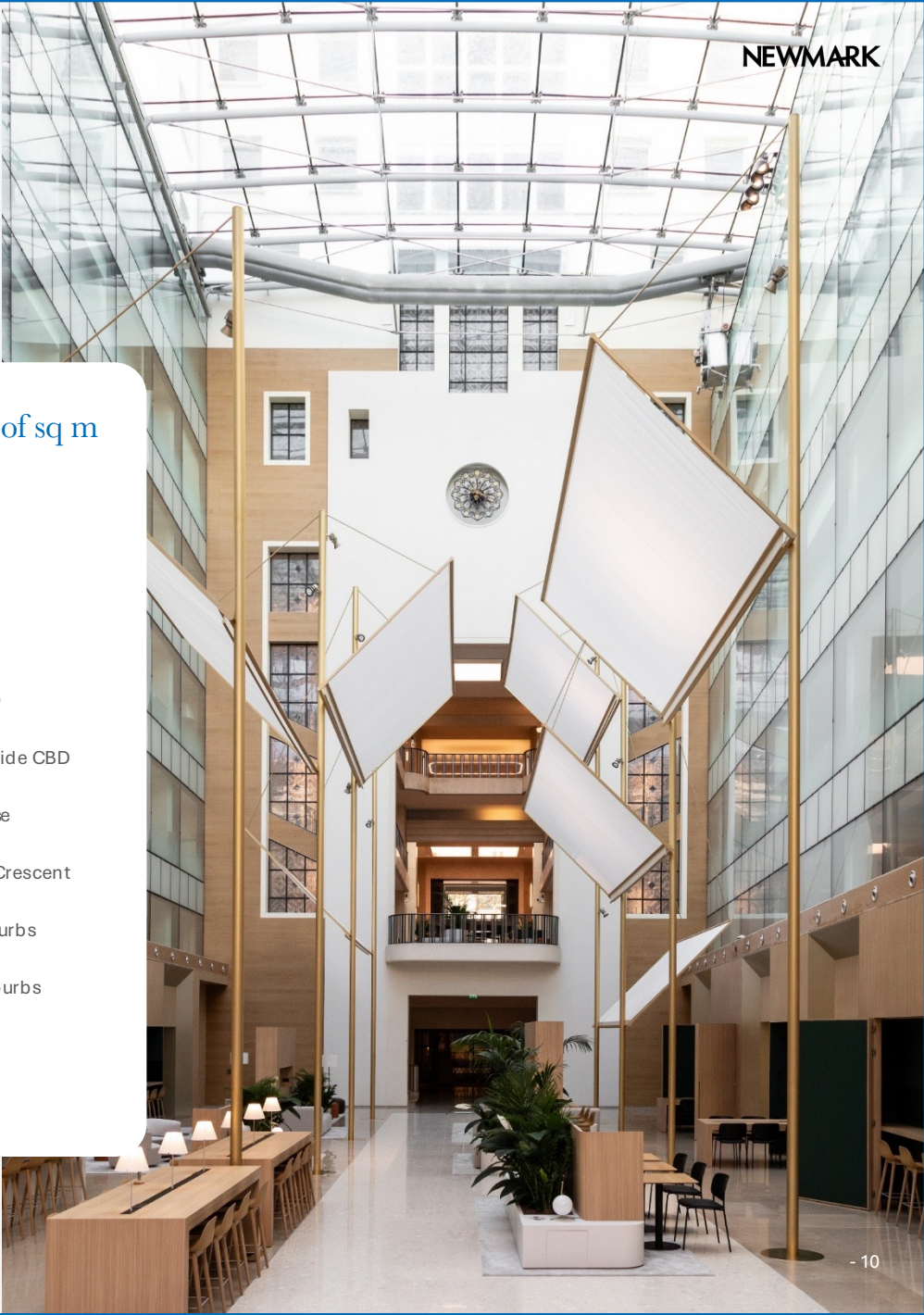
In the Inner Suburbs, the **South stands out with a spectacular 147% increase in take-up volume in one year**, following five large-scale transactions, including two in Q3 2025 and the largest signed since January in the Greater Paris Region (France’s Ministry of Education and Sports on nearly 40,000 sq m in “Six Degrés” in Gentilly). In the North, large transactions remain few and far between, but take-up volumes are stabilizing and, as in the South, **several relocations of companies from more established sectors** have been recorded.

This could be a **sign of renewed interest in the Inner Suburbs**, and, given the ever-improving accessibility and sometimes very favorable negotiating conditions for occupiers, **there is hope for a more significant recovery in letting activity**.

Take-up by geographic area in the Greater Paris Region, % of sq m



Sources : Newmark, Immostat



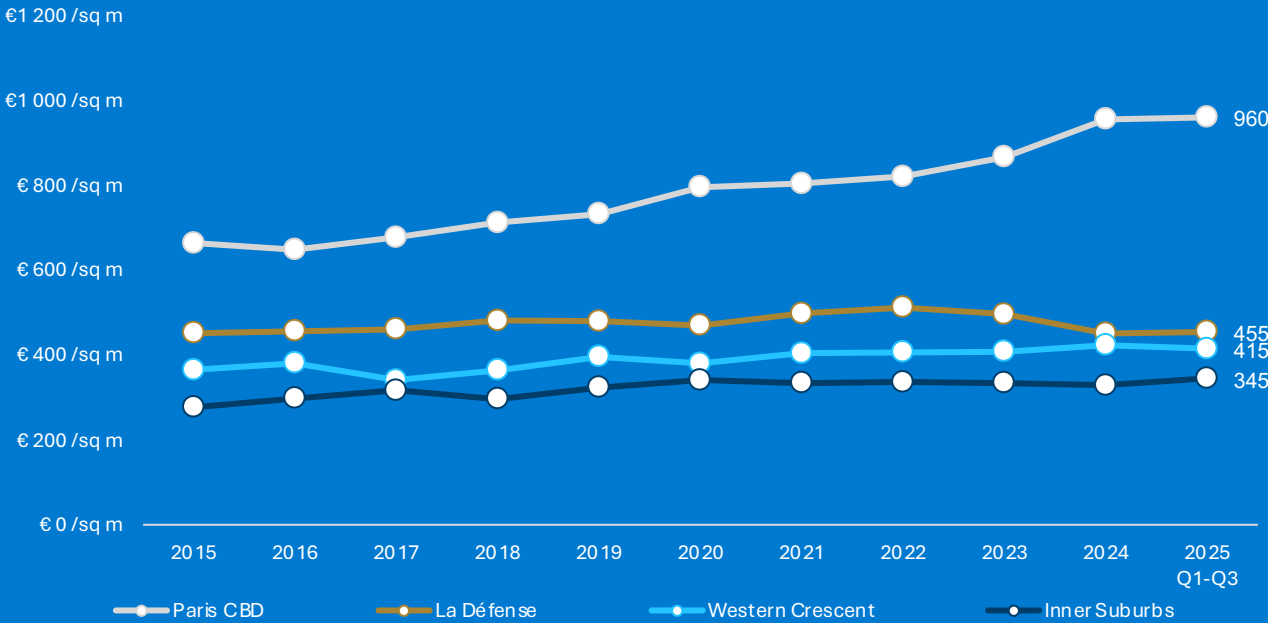
Rents: beyond ultra-prime properties, the correction continues

Prime rents in the CBD now stand at **€1,240/sq m/year, up 13% year-on-year**. Momentum remains positive but is slowing slightly, with growth of only 1% over the quarter. **Outside the ultra-prime sector, trends are more mixed**. In the capital, rents remain high but are tending to stabilize or even decrease slightly for certain buildings.

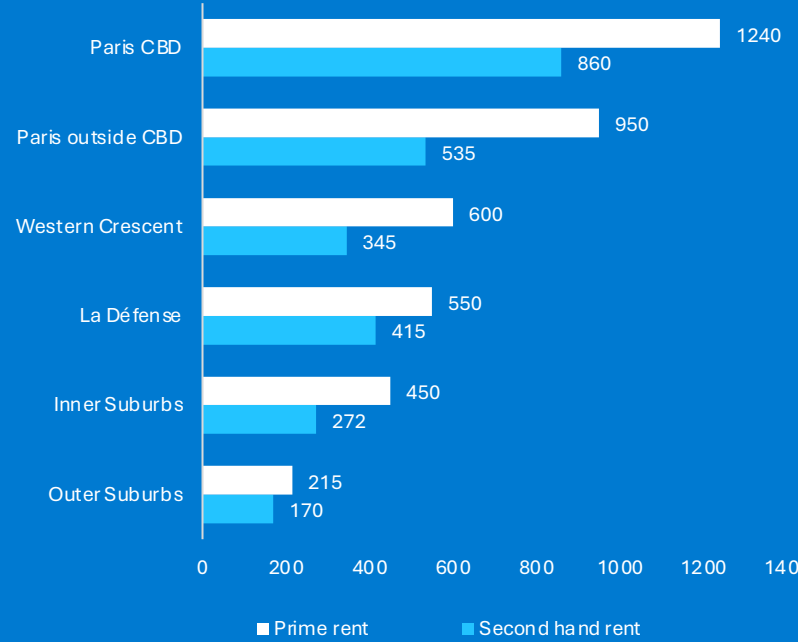
In a less buoyant market, **some landlords are adjusting their headline rents downward to remain competitive**. Outside Paris, several areas are still showing positive signs. This is particularly the case in the Inner Southern Suburbs, where prime rents have risen by 14% over the past year, driven by several recent transactions in

buildings located along the inner ring road. However, as in the rest of the Greater Paris Region, the increase or stability of headline rents is accompanied by an **increase in incentives**, now ranging from 30% to 50% in the suburbs, compared with 12% to 20% in Paris (excluding the North-East sector).

Change in average rental values for new/refurbished properties, in €/sq m/excluding taxes and charges/per year



Rents by geographic sector, in €/sq m/excluding taxes and charges/per year at the end of Q3 2025



Prime rent: weighted average of the five transactions > 500 sq m with the highest rents over a rolling 12-month period (all qualities combined)
Average second-hand rent: weighted average of all transactions recorded for second-hand space over a rolling 12-month period (all sizes combined)
Average new/renovated rent: weighted average of all transactions recorded for new or refurbished space over a rolling 12-month period (all sizes combined)

Sources : Newmark, Immostat

Immediate and future supply



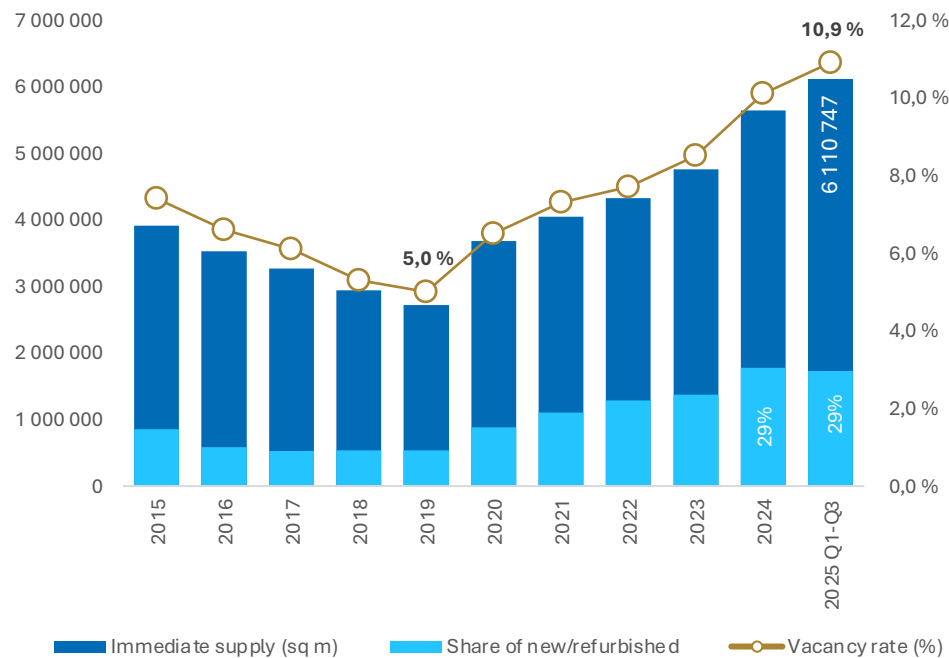
General increase in supply in Paris

With 6.1 million sq m available in the Greater Paris Region at the end of Q3 2025, **the volume of supply continues to grow (+2% in one quarter, +19% year-on-year)**. However, it should be noted that the share of new and refurbished space, which had been steadily increasing since the health crisis, has stabilized. Furthermore, the geographical distribution of supply remains very uneven. In the suburbs, supply

remains very abundant in the North, South and Peri-Défense (42% of regional availability between them). However, it is more limited in the Inner Eastern Suburbs and in certain western cities such as Neuilly. **In La Défense, the volume of supply remains high but is stabilizing** after several quarters of growth. Conversely, the increase in supply is affecting the whole of central Paris, particularly Paris South (+21% year-

on-year), where several major transactions are nevertheless in the process of being finalized. Finally, **in the CBD, which has long been undersupplied, the immediate supply has jumped by 77% in one year.**

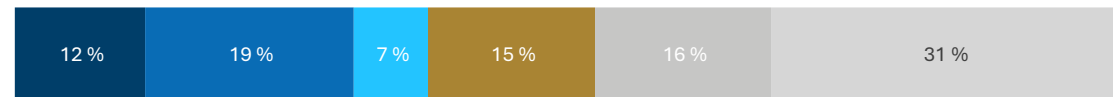
Change in available supply, in the Greater Paris Region in sq m



Breakdown of stock volume and available supply by geographic sector

as a % of sq m at end of Q3 2025

OFFICE STOCK



IMMEDIATE SUPPLY



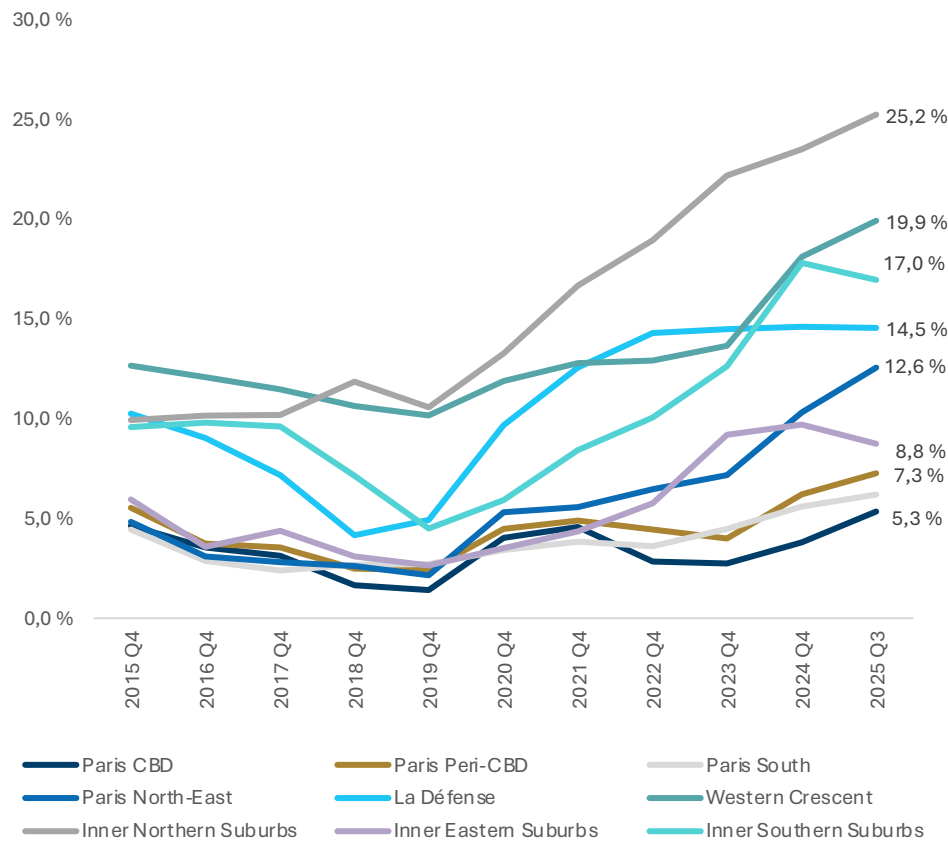
Decrease or stabilization in some suburban markets

The vacancy rate in the Greater Paris Region reached **10.9% at the end of Q3 2025, compared with 9.2% a year earlier and 5% at the low point in 2019**. This increase is due to the continuing high level of deliveries (511,000 sq m since January 2025 in the Greater Paris Region, 49% of which is still available) and demand that is too low to absorb new supply.

Significant geographical disparities remain, with differences of 15 to 20 points between certain Parisian districts (Paris CBD, Paris 5-6-7) and the most supply-rich suburban markets. For example, Péri-Défense and the Inner Northern Suburbs have vacancy rates of over 25%. In certain sectors, however, **supply has fallen (Inner Southern and Eastern Suburbs) or stabilized (La Défense)**.

The most striking development in recent months has been the rise in vacancy rates in Paris, where letting activity is slowing down. **In the CBD, the vacancy rate now stands at 5.3%, compared with 2.7% a year earlier**. This increase could continue in the coming months and lead to a lasting shift in the balance of power between landlords and tenants.

Change in vacancy rate by geographic area, as a %



Vacancy rates by geographic sector in the Greater Paris Region

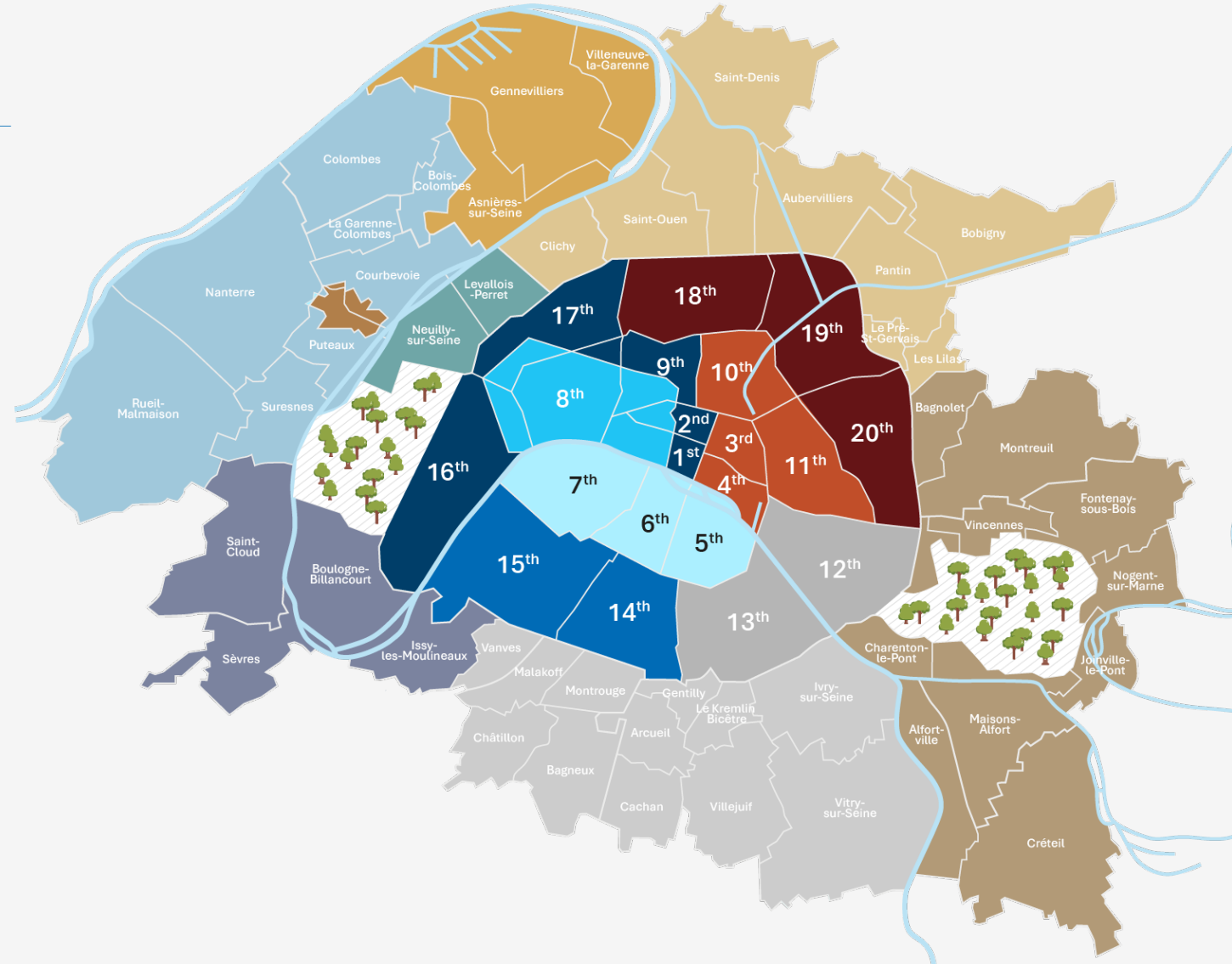
	Lowest over 10 years	2025 Q3	Highest over 10 years
Paris CBD	1.4 %	5.3 %	5.3%
Paris Centre West (excl. CBD)	2.4 %	7.3 %	7.3 %
Paris South	2.4 %	6.2 %	6.2 %
Paris North East	2.1 %	12.6 %	12.6 %
La Défense	4.1 %	14.5 %	15.6 %
Western Crescent	10.0 %	19.9 %	19.9 %
Inner Northern Suburbs	9.9 %	25.2 %	25.2 %
Inner Eastern Suburbs	2.6 %	.8 %	10.2 %
Inner Southern Suburbs	4.5 %	17 %	17.9 %

Sources : Newmark, Immostat, ORIE

Vacancy rates and rental values by geographic sector

Vacancy rates % / Rental values €/sq m/excl. taxes and charges/year –
End Q3 2025

	Prime €/sq m/year	Average 2 nd hand €/sq m/year	Vacancy rate %
PARIS CBD	1,240	860	5.3
PARIS PERI-CBD	865	672	7.3
PARIS 3-4-10-11	800	533	8.8
PARIS 5-6-7	960	596	3.2
PARIS 12-13	575	541	6.8
PARIS 14-15	630	411	7.4
PARIS 18-19-20	515	369	16.6
LA DÉFENSE	550	415	14.5
NEUILLY - LEVALLOIS	610	454	11.6
PERI - DÉFENSE	370	297	28.9
SOUTHERN LOOP	525	349	15.6
NORTHERN LOOP	200	170	13.7
INNER NORTHERN SUBURBS	390	264	25.2
INNER SOUTHERN SUBURBS	445	290	17
INNER EASTERN SUBURBS	350	258	8.8



Prime rent: weighted average of the five transactions > 500 sq m with the highest rents over a rolling 12-month period (all qualities combined)

Average second-hand rent: weighted average of all transactions recorded for second-hand space over a rolling 12-month period (all sizes combined)

Sources : Newmark, Immostat

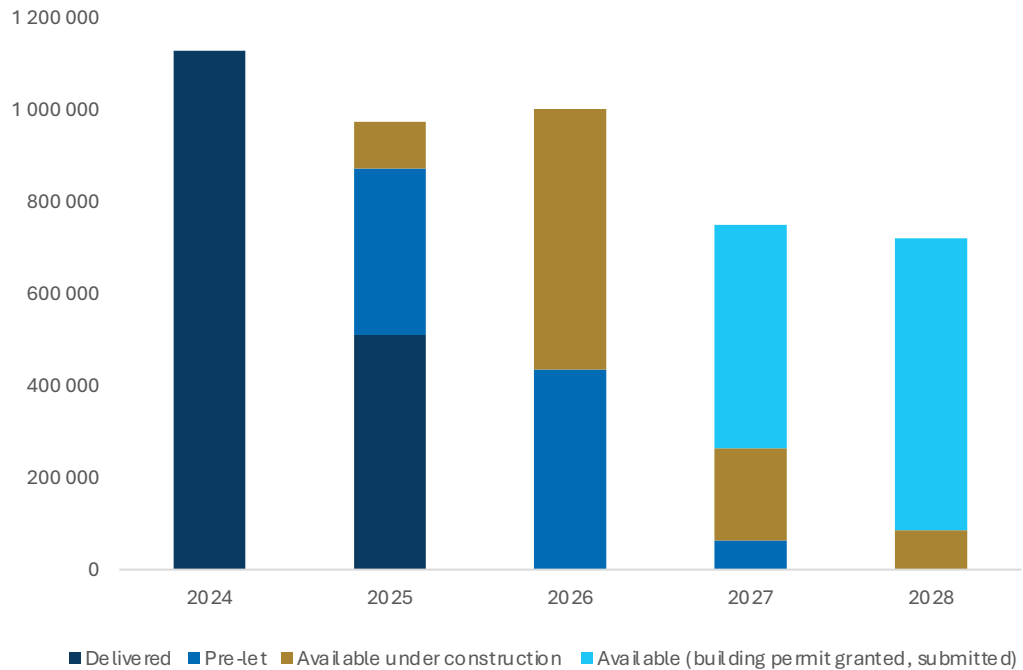
Paris accounts for the majority of upcoming supply

After a strong 2024, the volume of office deliveries $\geq 5,000$ sq m is expected to fall below the million sq m mark in 2025. **511,000 sq m have already been delivered in the first nine months of the year and 463,000 sq m** (21% of which is available space) **could be delivered in the last quarter.** The volume of deliveries expected in 2026 should remain close to one million sq m, of

which 567,000 sq m are still available to date. **The pace of deliveries will slow significantly in 2027** (less than 300,000 sq m certain). **In total, the supply of new and refurbished office space $\geq 5,000$ sq m under construction totals 951,000 sq m and is mainly located in Paris (534,000 sq m),** with a notable concentration in the 15th arrondissement (207,000 sq m), while

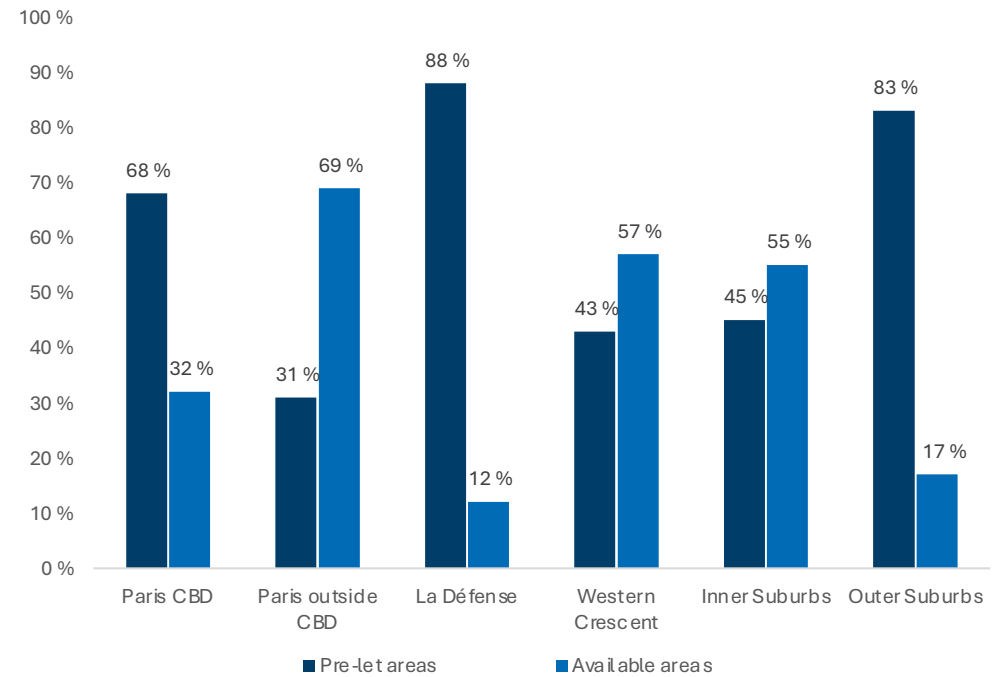
109,000 sq m under construction is available in Paris' CBD. Virtually non-existent in La Défense, the supply under construction is more substantial in the Inner Suburbs (211,000 sq m) and in the Western Crescent (167,000 sq m), two areas where pre-letting rates are below 50%.

Change in the volume of deliveries $\geq 5,000$ sq m in the Greater Paris Region, in sq m



Pre-letting rate by geographic area, % of sq m

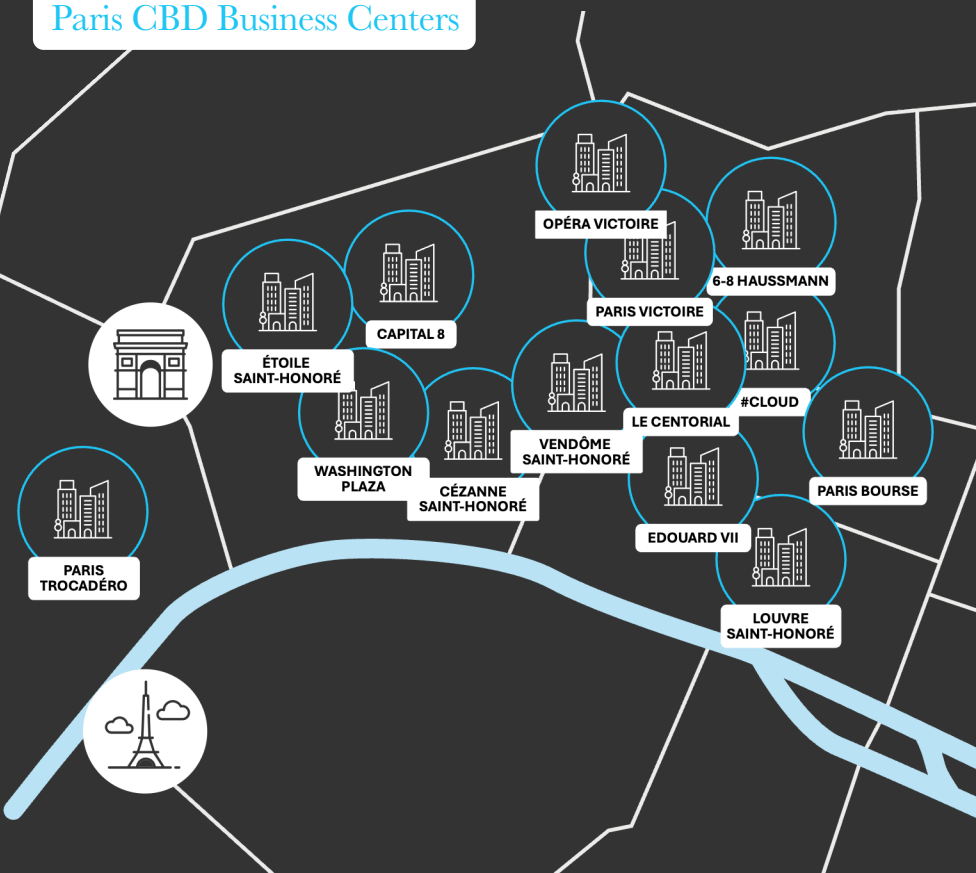
New/refurbished buildings under construction $\geq 5,000$ sq m



Business centers are undergoing a revolution

HOT SPOTS

Paris CBD Business Centers



Having previously looked at offices in Paris Centre East and station neighborhoods, **Newmark is dedicating this new edition of HOT SPOTS to Parisian business centers.** Mostly located in the heart of the CBD, these complexes are among the most iconic in the capital, both in terms of their architecture and their history. Formerly the headquarters of major French banks and international companies, most of them were restructured between the late 1980s and early 1990s to accommodate several tenants.

These business centers, which are true “flagships” of the Parisian market, traditionally lacking in large-scale office space, have always been successful. Managed by a small number of owners, who have held them for an average of more than 20 years, they boast **high occupancy rates, the result of proactive management and continuous improvement of the services offered to occupiers.**

The number of leases signed within these complexes can vary significantly from year to year, however, as they depend on the departure of tenants who are very loyal to the business center model. Since 2015, these have totaled 340,000 sq m, including approximately 23,000 sq m in the first three quarters of 2025, following 30,000 sq m in 2024. **The business center market is nonetheless very active,** as demonstrated by the sale of “Paris Trocadéro” to Blackstone, the completion of

major renovation projects (“Louvre Saint-Honoré,” “Capital 8,” Opéra Victoire) and projects to reposition traditional office buildings as business centers, such as Signature (formerly Solstys) in the 8th arrondissement, recently acquired by Gecina, Kennedy in the 16th arrondissement, and Condorcet in the 9th arrondissement.

These transactions mark **the beginning of a new cycle for the business center market**, illustrating their ability to adapt to new occupier expectations and confirming their status as flagship assets in the Paris market.

This edition of HOT SPOTS highlights these trends, which truly reflect the evolution of the Paris office market. It is based on exclusive data from Newmark’s expertise, our collaboration with La Place de l’Immobilier, and numerous discussions with business center owners, whom we would like to warmly thank.

A model that is unique to the CBD?

Almost 400,000 sq m of offices

The 14 business centers in our sample group represent a total volume of **500,000 sq m, including 392,000 sq m of office space, equating to almost 6% of the office stock in Paris' CBD.**

All are located in the heart of the central business district:

- Five in the Étoile submarket (“Capital 8”, “Cézanne Saint-Honoré”, “Étoile Saint-Honoré”, “Paris Trocadéro”, “Washington Plaza”);
- Nine in the Cité Financière submarket (“Centorial”, “Édouard VII”, “Louvre Saint-Honoré”, “Opéra Victoire”, “Paris Bourse”, “Paris Victoire”, “Vendôme-Saint-Honoré”, “6-8 Haussmann”, “#Cloud.Paris”).

Apart from “Paris Trocadéro”, these clusters are distinguished by **their close geographical proximity**, forming two clearly identifiable hubs within the CBD.

Newmark focused its analysis on these assets, considering that business centers are **a typical CBD product**. They are part of the legacy of an office market that has historically been concentrated in western and central Paris, **the economic and**

financial heart of the capital. These buildings therefore meet the needs of occupiers from high value-added sectors (finance, law, consulting, digital, etc.), in a market traditionally dominated by small and medium-sized areas.

Outside Paris CBD

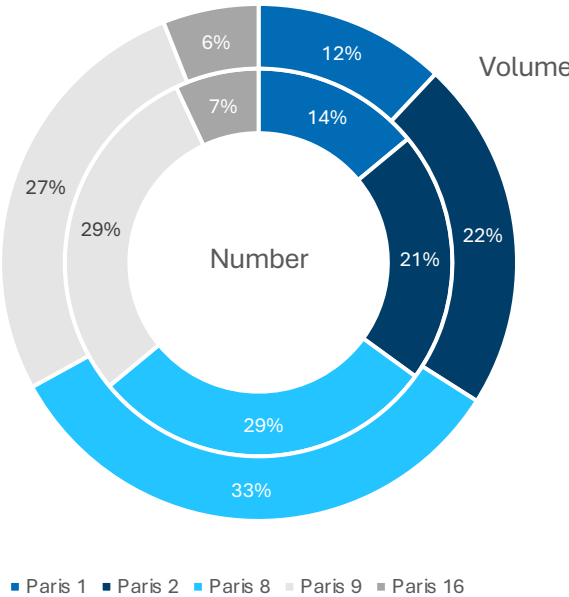
While some buildings outside the CBD may resemble business centers, their positioning and characteristics differ to varying degrees.

In Paris, one example is “103 Grenelle,” a veritable micro-market within the 7th arrondissement: relatively modest in size for a business center, it nevertheless combines **several business center attributes** (comprehensive services, remarkable architecture, numerous tenants, etc.). Another example is “Le Lumière” in eastern Paris.

Outside Paris, certain assets also share several characteristics of a business center. These are often **the most iconic buildings in their market**, such as “Magnetik” or “Stories” in the Inner Suburbs. In La Défense, the case of “Cœur Défense” illustrates the transposition of the model on a very large scale, while the recent repositioning of certain towers (such as “CBX” and the refurbishment of its 3,000 sq m of service space) shows the evolution from a market of headquarters towers to one of multi-tenant towers.

Geographic distribution of the 14 business centers in Paris CBD

% of total, by number and volume per arrondissement



60%
Cité financière
Share of volume



40%
Étoile
Share of volume

Source : Newmark

Many similarities

In addition to their location within the CBD, the 14 business centers analyzed by Newmark share several characteristics.

Very large assets

Most of these complexes exceed 30,000 sq m, with some approaching 40,000 or even 50,000 sq m. They are **veritable pieces of the city**, such as the “Centorial”, “Capital 8”, and “Édouard VII”. These assets also offer **very large floorplates**, which are rare in western Paris: measuring up to or even exceeding 3,000 sq m, they promote internal communication and organizational flexibility.

Hyper-central assets

These buildings benefit from **excellent public transport connections** and often have a large number of parking spaces (for cars and soft mobility).

Iconic assets

With their prestigious addresses and heritage value, these buildings are among the most iconic in the Parisian landscape and **bear witness to the history of the capital** (“Centorial”, “Édouard VII”, “Vendôme Saint-Honoré”, etc.). Several

also share the same architectural style, such as that of Jean-Jacques Ory, who designed numerous buildings including “Paris Trocadéro”, “Centorial”, “Washington Plaza”, “Opéra Victoire” and “Étoile Saint-Honoré”.

Multi-tenant assets

Their multi-tenant model results in a high number of occupiers, averaging 14 and **sometimes more than 20** (“Paris Trocadéro”, “Washington Plaza”). However, some assets are evolving towards a headquarters model as certain tenants expand their footprint (Bpifrance at “6-8 Haussmann”).

A wide range of services

All offer a wide range of services. Some (shared staff restaurants, cafés, meeting rooms and auditoriums) are present in 87% to 100% of cases; **others are rarer and more distinctive** (spas, facilities and services dedicated to soft mobility such as lockers, showers, repair workshops, etc.) but are tending to become more widespread.

Key indicators for business centers in Paris CBD

Indicators for the 14 business centers analyzed by Newmark, at the end of Q3 2025



28,000 sq m

Average area of offices



14

Average number of tenants



94 %

Average occupancy rate



< 4 mins

Average distance from the metro



21.2 years

Average length of ownership



Banking-Finance

Dominant sector in 79% of business centers

Source : Newmark

Numerous benefits for occupiers...



Hyper-centrality

Located in the heart of Paris, less than four minutes on average from the metro, these buildings meet post-Covid expectations: accessibility, urban amenities, functional diversity and openness to the city due to their multiple entrances.



Dynamic ecosystem

Concentration of players from the same sector (particularly finance and tech), creating a dynamic ecosystem that fosters synergies.



Numerous high-quality services

Turnkey solutions enabling businesses, particularly those experiencing strong growth or offering high added value, to focus on their core activities.



Village atmosphere

Local management and coordination of the site, promoting a friendly atmosphere and fostering a sense of belonging among occupants.



Continuous improvements

Regular renovations (floors, common areas, technical installations), accompanied by continuous updates to services, ensuring their long-term appeal.



Reputation and image

Iconic buildings and prestigious addresses that enhance the credibility and visibility of their users.



Flexibility

Ability to expand or reduce occupied space as needed: a major advantage in a context of changing uses and adjustments to real estate footprints.



Étoile Saint-Honoré, 21-25 rue Balzac, Paris 8th

...and landlords

These advantages also translate into **major benefits for owners**:

- Operational efficiency (centralized management, streamlining of services, cost sharing, etc.);
- Sustainable revenue thanks to high occupancy rates and captive users;
- Smoothing of CAPEX over time;
- Dilution of rental risk (multiple tenants reducing exposure to one or two tenants).

All these factors make the business center a **resilient model**, less exposed to obsolescence, **able to weather property market cycles robustly** and capture increases in rental values during periods of acute supply scarcity.



Paris Victoire business center,
52 rue de la Victoire, Paris 9th

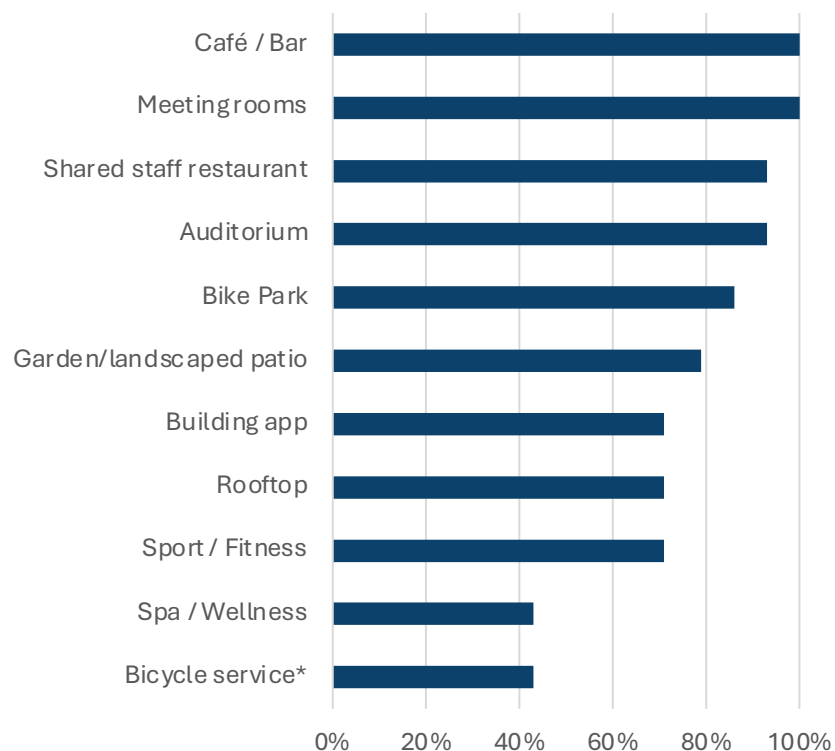


Vendôme-Saint-Honoré,
9 place Vendôme, 368-374 rue Saint Honoré, Paris 1st

A wide range of services, labels, and certifications

Percentage of business centers in Paris CBD offering the following services:

Percentage of the total of the 14 business centers in Paris CBD analyzed by Newmark



A wide range of labels and certifications

Examples of accreditations and certifications awarded to the 14 business centers in Paris's CBD analyzed by Newmark



Source : Newmark / *Lockers, showers, repair shop, spare parts sales, etc.



Capital 8, 32 rue de Monceau, Paris 8th

340,000 sq m of offices let in 10 years

Lettings constrained by a structurally limited supply

Newmark has identified almost 190 transactions > 500 sq m signed over the last 10 years in the 14 Paris CBD business centers. They total 340,000 sq m, or **8% of take-up in the CBD** over the period.

This figure is even more impressive given that:

- 1. it does not include lease renewals, which are very frequent and sometimes substantial in business centers (Bpifrance at “6-8 Haussmann”, Banque de France in “Paris Bourse”);
- 2. their occupancy rate is very high (94% on average in the 14 Paris CBD business centers).

Since the beginning of 2025, take-up volumes have amounted to approximately 23,000 sq m (compared

with 30,000 sq m in 2024), with **activity concentrated in buildings that have recently been partly vacated and refurbished**. “Capital 8” and “Louvre Saint-Honoré” therefore account for half of the lettings in 2025.

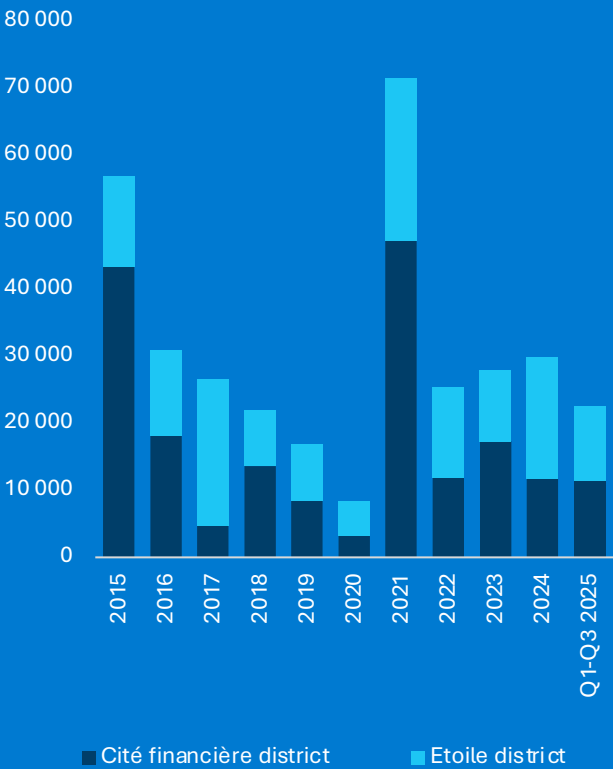
A market of medium-sized transactions

The structural scarcity of supply, particularly pronounced in the large-area category, also explains the scarcity of transactions > 5,000 sq m: **only eight have been recorded since 2014** in the 14 Paris CBD business centers, mainly in “#Cloud.Paris,” “Capital 8,” and “Opéra Victoire.” None have been signed for 2025 so far.

The business center market favors medium-sized areas: **the average let area is 1,500 sq m**, and 61% of transactions recorded since 2015 are for areas between 1,000 and 5,000 sq m.

Change in take-up

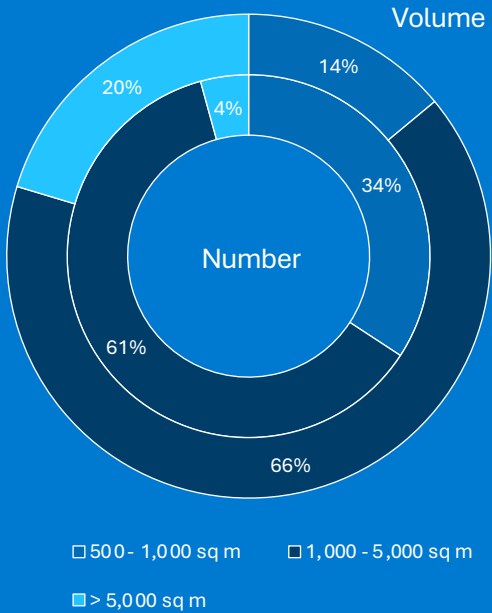
Transaction volume > 500 sq m recorded in the 14 Paris CBD business centers, 2015-2025



Source : Newmark

Breakdown of take-up by area category

Based on the volume of transactions > 500 sq m recorded in the 14 Paris CBD business centers, 2015-2025



Source : Newmark

Captive occupiers

Finance, ever-present

The banking, finance, and insurance sector is by far the largest, accounting for **40% of take-up in the 14 CBD business centers since 2015**. In the Étoile district, these are mainly international asset management players and brokers (Tikehau, TP Icap, etc.); in the Cité Financière, the major French banks and institutions are more strongly represented (CIC, Bpifrance, Banque de France, etc.).

In the Étoile district, business centers are also **popular with consulting firms and legal professionals** (Arsène Taxand, Reed Smith, Paul Hastings). In the Cité Financière district, digital companies (Netflix, Facebook, Meetic, Adyen) and fashion and luxury brands (Louis Vuitton, Cartier, Puig) are particularly prominent.

Increasing diversity of profiles

Recent years have seen both a consolidation of historical trends, with finance, for example, consolidating its role thanks to Brexit and the increased

attractiveness of Paris as a financial center, and a gradual diversification of the tenant mix due to the arrival of new players, particularly in the tech sector, as exemplified by Vestiaire Collective and Meetic taking over the space vacated by the Banque de France in “Opéra Victoire.”

A very large proportion of endogenous movements

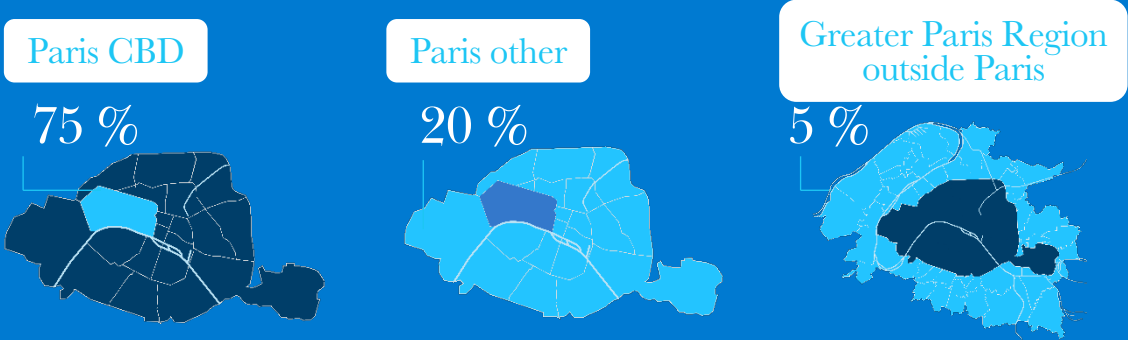
The business center market has also been boosted by the migration of **companies from the Étoile district to business centers in the Cité Financière**, such as CDPQ, Squarepoint Operating Company, and Flichy Grange Avocats.

In general, business centers continue to stand out for their **strong ability to attract occupiers from the CBD**. 75% of leases recorded in these buildings since 2015 have been with companies originating from this market—a share that has even risen to 84% over the last five years.

Breakdown of take-up > 500 sq m in business centers by tenant sector, % of total volume between 2015 and 2025



Origin of occupiers who leased areas > 500 sq m in business centers, % of the number of transactions between 2015 and 2025



Source : Newmark

Examples of recent transactions

Letting transactions > 1,000 sq m in 2024 and 2025

A high retention rate

Companies based in business centers are usually very attached to the model. When they leave, **they most often remain in the CBD and in the same neighborhood**, proof of the lasting appeal of these locations. **Departures to submarkets other than the CBD remain exceptional.** Among the few significant moves in recent years are those

of Doctolib and Blablacar, two major players in French Tech, which left “Capital 8” and “#Cloud. Paris” to set up in Levallois-Perret and the 11th arrondissement. These decisions were based on different rationales: expansion and cost streamlining for the former, and the search for a headquarters building in an environment popular with tech executives for the latter.

The desire to have a headquarters building is indeed **one of the main motivations for companies leaving a business center**. Several examples in recent years illustrate this: Euroclear (“Opéra Victoire”), Hugo Boss (“Louvre Saint-Honoré”) and, more recently, Qube Research & Technologies (“Capital 8”). These moves do not reflect a disaffection with the model, but rather a natural evolution in the life of these companies.



Year	Business center	Arrondissement	Tenant	Area sq m
2025	Capital 8	Paris 8 th	HAVEA GROUP	3,235
2025	Washington Plaza	Paris 8 th	CITADEL	1,800
2025	Paris Trocadéro	Paris 16 th	MASTERCARD	1,600
2025	Louvre Saint-Honoré	Paris 1 st	CDPQ	1,591
2025	6-8 Haussmann	Paris 9 th	OCTOPUS ENERGY	1,530
2025	Capital 8	Paris 8 th	SERB	1,359
2025	Louvre Saint-Honoré	Paris 1 st	RSA	1,124
2025	Edouard VII	Paris 9 th	AFG	1,107
2024	#Cloud.Paris	Paris 2 nd	SQUAREPOINT OPERATING COMPANY	3,443
2024	Capital 8	Paris 8 th	QUBE RESEARCH & TECHNOLOGIES	3,200
2024	Cézanne Saint-Honoré	Paris 8 th	SKADDEN	2,600
2024	Washington Plaza	Paris 8 th	ACCESS CAPITAL PARTNERS	1,542
2024	Louvre Saint-Honoré	Paris 1 st	CARTIER	1,430
2024	Opéra Victoire	Paris 9 th	CERTEUROPE	1,512
2024	Le Centorial	Paris 2 nd	REUTERS	1,445
2024	Edouard VII	Paris 9 th	BRUNSWICK GROUP	1,230
2024	Washington Plaza	Paris 8 th	DAC BEACHCROFT	1,192

Source : Newmark

Well represented in the “1,000 club”

As in the rest of the CBD, business centers have seen a significant increase in rents in recent years. With a dozen leases exceeding €1,000/sq m/year since the beginning of 2024, they have directly contributed to **the emergence of an “ultra-prime” market in Paris that is quite distinct from the rest of the capital.**

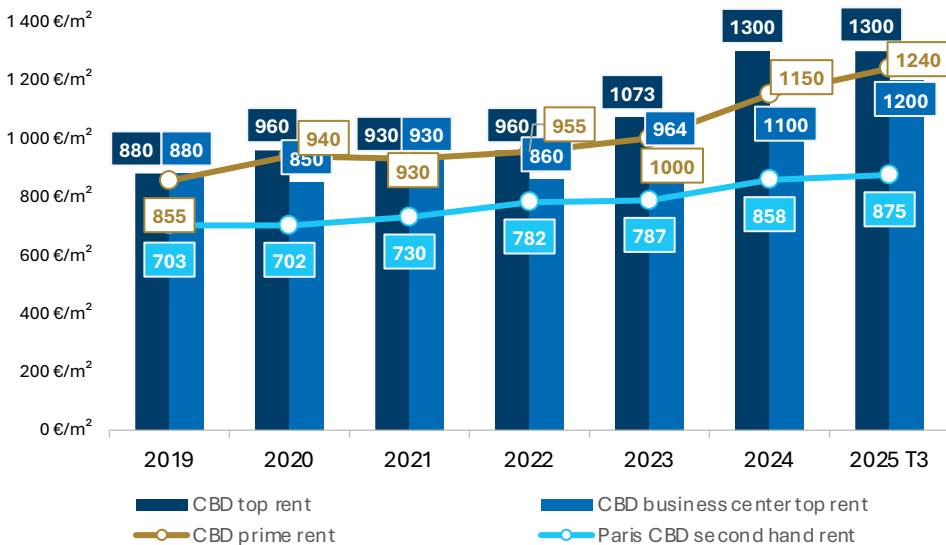
This phenomenon is not limited to business centers in the Étoile district. The values achieved in “Louvre Saint-Honoré,” “#Cloud.Paris,” and “Édouard VII” also reflect this trend. These new

records can be explained both by the recent delivery of high-quality refurbishment projects and by the **ability of certain occupiers to pay high rents, particularly those from the financial sector who are accustomed to more expensive markets such as London.**

On average, **top values increased by more than 40% in business centers between 2015 and 2025.** Although these values are not systematically the highest on the market, **the specificity of business centers lies in their ability to achieve high rents even on second-**

hand, renovated or existing space. These can reach €1,000 to €1,200/sq m/year, compared to an average second-hand rent of €875/sq m/year across the entire CBD. However, it should be noted that **there can be significant variation in rents.** Due to their large size and the diversity of some complexes, business centers can also offer less desirable spaces (ground floors, mezzanines, etc.), providing some tenants with more economical solutions while still benefiting from high-end services and the premium image associated with these assets.

Comparative analysis of rents in Paris CBD and business centers
In €/sq m/year



Source : Newmark



Paris Trocadéro business center, 112 avenue Kléber, Paris 16th

Uneven distribution of supply

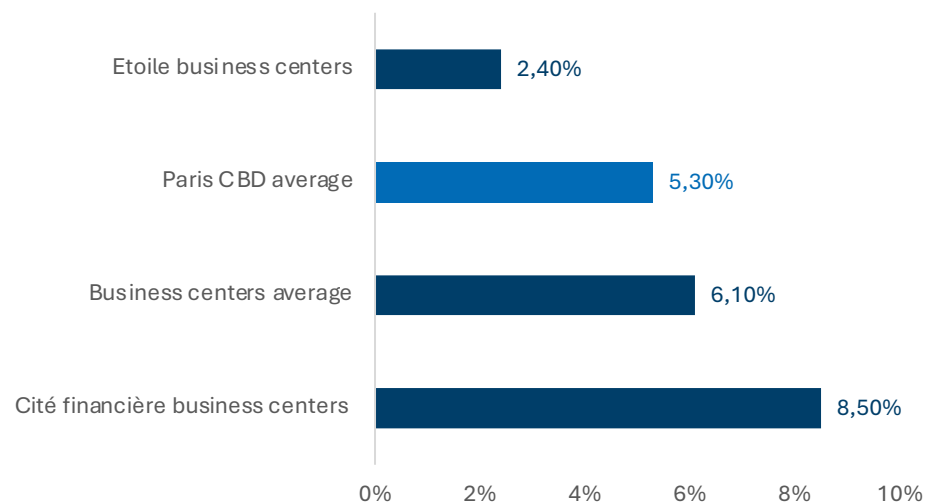
24,000 sq m are immediately available in the 14 business centers, representing a vacancy rate of 6.1% compared to an average of 5.3% in the CBD. However, **the available supply within business centers is very unevenly distributed**, concentrated mainly in a few complexes in the Cité Financière (“Louvre Saint-Honoré” and especially

“Opéra Victoire”) due to vacancies and major construction work. **The vacancy rate there is 8.5%, compared to 2.4% for business centers in the Étoile district.** Although a few vacancies are expected in the short term, and despite a deteriorating market context (political and economic uncertainty, rising supply in Paris),

this vacancy rate will decrease. Negotiations, some of which are at an advanced stage, are currently underway. Above all, the upgrading of certain assets, the generally high retention rate of business centers, and proactive management by owners should help to keep the volume of available space very low.

Vacancy rate comparison

Between Paris CBD and the business centers, as a %



Source : Newmark



Opéra Victoire, 53 rue de Châteaudun, Paris 9th

From business centers to “lifestyle centers”

Modernization and updating of the model

Business centers have undergone a profound transformation in recent years, as evidenced by several major renovation projects. Among the most recent and iconic are those of “Louvre Saint-Honoré,” “Capital 8” and “Opéra Victoire,” which have resulted in **technical improvements to the buildings**, particularly to **meet the requirements of the tertiary decree**, while raising the level of services offered (creation of outdoor spaces, revamped catering options, welcoming of soft mobility, etc.). This drive to modernize existing buildings will continue. Although the project is still in the study phase, Blackstone is planning an ambitious capital expenditure program for “Paris Trocadéro”, with the aim of offering services that meet Anglo-Saxon standards.

At the same time, **several traditional office buildings are being repositioned** as business centers. In the CBD, the most significant of these is “Signature” (formerly “Solstys”), near the Saint-Lazare train station, which is scheduled for delivery at the end of 2026. In the wider CBD, two major projects will enhance the offering: “Kennedy” in the 16th arrondissement (36,000 sq m expected in early 2027) and “Condorcet”, the former headquarters of GRDF in the

9th arrondissement, to be delivered in 2027.

These new complexes share the characteristics of the most high-end business centers: a comprehensive and distinctive range of services, large outdoor and green spaces, and a high degree of flexibility of use, made possible by divisible floors or independent volumes.

New challenges

These various projects illustrate the evolution of the business center model, which is now **more akin to the concepts of luxury hotels and retail** than those of traditional offices (emphasis on user experience, development of flagship offices, emergence of “officetainment”).

This move upmarket brings with it new challenges for owners, starting with **maintaining reasonable costs to retain occupiers** over the long term. The gradual diversification of the tenant mix also requires meeting the expectations of new types of tenants, such as tech companies, who are looking for open spaces that are connected to the city and feature greenery, **while at the same time continuing to satisfy the needs of more traditional clients**, such as those in the financial sector, who value privacy and security.



Signature, 19 rue de Vienne – 38-46 rue du Rocher, Paris 8th



Kennedy, 104 avenue du Président Kennedy, Paris 16th

What is the potential for longer-term business center creation?

While supply has always been structurally limited, Newmark collaborated with LPDI to **attempt to identify and classify the potential for creating new business centers**. The approach: target “traditional” office buildings that could be repositioned as business centers and that fully or partially meet the characteristics identified by Newmark (large size and significant land area, central location, heritage character, headquarters of a bank or iconic company, etc.).

Limited to the wider CBD*, this analysis excludes buildings that are very remote, far from public transportation, or located in isolated locations or geographical areas that do not benefit from a high-end environment.

21 buildings identified

In addition to the 14 existing business centers in our sample group, we have identified 21 buildings of over 20,000 sq m with the potential to be repositioned as business centers.

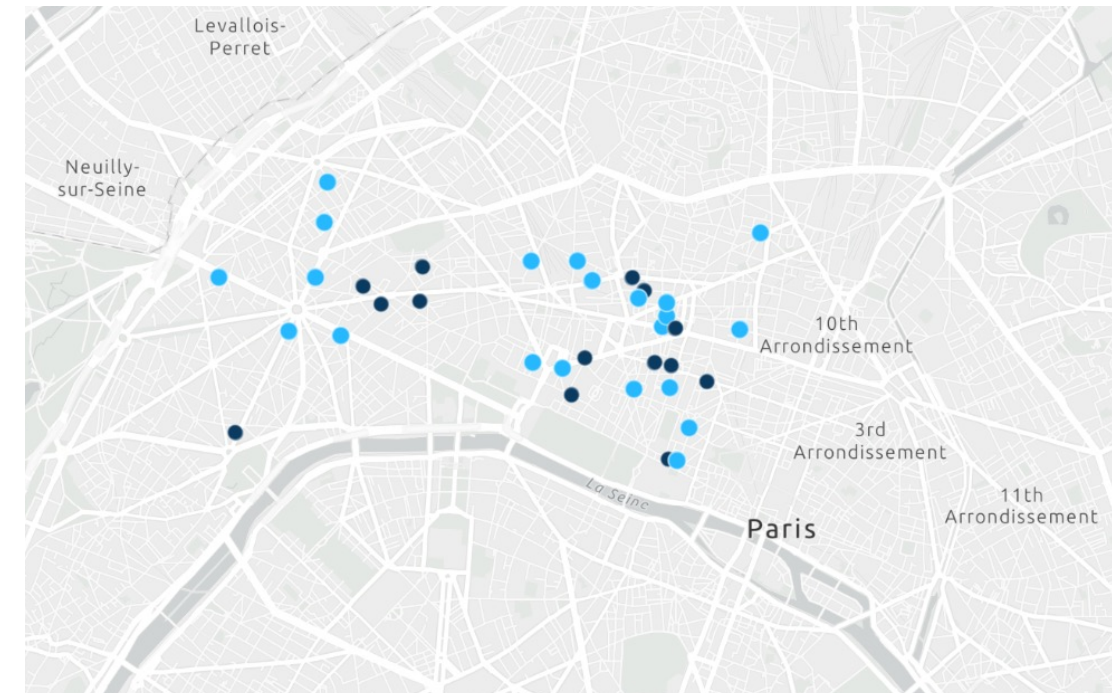
Of the 21 buildings that could potentially be repositioned as business centers :

- 86% of buildings are between 20,000 and 30,000 sq m, while **only 14% are larger than 30,000 sq m**.
- 62 % are single tenant and 71 % are fully let.
- 62% have been fully or partially refurbished since 2010. Nearly **40%** can therefore be considered **as requiring major works in the relatively short term**.
- A minority of owners are from the public sector or are owner occupiers. The majority are real estate investment companies (57%), followed by banks, insurance companies, mutual insurance companies, and pension funds (10%).

*CBD+ Paris 75001,75002,75008,75009,75017, 75016.

Map of Paris business centers

Existing and potential business centers



Sources : La Place de l'Immobilier, Newmark

● Existing ● Potential

14 potential new business centers

In terms of the three areas of analysis - type of owner (investor rather than owner occupier or public entity), the symbolic nature of the building, and type of occupancy (single or multiple leases, vacant or occupied) – **seven of these 21 buildings have an unfavorable or less favorable profile**, as they have been occupied for a long time or belong to owner occupiers, whether private or public (Bank of France, Ministry of Culture, etc.).

11 buildings can be repositioned in the short to medium term.

- Totalling 153,000 sq m (including one project exceeding 30,000 sq m), six of them are vacant, recently renovated, or undergoing renovation, such as “Signature” in the 8th arrondissement.
- Totalling 112,000 sq m and ranging in size from 20,000 to 30,000 sq m, five are occupied by a single office occupier and have

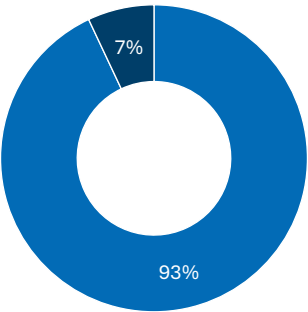
undergone refurbishment at some point in the recent past, such as “In Town” in the 9th arrondissement.

Three buildings show longer-term feasibility.

Totalling 74,000 sq m and ranging in size from 20,000 to 30,000 sq m, they are occupied by several occupiers and have undergone refurbishment at various points in the recent past.

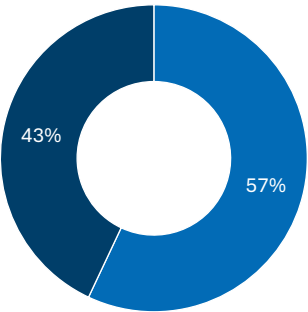
Analysis of 14 buildings identified as having a favorable profile for repositioning as business centers

Area category

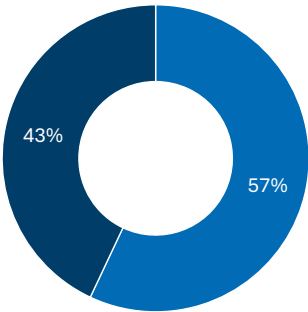


■ <30,000 sq m ■ >30,000 sq m

Type of occupancy and vacancy

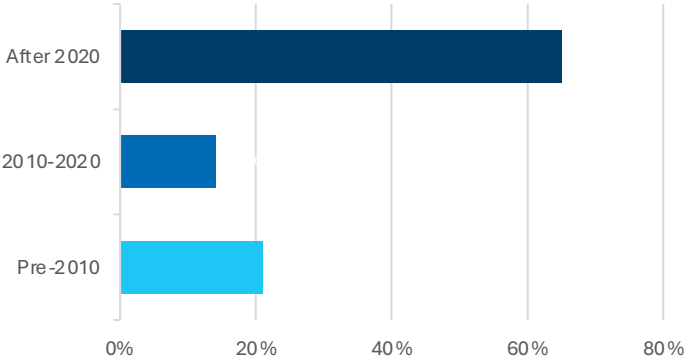


■ Single tenant ■ Multi-let



■ Plein ■ Vide

Period of last major refurbishment/renovation





TESTIMONIAL



Pierre-Yves Bonnaud

*Director of Asset Management and
Client Management / Managing
Director of LOCAPARIS / Member of
the Executive Committee*

What role do business centers play in the history and heritage of SFL?

Pierre-Yves Bonnaud :

Since 1879, SFL has truly embodied real estate excellence in Paris. Our portfolio comprises 17 iconic addresses, some of which we have owned for over 25 years in the heart of the capital. These include “Washington Plaza”, a veritable business hub in the 8th arrondissement, “Edouard VII”, with its theater and the Olympia concert hall, and “Cloud.Paris”, Meta's headquarters in the 2nd arrondissement.

Business centers are therefore truly at the heart of SFL's history and are a perfect reflection of its expertise: combining heritage and modernity. As such, **each project aims to retain the character of the place while adapting it to contemporary uses.** In short, it is a question of reinventing prestigious office property and providing long-term support for changing ways of working.

What do you think are the main advantages of business centers?

P-Y B. : The quality of the location is essential. All our centers are located within Paris itself and therefore benefit fully from the economic and cultural appeal of the capital. They also enjoy unique reputations and prestige: **some of our buildings have become true Parisian landmarks**, recognizable far beyond the circle of real estate professionals. But the appeal of business centers is not just about the location. It also depends on the diversity and quality of the services offered. At SFL, **we have made premium services our signature:** catering, social areas, conference rooms, concierge services, and even bicycle parking, with 400 spaces in “Washington Plaza” alone, for example.



Édouard VII, 16-30 boulevard des Capucines, Paris 9th

So, it's much more than just a workplace?

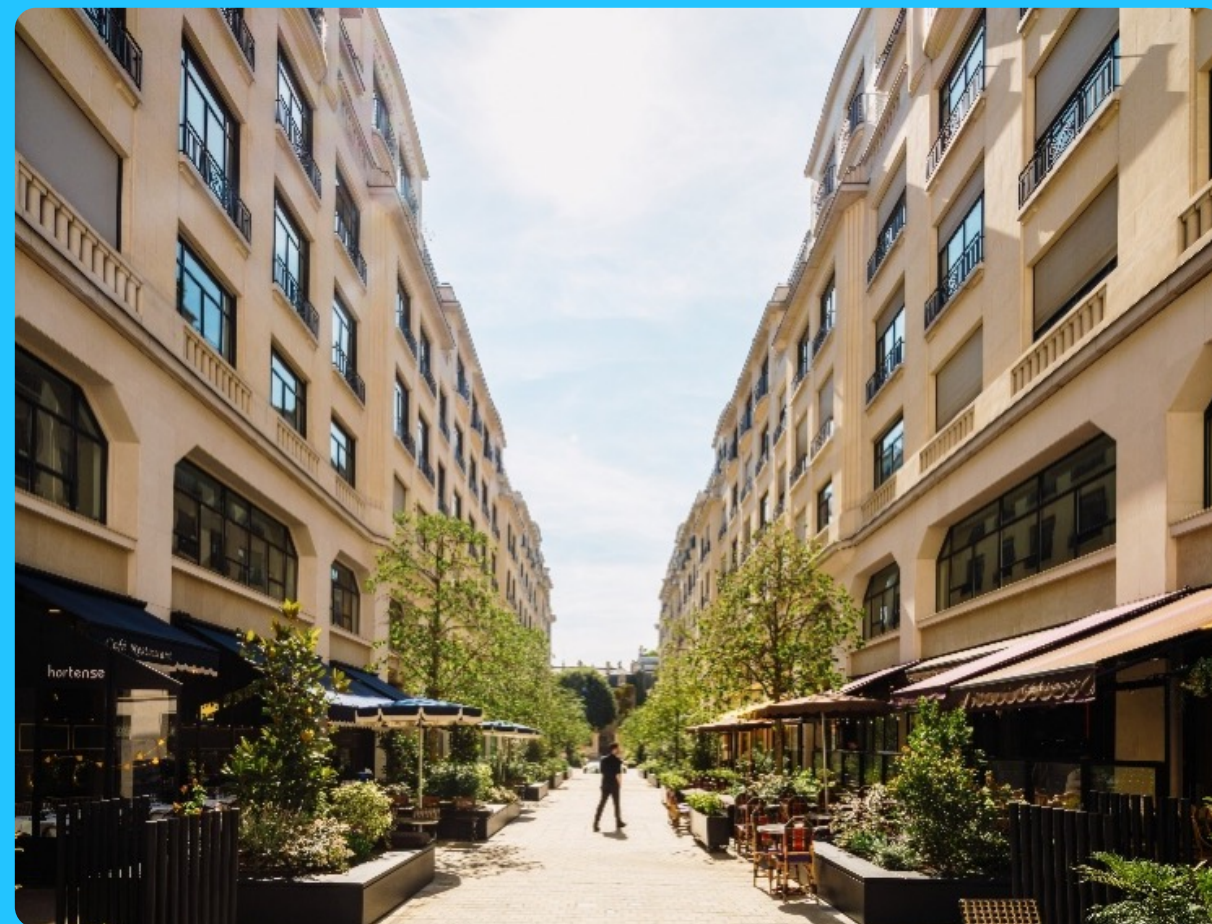
P-Y B. : Exactly. Business centers are **hybrid spaces designed for a variety of uses:** offices, shops, culture, and sometimes housing. For example, “Édouard VII” includes co-living spaces, while “Louvre Saint-Honoré” now houses the Cartier Foundation for Contemporary Art. We also pay close attention to architecture and design, through collaborations with big names such as Jean Nouvel, Dominique Perrault, and Olivia Putman.

Business centers are also living ecosystems, welcoming places for suppliers, customers, shareholders, bankers, and more. As for employees, **they appreciate their strong identity and “village spirit,” which promotes**

performance, well-being, and team cohesion. We are also seeing the emergence of communities of gamers and athletes, in cycling and running. It is this exceptional intensity of use that makes our locations unique and so attractive to companies and talent.

In recent years, the market context and business expectations have changed significantly. How are you responding to this new situation?

P-Y B. : The trend is clear: companies are looking for fewer square meters, but square meters of much higher quality. They want central locations, at the heart of major business and innovation hubs, **capable of attracting the best talent less than ten minutes from their homes.** This centrality has become even more strategic with the rise of remote working.



Cézanne Saint-Honoré, 1-6 rue Paul Cézanne, Paris 8th



Louvre Saint-Honoré, 2 place du Palais-Royal, Paris 1st

How does this translate into your projects in practical terms?

P-Y B. : By transforming our spaces into desirable locations. We are making them more flexible, more collaborative, more open, and equipped with innovative services. Our major renovation projects also enable us to modernize our buildings while preserving their character and historic facades. **Mixed use is at the heart of this change.** Our sites are being transformed into living spaces and even destinations in their own right, combining offices, shops, and culture, as exemplified by the Fondation Cartier.

We are implementing this strategy through a **process of continuous innovation and improvement, based on the principle of "test & learn"**: each new feature is trialed at a pilot site before being rolled out more widely. This ranges from digital concierge services to high-end catering, including the promotion of soft mobility and the creation of user-friendly spaces. Finally, we are opening up our spaces to the outside world: greenery, natural light, terraces, and transparency. All of this is part of strengthening our CSR strategy.

Your recent activities have been dominated by the renovation of the Louvre Saint-Honoré. Can you tell us more about this project?

P-Y B. : This is a landmark project that we have been working on for over 12 years and which has just been completed after five years of work. The aim was to completely transform a historic 150-year-old site, the former "Louvre des Antiquaires", without altering its listed facades. Encompassing 20,000 sq m, the refurbishment project included a monumental nave measuring 120 meters long and 16 meters high, equipped with five mobile platforms ranging from 250 to 350 sq m each.

The site has a dual purpose. First, a cultural one, with the installation of the Fondation Cartier on 16,000 sq m, of which 8,500 sq m are accessible to the public. Comprising exhibition spaces, an auditorium, a bookshop, and a restaurant, it will be inaugurated on October 25th. Secondly, it will provide office space, with a high-end business center on the upper floors, designed to meet the new needs of companies and their employees. **We are particularly proud of this unique** joint project with Cartier and Jean Nouvel, which combines heritage, technical innovation, and openness to the city, representing **a new standard of excellence** for Paris.

Louvre Saint-Honoré, 2 place du Palais-Royal, Paris 1st



What are your projects for the coming years?

P-Y B. : We will continue our strategy of regenerating Paris' urban fabric by modernizing and revitalizing the capital's iconic buildings. **"Condorcet", acquired by SFL in 2014,**

perfectly illustrates our approach: creating places to live and work that are in harmony with today's city. Located in the 9th arrondissement and covering almost 25,000 sq m, this future mixed-use project is set to become a lively "village square", combining offices, shops, and social spaces. But our

ambition extends beyond Paris. Thanks to the merger with Colonial, **SFL is embarking on a new chapter and will be able to export its expertise to other European capitals** while remaining 100% Parisian.

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark research reports are available at nmrk.com/insights.

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