



Editions & Séminaires

# The Brussels office market

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Changing dynamics in the  
Central Business Districts

Presented by Cédric Mali

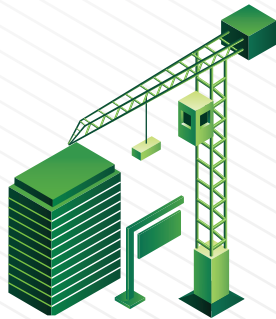
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## SUMMARY

# Market Dynamics

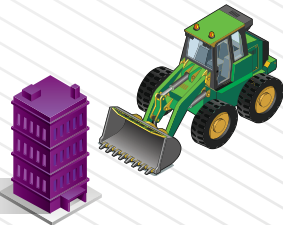
### Development

94,365 m<sup>2</sup> at risk



### Reconversion

100,000 m<sup>2</sup> reconverted



Office stock  
12,758,318 m<sup>2</sup>

### Demand

400,000 m<sup>2</sup>

200,000 m<sup>2</sup>

to Grade A & custom-builds

### Voids



Grade A : 93,088 m<sup>2</sup>



Grade B : 609,127 m<sup>2</sup>



Grade C : 616,311 m<sup>2</sup>





# The City Centre

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Market Dynamics

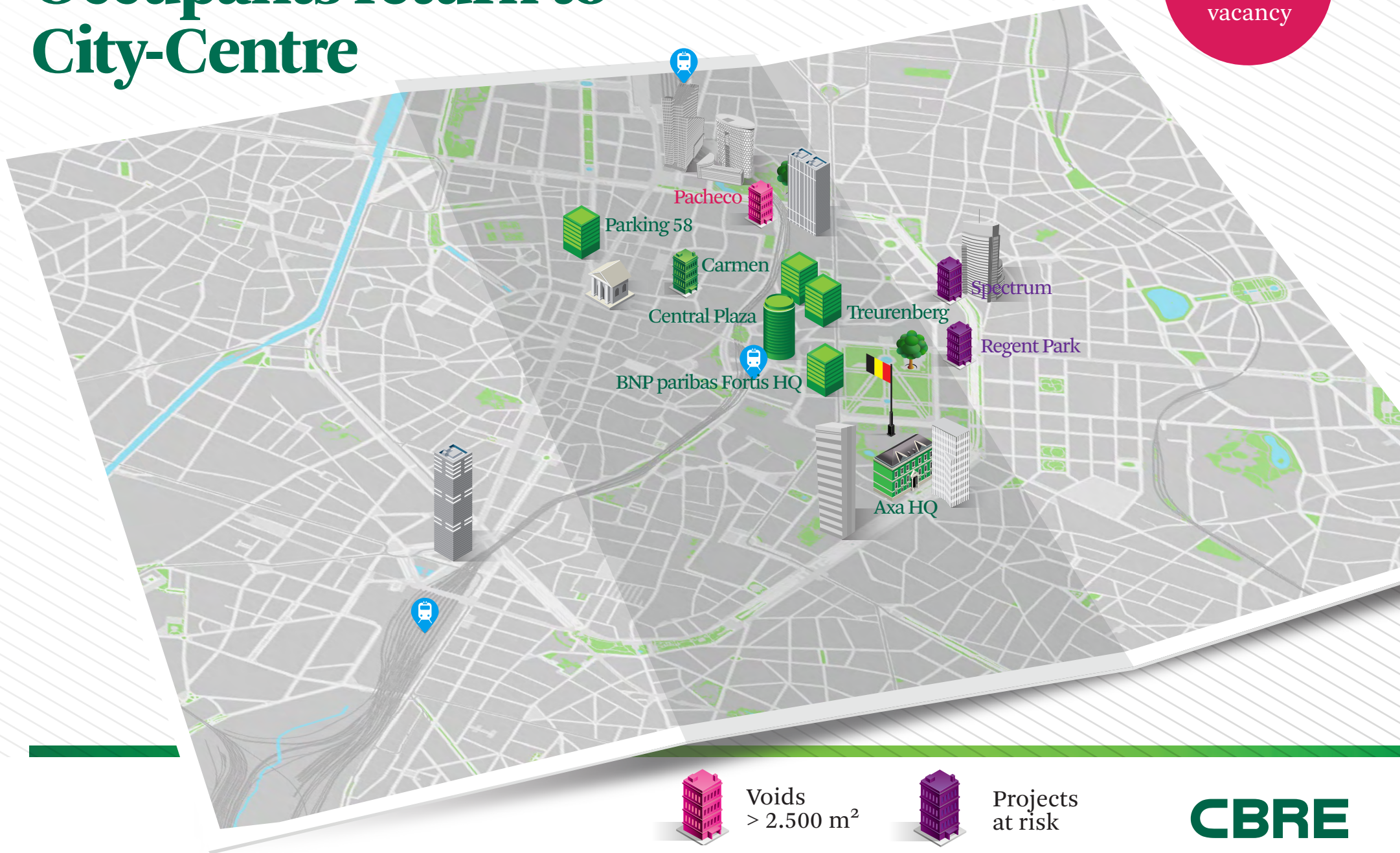
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## CITY-CENTRE

# Occupants return to City-Centre

4.5%  
vacancy



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CITY-CENTRE

Axa



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**CITY-CENTRE**

# BNP Paribas Fortis



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**CITY-CENTRE**

# Initiatives in favour of the City-Centre

**50**  
hectares

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# The Leopold Area

Market Dynamics

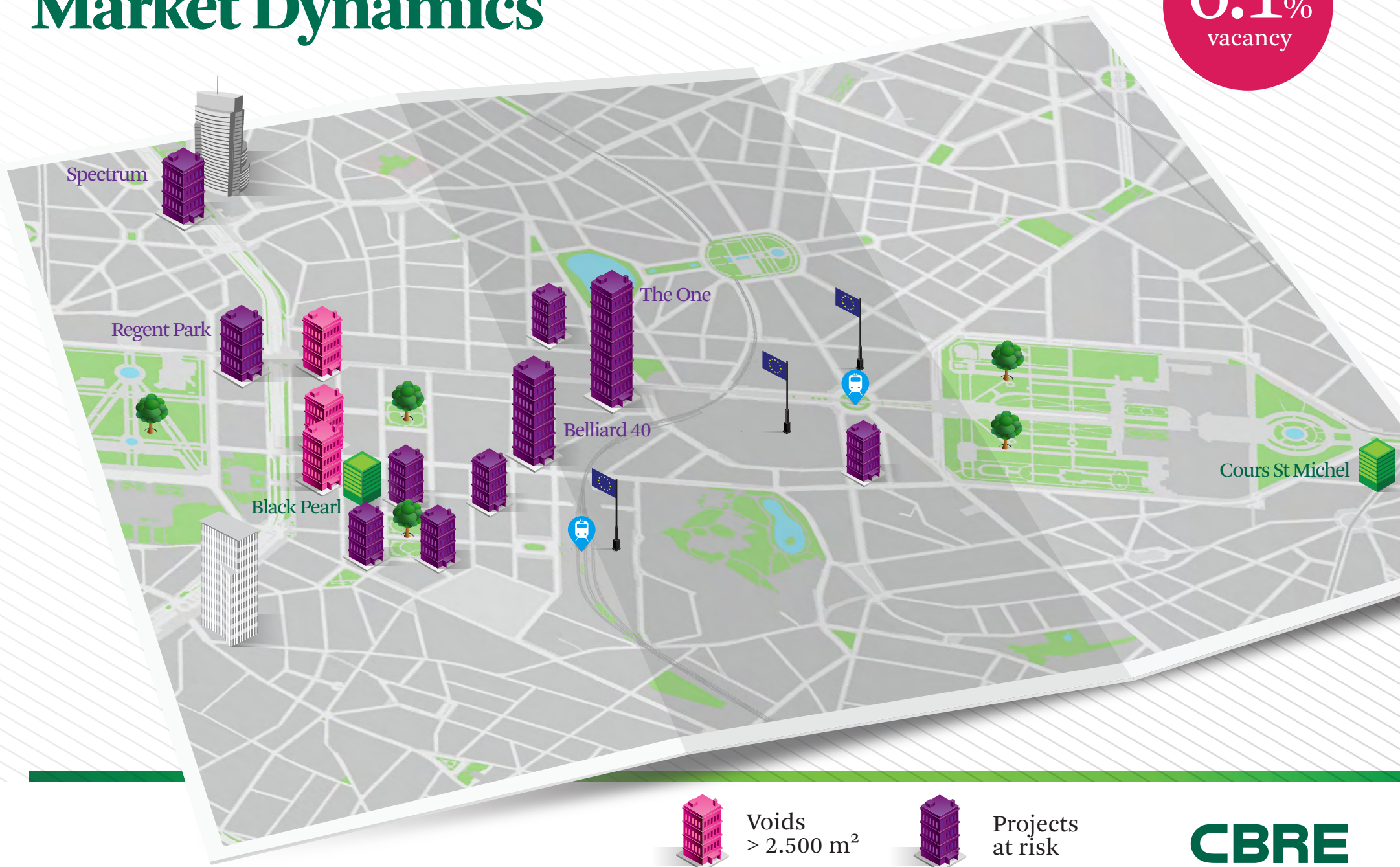
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## LEOPOLD AREA

# Market Dynamics

6.1%  
vacancy





## LEOPOLD AREA

# Space demand by the EU institutions

**30,000 m<sup>2</sup>**  
by 2018-2020

**100,000 m<sup>2</sup>**  
by 2019-2021

**35%**  
of patrimonium has end  
of lease in next 10 years

**?**  
Rue de Genève  
Loi 130





LEOPOLD AREA

The One

29,254  
m<sup>2</sup>

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LEOPOLD AREA

# Regent Park

7,135  
m<sup>2</sup>



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LEOPOLD AREA

# Spectrum

16,149  
m<sup>2</sup>

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# The North Area

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Market Dynamics

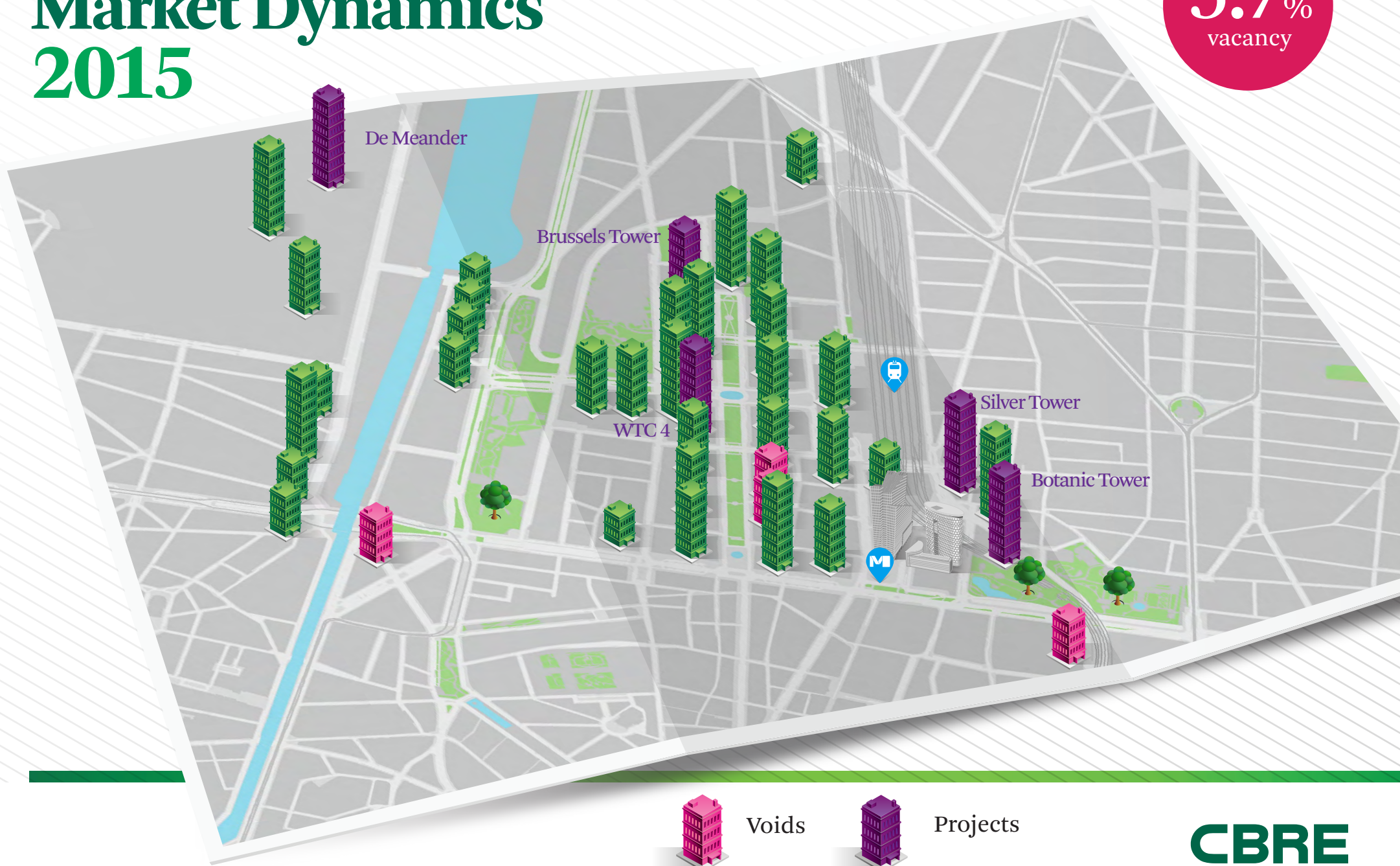
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## NORTH AREA

# Market Dynamics 2015

5.7%  
vacancy

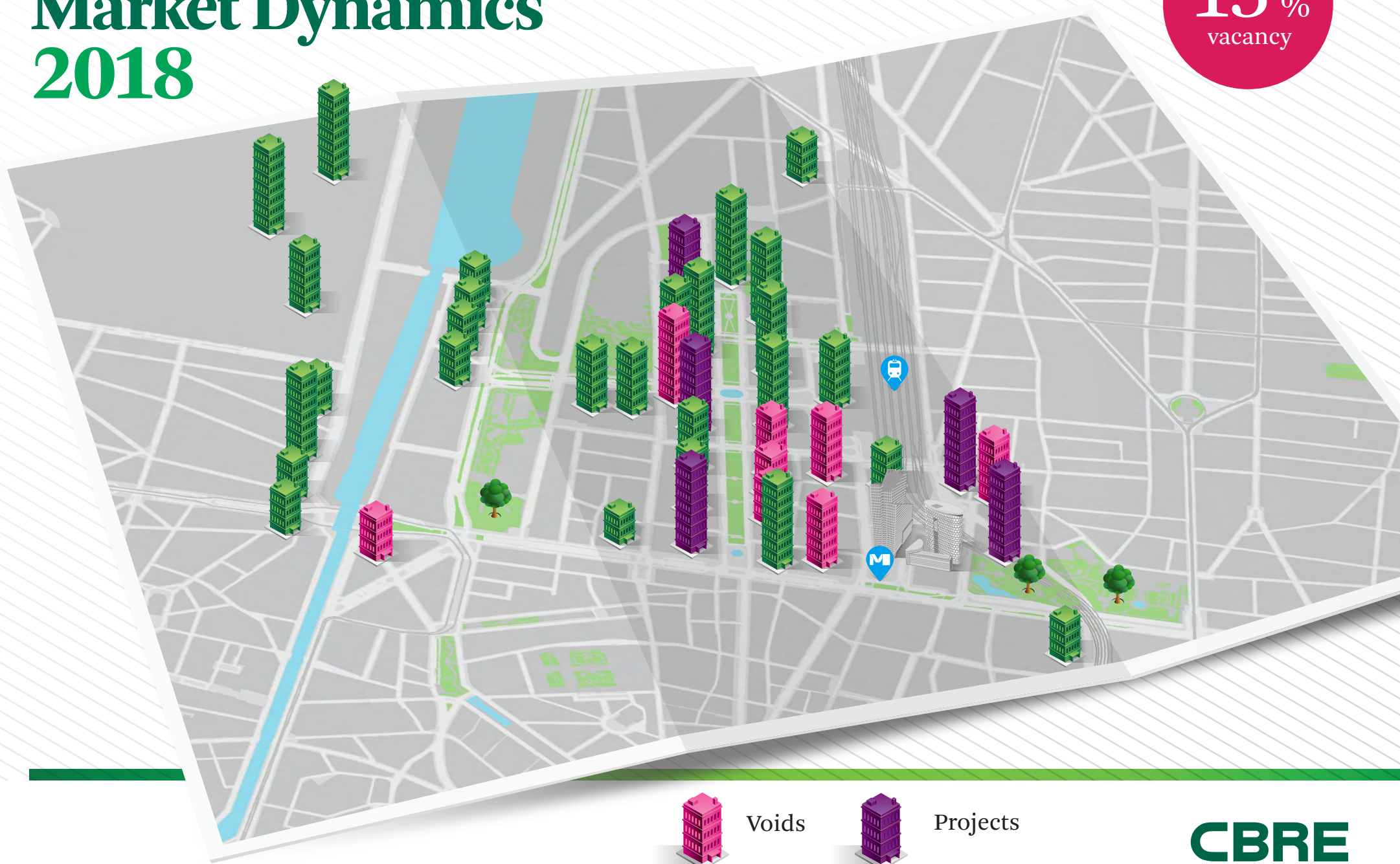




NORTH AREA

# Market Dynamics 2018

13 %  
vacancy



Voids



Projects

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**NORTH AREA**

**Quatuor**

**42,726**  
m<sup>2</sup>

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**NORTH AREA**

# Place Rogier

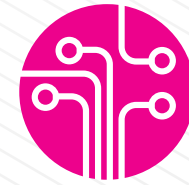


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**NORTH AREA**

# What do we need ?







# The South Area

Market Dynamics

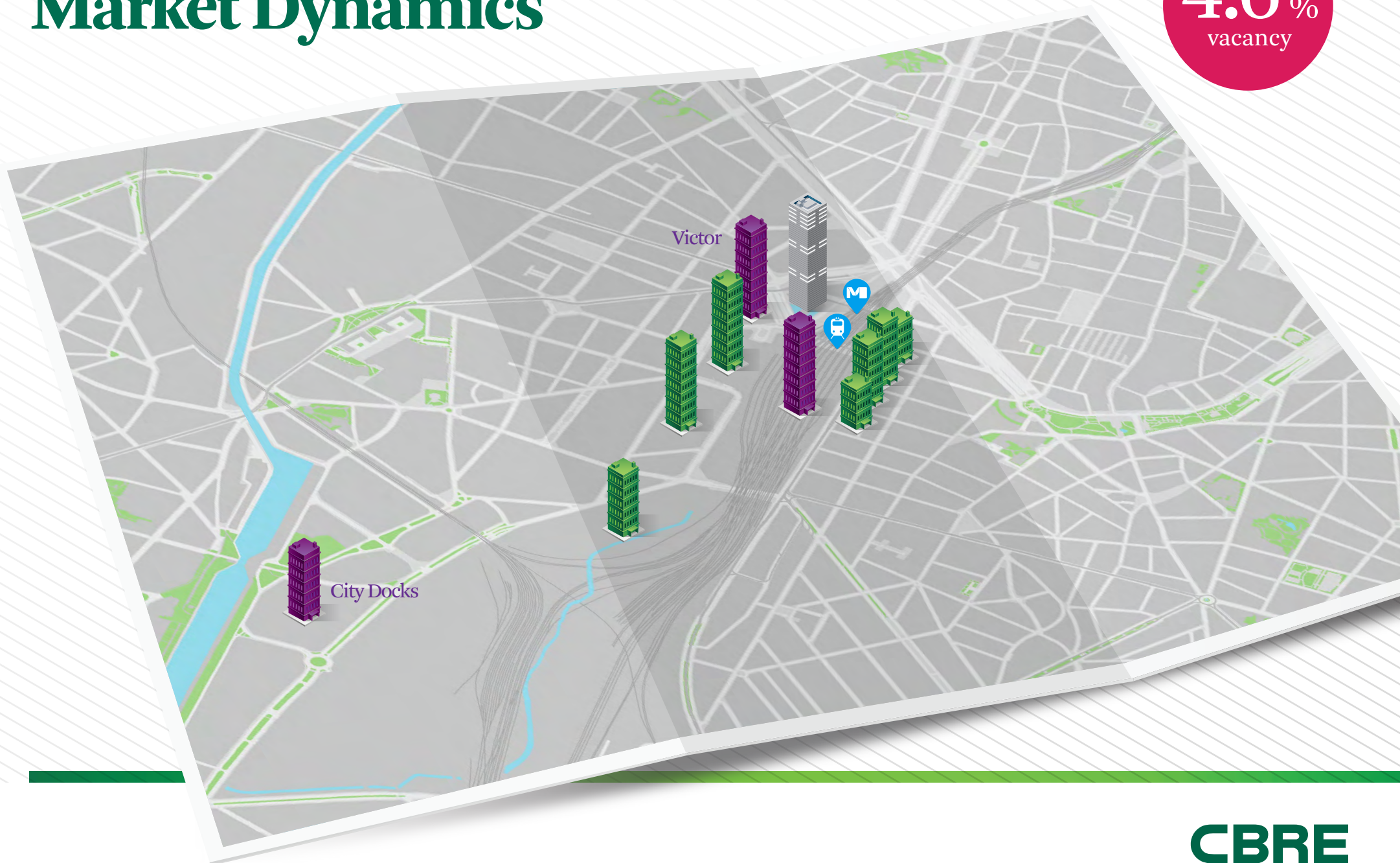
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**SOUTH AREA**

# Market Dynamics

**4.6 %**  
vacancy



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**SOUTH AREA**  
**City Docks**

8,620  
m<sup>2</sup>

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# Brussels Airport

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Market Dynamics

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# AIRPORT Market Dynamics

25 %  
vacancy



KPMG

Deloitte.

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# Conclusion

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Market Dynamics

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## CONCLUSION

# Brussels should not only be the Capital of Europe ...



City Marketing



Innovation, R&D,  
spinn offs, ...



Creative labour