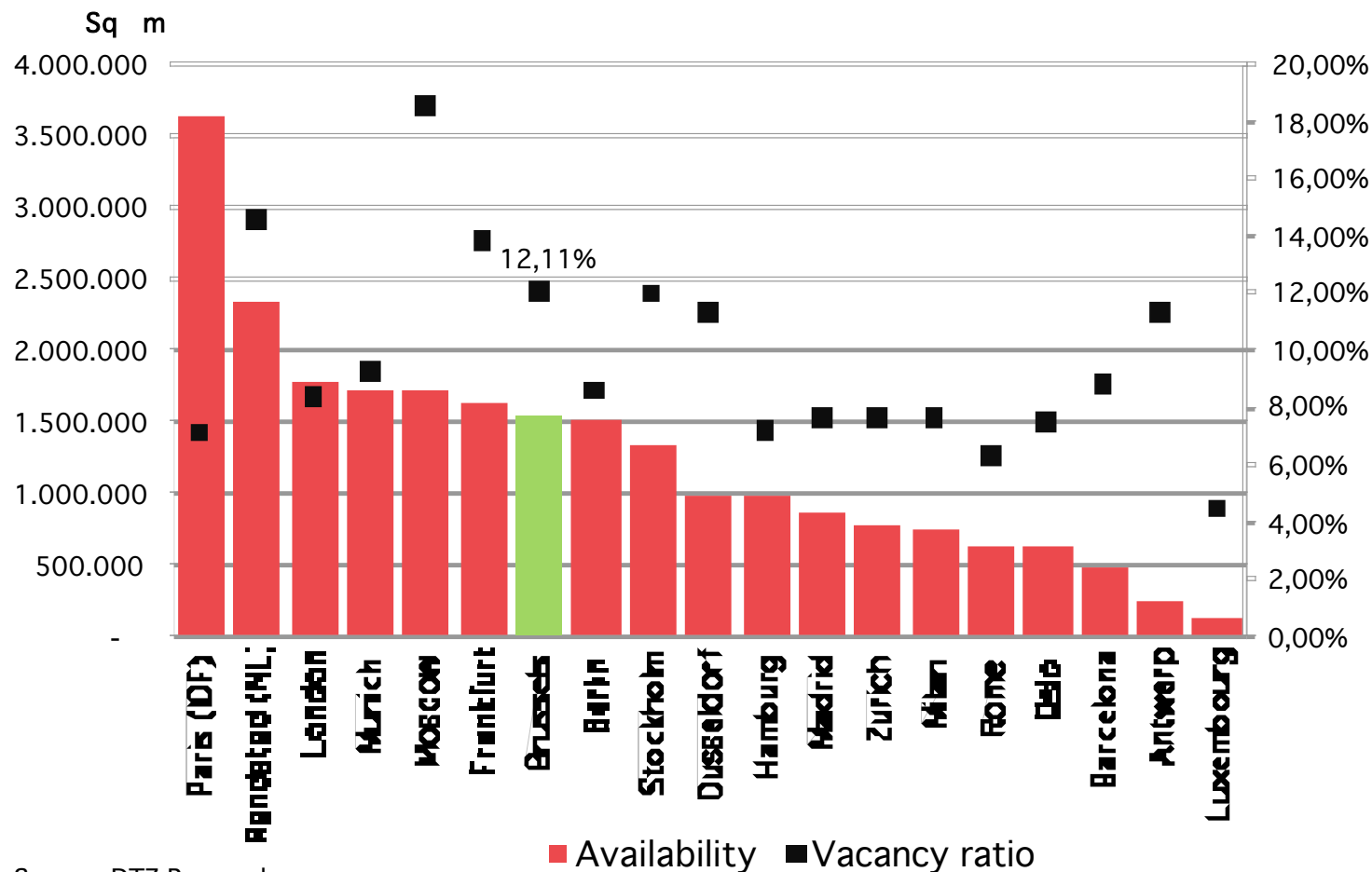


Etat des lieux sur la vacance locative

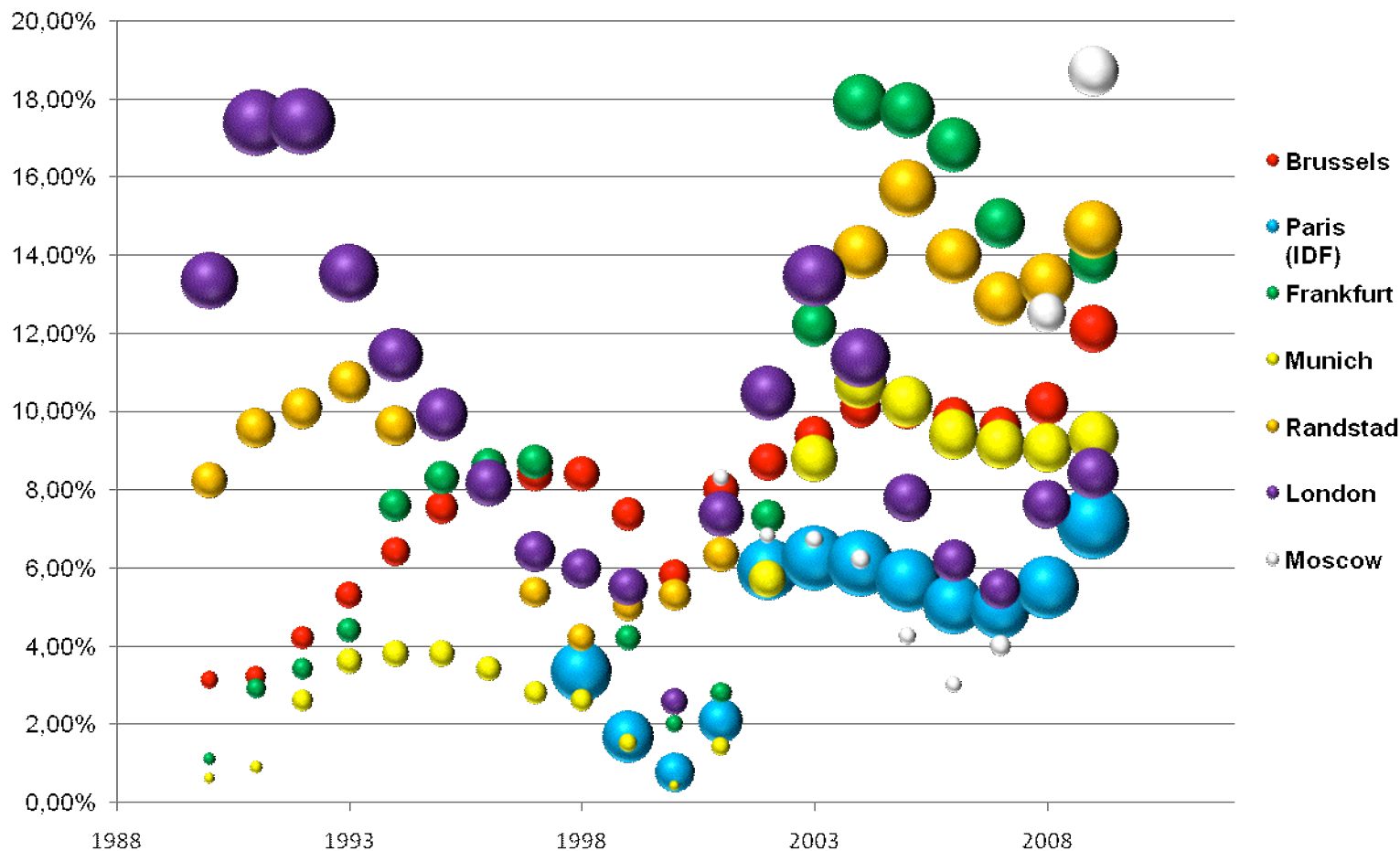
Jérôme Coppée
DTZ - Director

Bruxelles, 7^{ème} ville européenne en valeur absolue mais 4^{ème} en valeur relative

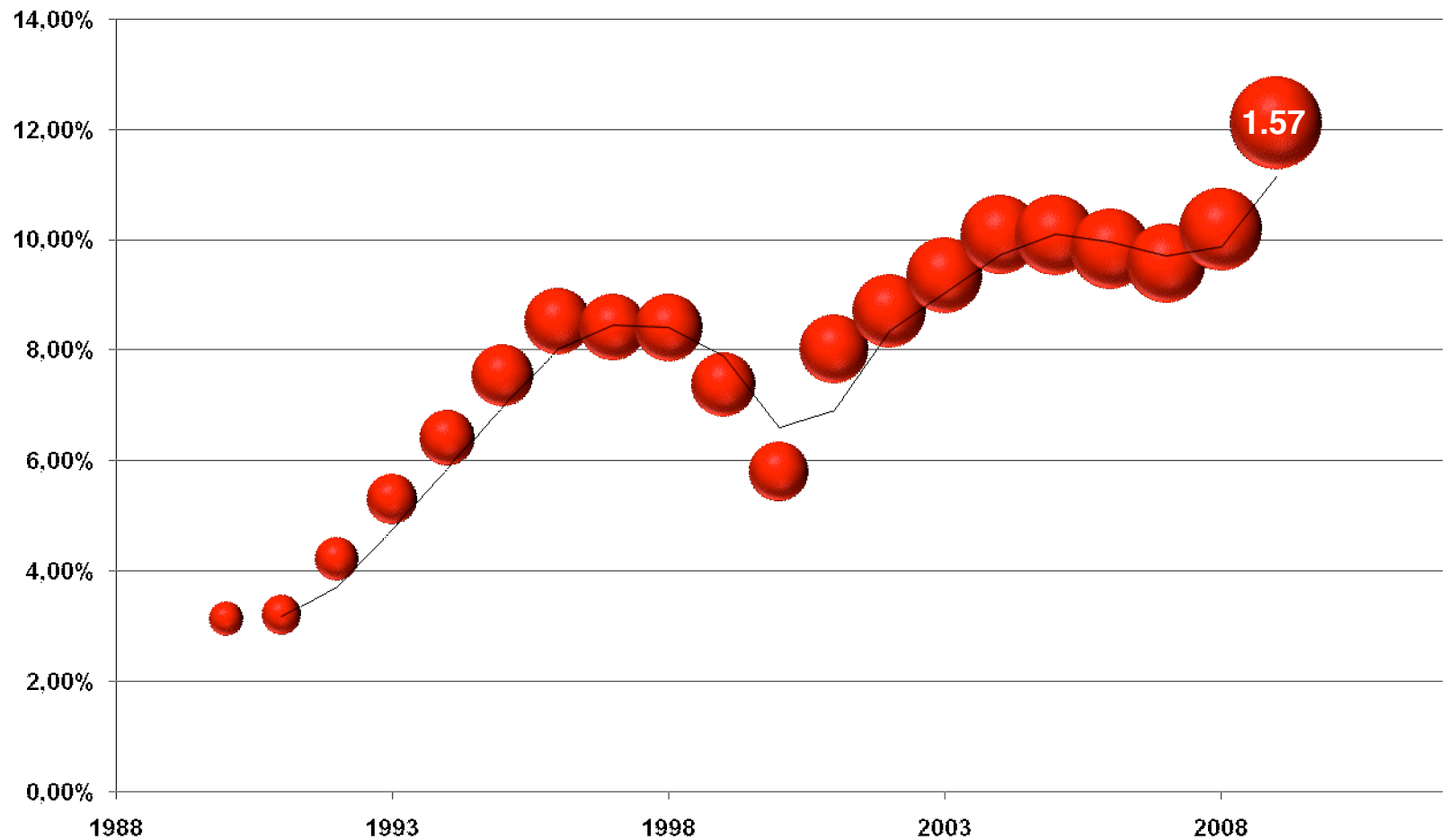


Source: DTZ Research

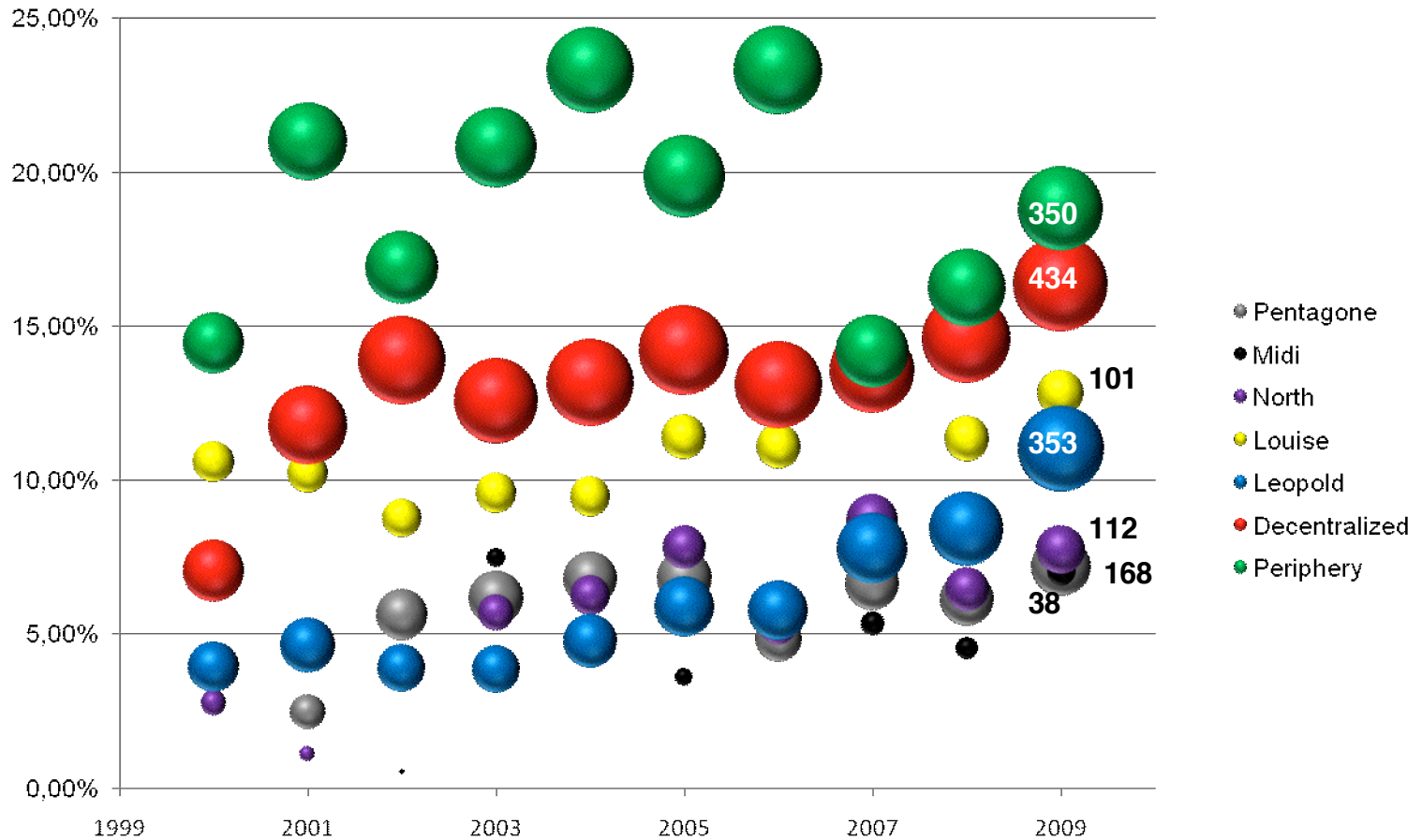
A la notable exception de Londres, les grandes villes européennes sont à des niveaux de vacance encore jamais atteints

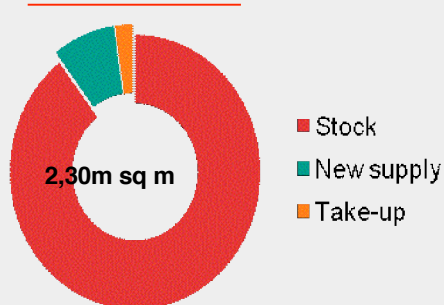


En 2009, pour la première fois de son histoire, Bruxelles a passé la barre des 1.500.000 m² de vacance locative

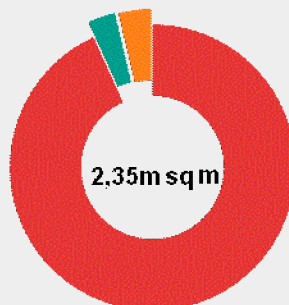


Tous les sous-marchés de la région sont responsables de l'augmentation de la vacance avec une forte progression du quartier Léopold



Office stock

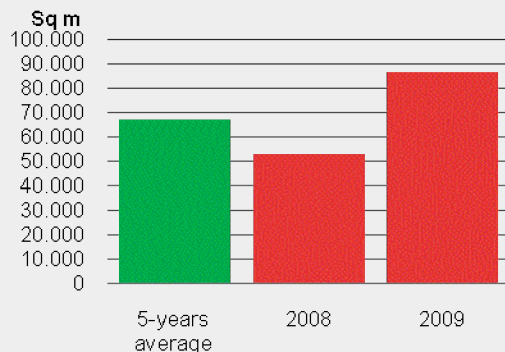
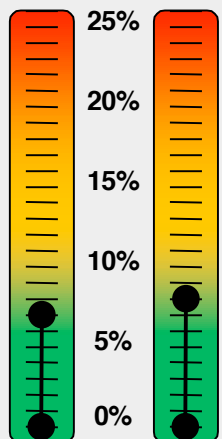
2008



2009

TOP 5 Vacant Buildings

1. Marquis : reste 30.000 sq m
2. Central Gate : reste 8.000 sq m

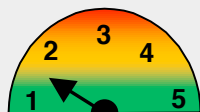
Take-upVacancy rate

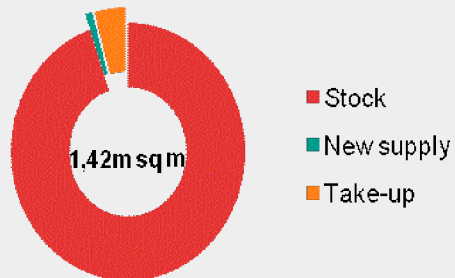
2008

2009

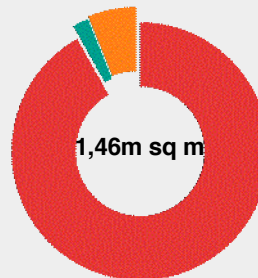
Main new projects

- ❖ Stevens : 13.000 sq m (2010)
- ❖ Renaissance : 10.000 sq m (2010)
- ❖ Telex : 14.000 sq m (2011)
- ❖ De Ligne : 30.000 sq m (2012)
- ❖ Cité Administrative : 85.000 sq m (2012)

Vacancy years

Office stock

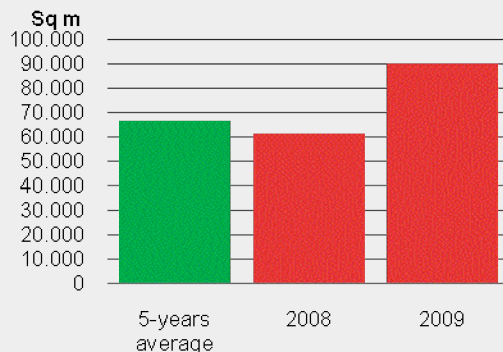
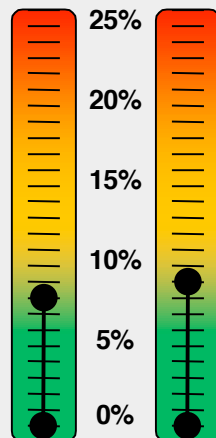
2008



2009

TOP 5 Vacant Buildings

1. Boréal: 33.000 sq m
2. Zenith Tower : 30.000 sq m
3. Covent Garden : reste 25.000 sq m
4. Waterside : 12.000 sq m
5. North Plaza : reste 15.000 sq m

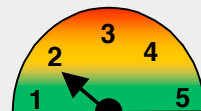
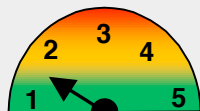
Take-upVacancy rate

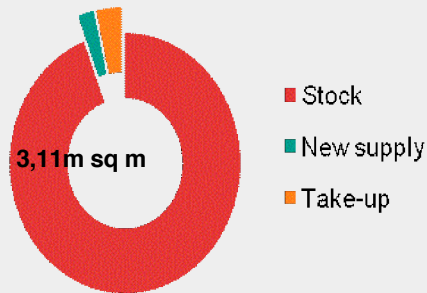
2008

2009

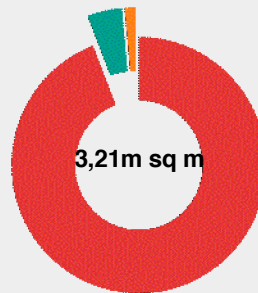
Main new projects

- ❖ Pole Star: 40.000 sq m (2011)
- ❖ North Light : 35.000 sq m (2012)
- ❖ Premium : 30.000 sq m (2013)

Vacancy years

Office stock

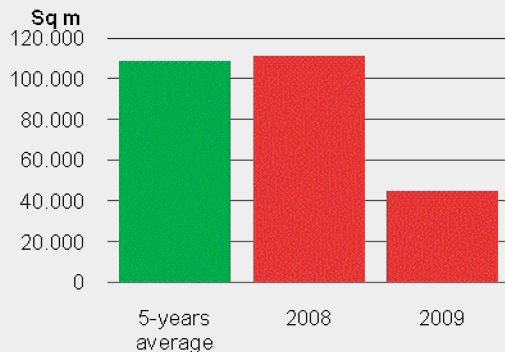
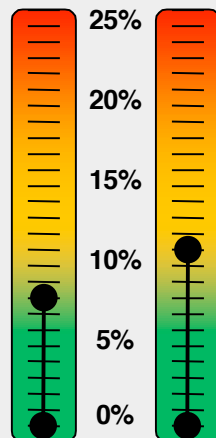
2008



2009

TOP 5 Vacant Buildings

1. The Capital ? : 50.000 sqm
2. Art 56 : 20.000 sq m
3. Trèves 25 : 18.000 sq m
4. Loi 15 : 17.000 sq m
5. Belliard 5 : 13.000 sq m
6. Neo : 11.000 sq m
7. Science 14: reste 10.500 sq m

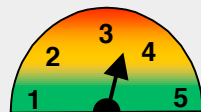
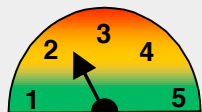
Take-upVacancy rate

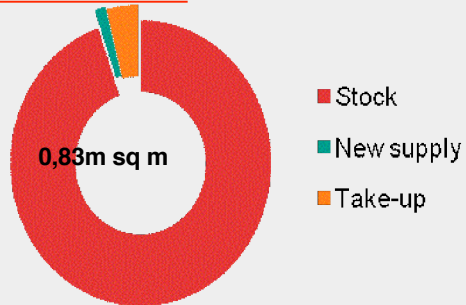
2008

2009

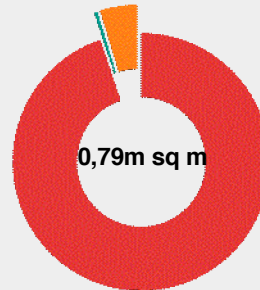
Main new projects

- ❖ Résidence Palace (EU Council): 40.000 sqm
- ❖ Meeûs 23 : 9.000 sq m (2010)
- ❖ Périclès : 12.000 sq m (2010)
- ❖ Orban : 25.000 sq m (2012)
- ❖ Realex : 30.000 sq m (>2012)
- ❖ Europa : >30.000 sq m (>2012)

Vacancy years

Office stock

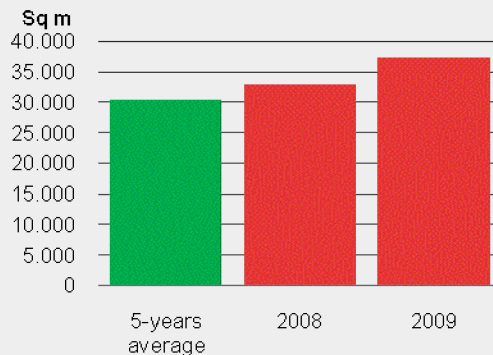
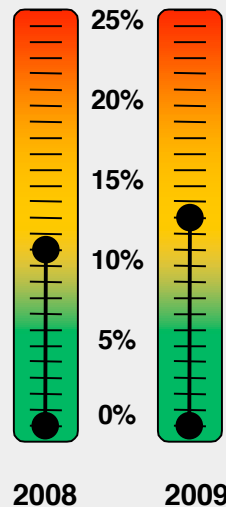
2008



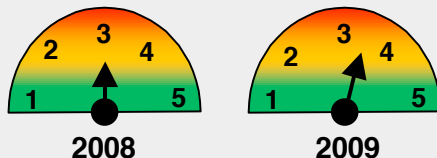
2009

TOP 5 Vacant Buildings

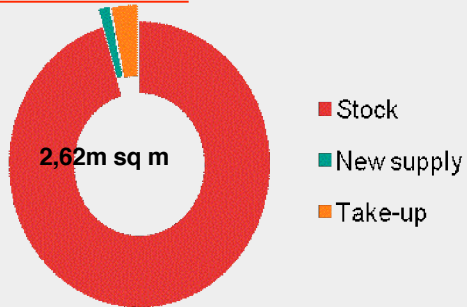
- 1.Wafelaerts : 9.000 sqm
- 2.White Atrium : reste 8.700 sq m
- 3.Louise-Claus : reste 4.500 sq m
- 4.Wiltcher's : reste 4.000 sq m

Take-upVacancy rateMain new projects

- ❖Platinum : 25.000 sq m (2010)
- ❖Trio : 18.000 sq m (2010)

Vacancy years

Office stock



2008

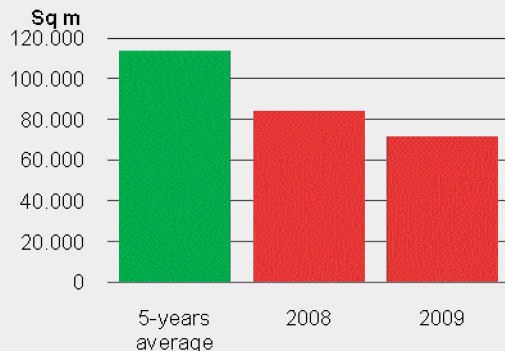


2009

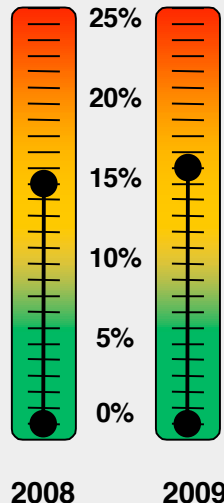
TOP 5 Vacant Buildings

1. Silver building : 25.000 sq m
2. Marcel Thiry Court : reste 20.000 sq m
3. Espace Rolin : 17.000 sq m
4. Woluwe Heights : 13.500 sq m
5. Olympiades : reste 9.000 sq m
6. Leopold Square II : reste 8.500 sq m
7. Omega Court: reste 8.500 sq m

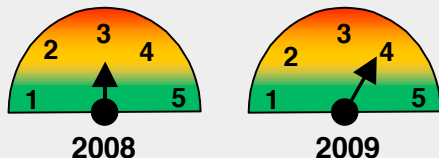
Take-up



Vacancy rate

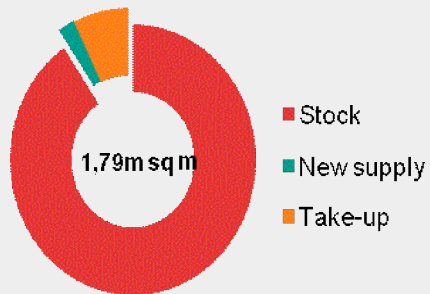


Vacancy years

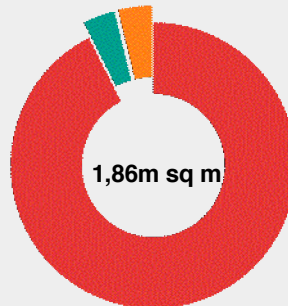


Main new projects

- ❖ Serenitas : 20.000 sq m (2010)
- ❖ Eolis : 9.000 sq m (2010)
- ❖ Regeneris: 21.000 sqm (2012)

Office stock

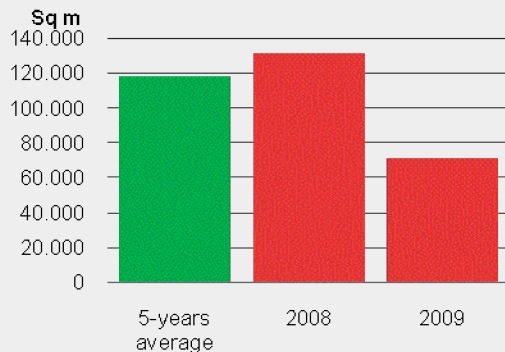
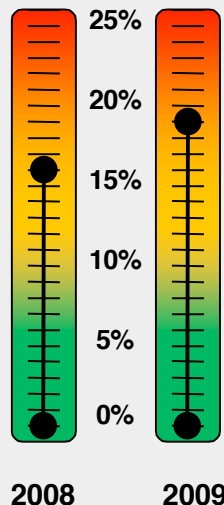
2008



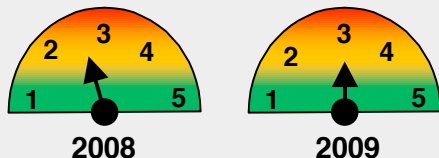
2009

TOP 5 Vacant Buildings

1. Woluwe Garden : 22.000 sq m
2. Corporate Village A: 16.000 sq m
3. Airport Plaza Ph I : 9.500 sq m
4. Pegasus : 9.000 sq m
5. Vilvorde City Park : 9.000 sqm

Take-upVacancy rateMain new projects

- ❖ Airport Plaza Ph II : >20.000 sq m (2010)
- ❖ Watson&Crick Hill : 50.000 sq m (2010-2013)

Vacancy years

Brussels

