

The Office Market Paris CBD

H1 2025

Lettings and owner-occupier sales

knightfrank.fr/research/



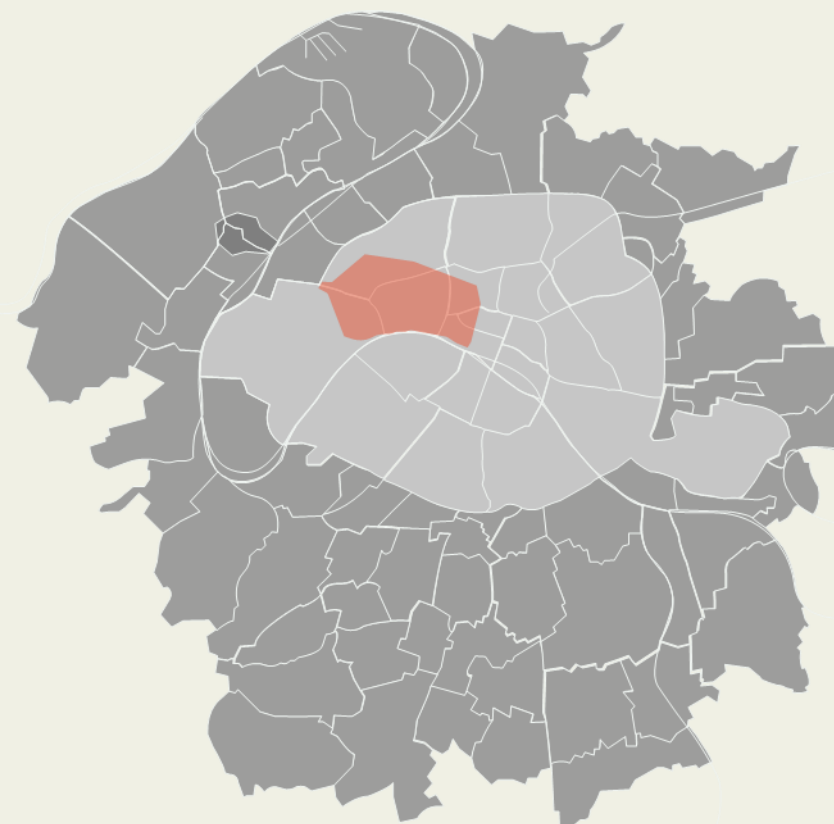
Mapping and Key Figures

	H1 2024	H1 2025	Change year-on-year*
Immediate supply	184,000 sq. m	332,000 sq. m	80%
Vacancy rate	2.7%	4.9%	2%
Take-up	158,600 sq. m	156,900 sq. m	-1%
Take-up ≥ 5 000 m²	16,100 sq. m	30 200 sq. m	88%
Average first-hand rent	€960	€970	1%
Average second-hand rent	€760	€770	1%
Prime rent	€1,140	€1,180	3%
Office stock	6,804,082 sq. m		

Prime rent: weighted average of 5 highest transactions >500 m² in the last 12 months (all asset qualities included)

Rents are expressed in €/m²/year and are quoted excluding charges and tax

* Except for the prime rent (change since Q4 of the previous year)

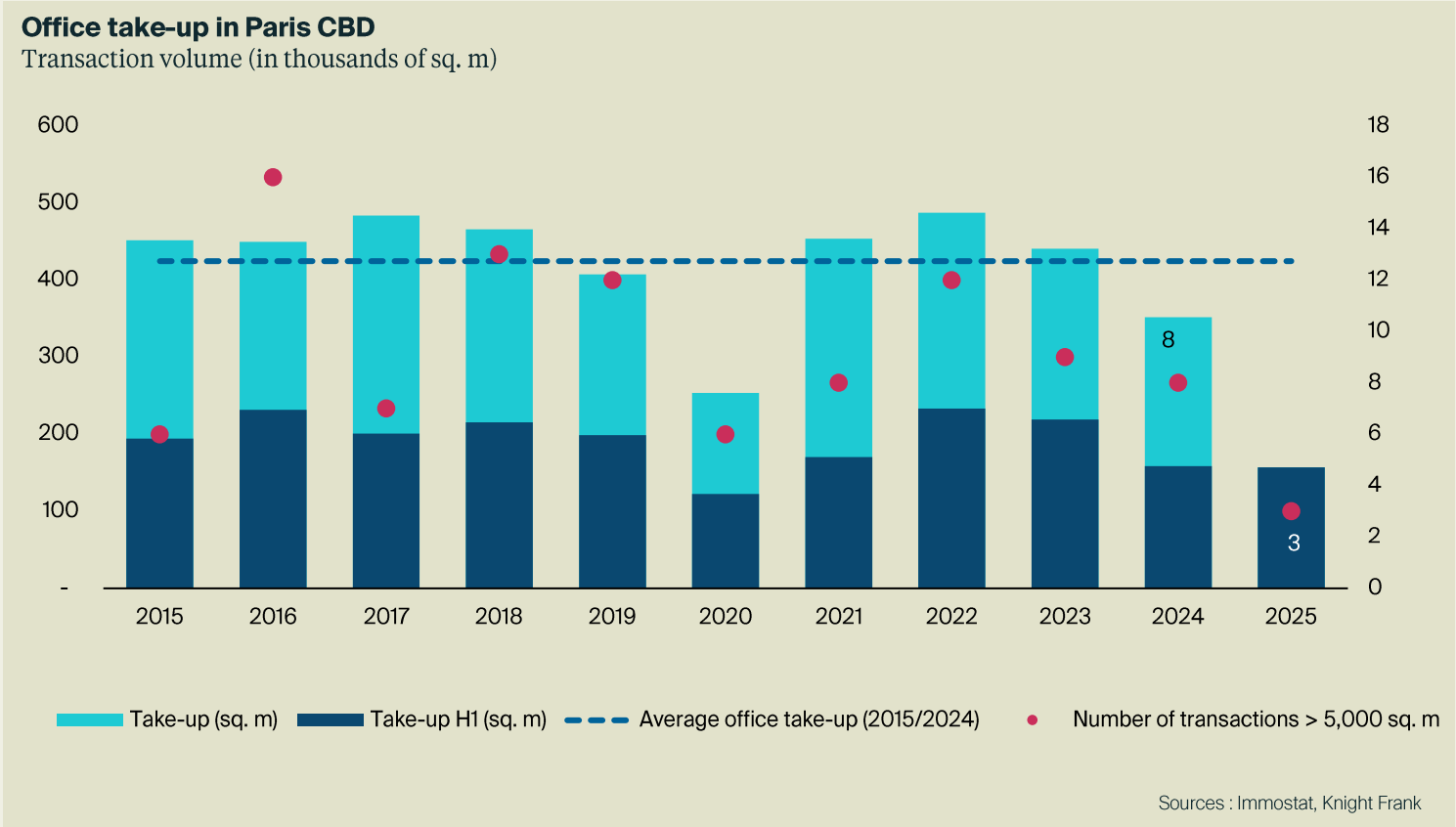


01. Take-up & Rents



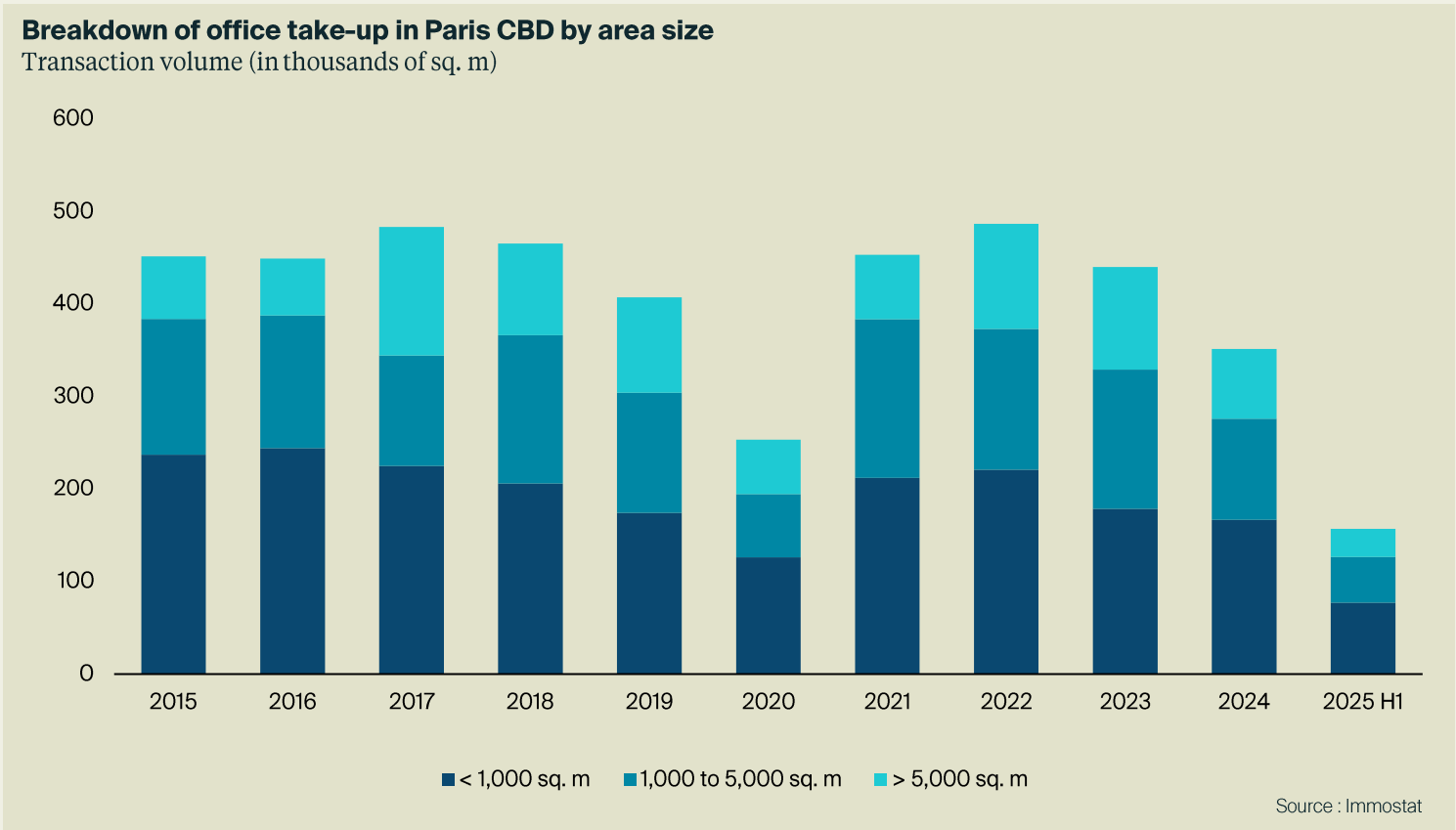
Proven resilience

- The growth achieved in the 1st quarter (92,000 sq. m) enabled the Paris CBD office market to weather a less dynamic spring, with only 65,000 sq. m of office space taken up. As a result, the sector posted a half-year performance of almost 167,000 sq. m, around in line with last year's figure, demonstrating its resilience. This slowdown in take-up should be seen in the context of a regional trend whereby demand declined by 22% from one quarter to the next.
- In the Paris CBD, the vast majority of this year's transactions to date have been for lettings (around 95% of the total volume) and in the existing stock (80% of the total). It is worth noting that first-hand supply, mainly restructured, is limited in the sector (just 30,000 sq. m immediately available).



Small and medium-sized units to the rescue in Q2

- The major office transactions that drove the CBD market in Q1 (3 deals totalling 30,200 sq. m) failed to materialise this spring. On the other hand, there has been a clear acceleration in the segment of small-sized units (under 5,000 sq. m), which has seen take-up rise from 34,000 sq. m in the 1st quarter to almost 43,000 sq. m over the last 3 months. The medium-sized segment, from 1,000 to 5,000 sq. m, has seen a decline of around 20% from one quarter to the next.
- Consulting and asset management firms continue to drive activity in the sector, while IT companies were somewhat less active in the transactions of this quarter.

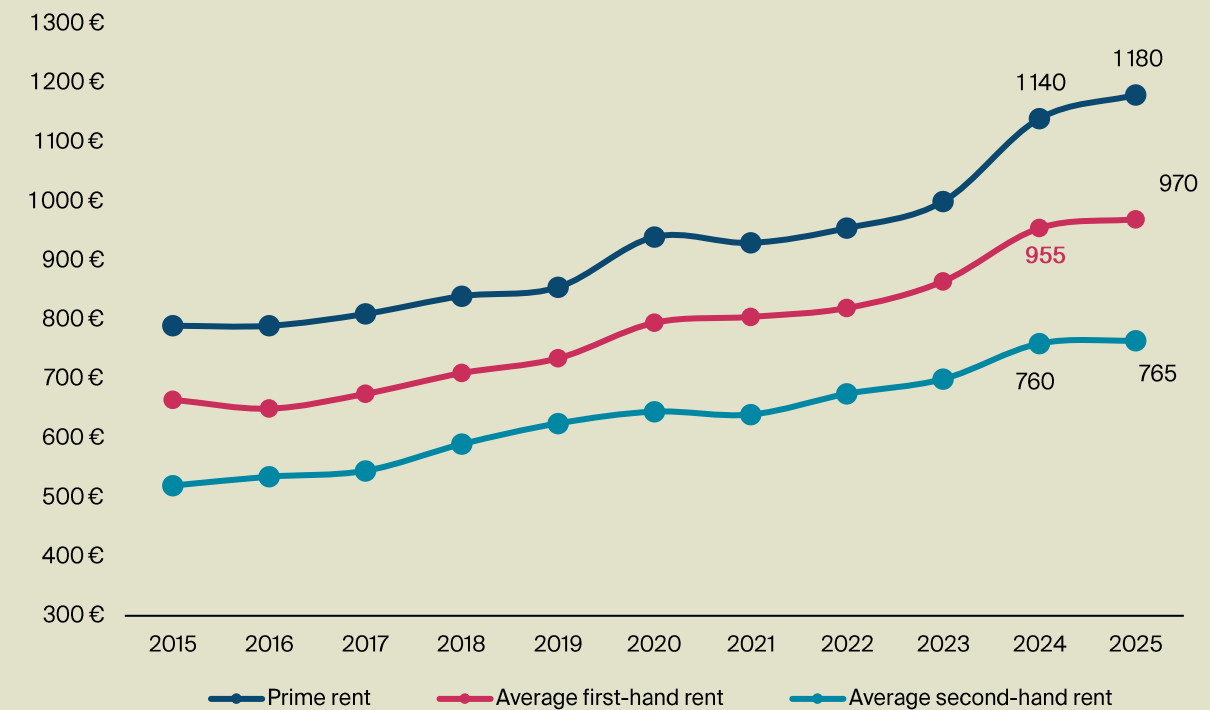


Growth continues but slows

- Rental values continue to rise in the Paris CBD but appear to be levelling off across all surface types. This upward trend, albeit slower, is pushing rents to record highs, as prime rents now reach €1,180/sq. m/year.
- As anticipated, the dip in first-hand rental values observed in Q1 proved temporary; it has now given way to a 2% increase, bringing the average rent to €970/ sq. m /year. The symbolic 1,000/ sq. m /year threshold has been exceeded in some transactions, with a top rent now set at €1,300/ sq. m /year (PUBLIC INVESTMENT FUND SAUDI in the 8th).
- Rental growth also continues for second-hand space, with an average value of €765 / sq. m /year (+1% in half a year and +19% in 5 years).

Average transaction rents in Paris CBD

In €/sq. m/year excluding taxes and charges



Top rent
€1,300
/sq. m/year

14%
Tenant
Incentives

Sources : Immostat, Knight Frank

Fluctuating changes

- In line with Q1, average transaction rents by area size have shown contrasting trends over the last 3 months: spaces under 1,000 sq. m have stabilised around €700/ sq. m /year, peaking at €1,100/ sq. m /year (declining year-on year).
- Mid-sized properties are selling between €860 and €940/ sq. m /year on average, though exceptional properties, whether in terms of location or fit-out, can command top rents between €1,000 and €1,300/ sq. m /year.
- Due to a lack of new benchmark deals this quarter, leases on units over 5,000 sq. m maintain their upward trajectory, both in terms of average values (€1,140/ sq. m /year) and maximum values (€1,200/ sq. m /year).

Average transaction rents by area size

In €/m²/year excluding taxes and charges

	2024	H1 2025	Change year-on-year
< 1,000 sq. m	700	700	–
1,000 / 3,000 sq. m	910	860	▼
3,000 / 5,000 sq. m	900	940	▲
≥ 5,000 sq. m	1,000	1,140	▲

Top transaction by area size

In €/m²/year excluding taxes and charges

	2024	H1 2025	Change year-on-year
< 1,000 sq. m	1,290	1,100	▼
1,000 / 3,000 sq. m	1,200	1,300	▲
3,000 / 5,000 sq. m	1,020	1,010	▼
≥ 5,000 sq. m	1,140	1,200	▲

Top rent : highest value recorded over the last 12 months (all areas and qualities included)

Average rent: weighted average of all transactions recorded over the last 12 months (all areas and qualities included)

Source : Knight Frank

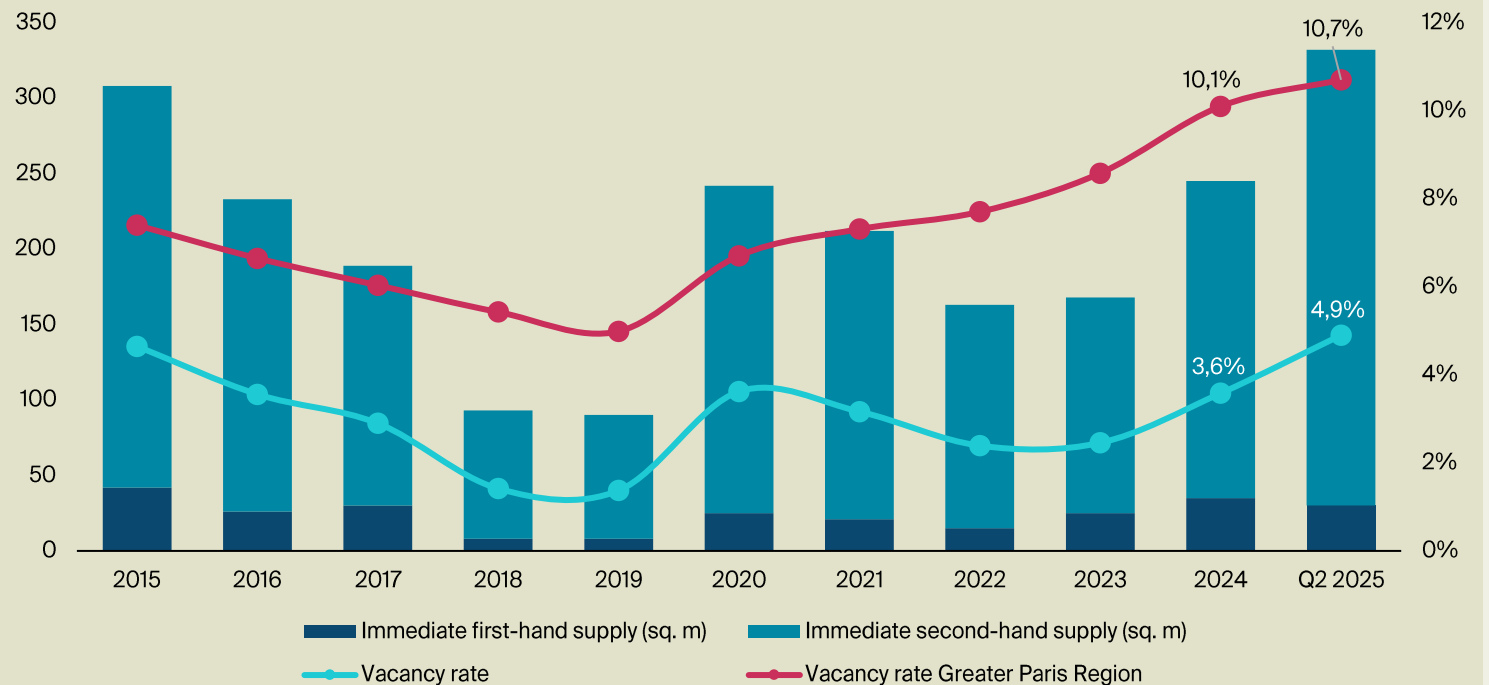
02. Current & future supply



Sharp increase in second-hand supply

- The slowdown in transactions in the Paris CBD has coincided with a sharp increase in immediate supply (+80% in one year), bringing the immediately available vacant stock to 332,000 sq. m, a level not seen for 10 years. The last time immediate supply reached this level was back in 2014.
- This surge in immediate supply exclusively concerns second-hand space, with an increase of 92,000 sq. m in 6 months (302,000 sq. m in total), while the vacant stock of new or restructured space (30,000 sq. m) is shrinking.
- The vacancy rate therefore stands at 4.9% in the CBD, compared with 2.7% a year ago and 1.4% pre-COVID. This level remains well below the average for the capital (7.9%), and even lower than the regional average (10.7%).

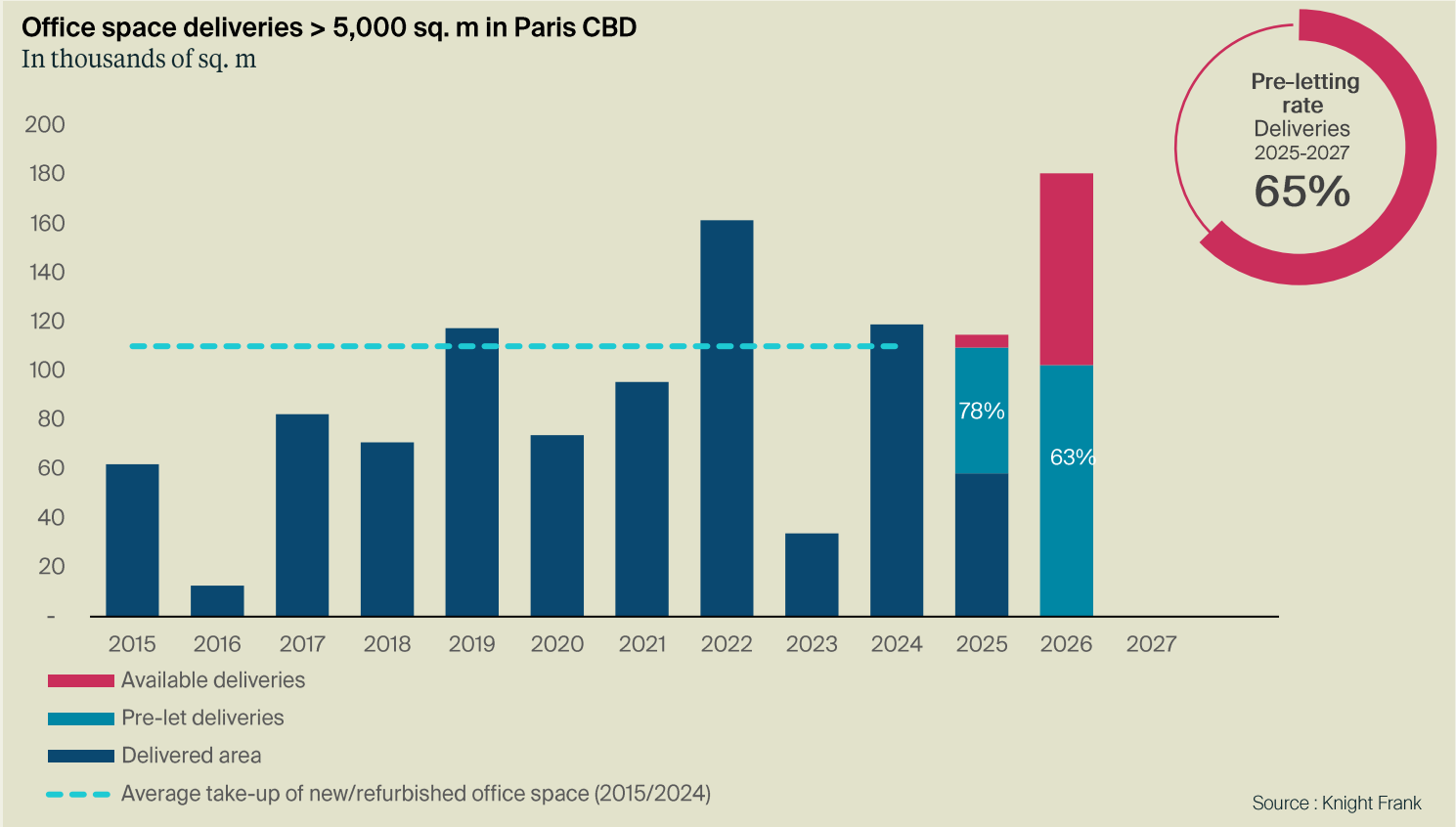
Immediate office supply and vacancy rate in Paris CBD
In thousands of sq. m



Sources : Immostat, Knight Frank

Outlook on 2026 deliveries

- The pace of pre-letting remains strong in the Paris CBD, with 65% of leases signed ahead of delivery (12 points higher than the 53% average in the Greater Paris Region).
- In terms of the delivery schedule, almost all of the space delivered or available in 2025 has been let, with only 6,000 sq. m remaining in the 9th arrondissement.
- Companies seeking first-hand space will therefore shift their focus to projects scheduled for 2026: of the 180,000 sq. m expected, just 78,000 sq. m remain available across 7 developments, mainly located around the Etoile district.
- An additional 77,000 sq. m could come onto the market and ease the pressure on the CBD, if permit holders go ahead with their scheduled developments.



03. Definitions



Definitions

- TAKE-UP :**
 All transactions, whether for leasing or sale, carried out by users, including pre-lettings, turnkey projects and owner-occupied deals, subject to the fulfilment of suspensive conditions.
- IMMEDIATE SUPPLY :**
 All vacant spaces offered for marketing at a given point in time. Successor searches and lease terminations are excluded until the tenant's actual departure.
- VACANCY RATE :**
 The ratio between the immediately available supply and the existing stock
- PRÉ-LETTING :**
 The leasing agreement produced before the completion of a building.
- CONDITION OF THE PREMISES/ FIRST-HAND AND SECOND-HAND :**
 A transaction is considered first-hand if it has taken place less than 5 years after the construction/renovation of a building and the condition of the premises is newly built or renovated itself. A lease renewal in a building completed less than 5 years ago is therefore classified as 'second-hand'.
- AVERAGE RENT FOR FIRST-HAND AND SECOND-HAND :**
 A weighted average calculated from a simple average calculated by range and quality of spaces based on the demand structure specific to each sector. This method of calculation helps to prevent the rent indicator from fluctuating due to occasional changes in the activity patterns of different markets.
- PRIME RENT :**
 A weighted average of 5 transactions > 500m² at the highest rents of the last 12 months across all qualities (shown as €/excl.tax/excl.charges/m²/year)
- TOP RENT :**
 The highest rent for transactions (> 500m²) observed in the last 12 months (shown as €/excl.tax/excl.charges/m²/year)
- TENANT INCENTIVES :**
 All of the financial concessions made during a transaction: rent-free periods, works, progressive rents.

The **Research Department** Knight Frank

provides market analysis and strategic real estate consultancy services for a wide range of French and international clients, whether private, institutional or end-users.

The data used to produce this study comes from sources recognised for their reliability, as well as Knight Frank's property market monitoring tools.

All Knight Frank reports are available on **KnightFrank.fr**



Les grands mouvements de bureaux en France | Edition 2025 | Septembre 2025



The French Investment Market | H1 2025 France | Juillet 2025



(Y)OUR SPACE 2025 - Rising to the Challenge | Mai 2025



Vincent Bollaert
CEO France

+33 (0)1 43 16 88 90
+33 (0)6 86 48 44 62

vincent.bollaert@fr.knightfrank.com



Magali Marton
Partner, Head of Research

+33 6 12 17 18 94
+33 1 43 87 00 98

magali.marton@fr.knightfrank.com



Guillaume Raquillet
Partner, Head of Office Agency

+33 (0)1 43 16 88 86
+33 (0)6 15 79 46 64

guillaume.raquillet@fr.knightfrank.com

Knight Frank

at a glance

Founded over 125 years ago in Great Britain, the Knight Frank group now brings its expertise as an international real estate advisor with over 20,000 people working in more than 600 offices in 50 countries. Its French branch, established over 50 years ago, operates in the commercial and residential real estate market.

With more than 100 employees working in Paris, Knight Frank France is organised around five service lines: office marketing and user consulting (Occupier & Landlord Strategy and Solutions), workspace design (Design & Delivery), investment (Capital Markets), retail leasing and valuation through its subsidiary, Knight Frank Valuation & Advisory.

600+ OFFICES
OVER 50 MARKETS
20,000+ PEOPLE
1 GLOBAL NETWORK

