

COMMERCIAL PROPERTY AND REAL ESTATE OBSERVATORY

2018 OVERVIEW



invest-in-montpellier.com

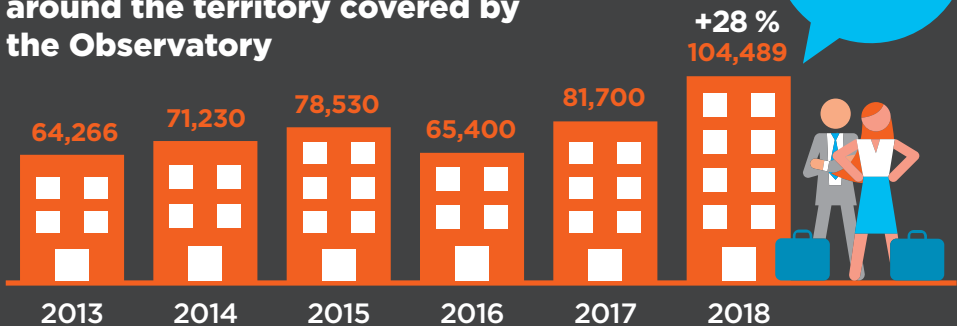
PHILIPPE SAUREL
MAYOR OF MONTPELLIER
PRESIDENT OF
GREATER MONTPELLIER



The Commercial Property and Real Estate Observatory helps companies and investors understand the real estate market and the options available to them more clearly. Montpellier Méditerranée Métropole's ongoing analysis of real estate transactions produces information about the global offering, allowing better control over availabilities as well as property and real estate planning. The Observatory covers a territory that includes 40 cities in the Montpellier area. Geographical analysis is based on dividing that area into 5 zones.

OFFICE SPACE MARKET, SURFACE TAKE-UP

2018 office space transactions (in m²)
around the territory covered by
the Observatory

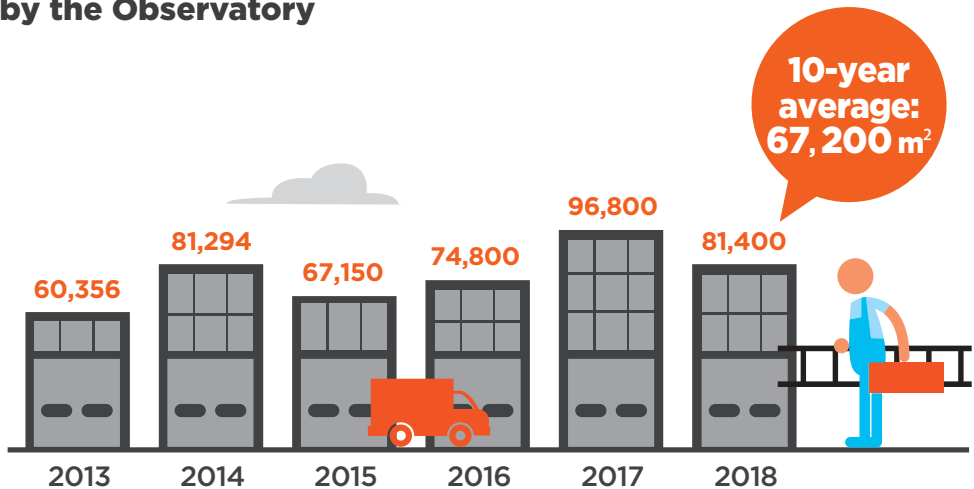


AVERAGE PRICE OF OFFICE SPACE PER M² (excl. parking)

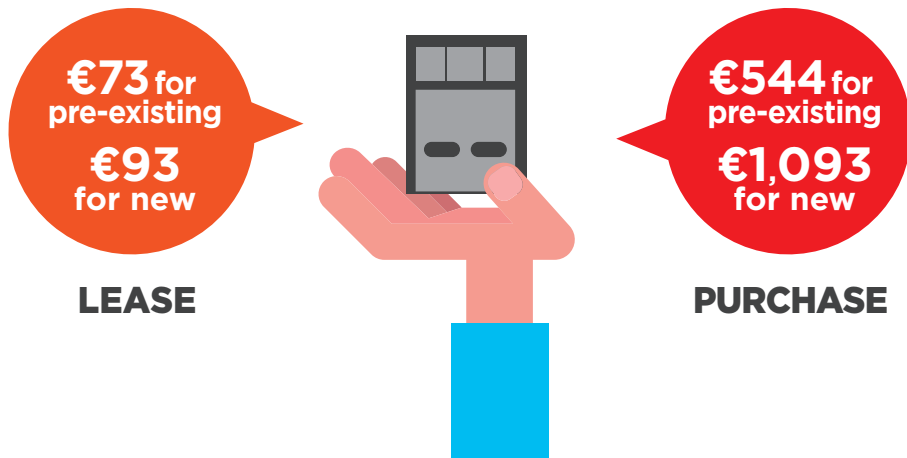


PROFESSIONAL SPACE MARKET, SURFACE TAKE-UP

2018 professional space transactions
(in m²) around the territory covered
by the Observatory



AVERAGE PRICE OF PROFESSIONAL SPACE PER M²



PROPERTY MARKET, SURFACE TAKE-UP



2018
92,763 m²

AVERAGE PRICE OF PROPERTY PER M²



€92*



€202**



BUSINESS ACTIVITY

* Land



SERVICE

** Floor surface

EXAMPLES OF 2018 REAL ESTATE TRANSACTIONS

Agent: ADVENIS

Company: NGE INFRANET

Activity: Construction of electrical and telecommunications networks

Lease of 715 m² office space – Ovalie district in Montpellier

Company: AXIMUM

Activity: Design, development, and manufacturing of products and processes for traffic management and safety

Lease of 171 m² commercial space in Cournonsec

Agent: ARTHUR LOYD

Company: LA CARSAT

Activity: Retirement and Occupational Health Insurance Fund

Purchase of 858 m² office space – L'Ammonite ZAC Odysseum in Montpellier

Company: F.G.T.

Activity: Industrial

Purchase of 5,066 m² warehouse space – ZI du Salaison in Vendargues

Agent:

BNP PARIBAS REAL ESTATE

Company: EDF

Activity: Gas and electricity provider

Lease of 2,621 m² office space in the Arion building – ZAC Port Marianne in Montpellier

Company: BORDELET INDUSTRIE

Activity: creation and manufacturing of designer chimneys

Purchase of 3,750 m² commercial space – ZI du Salaison in Vendargues

Agent:

CBRE – TERTIA CONSEILS

Company: LA POSTE

Activity: Mail distribution

Lease of 1,000 m² office space in M'OTION building at @7Center (Odysseum)

Company: SPEED MGP

Activity: Transformation and sales of plastic products

Purchase of 3,080 m² commercial space – ZI du Salaison in Vendargues

Agent:

NORMAN TAYLOR

Company: PUBLICIS

Activity: Communication agency

Lease of 1,242 m² office space – Parc de l'Aéroport in Pérols

Company: NATURE BOIS CONCEPT

Activity: Outdoor wooden design

Lease of 900 m² of commercial space in Castries

Agent:

Montpellier3M / SERM / SA3M

Company: URGENCE SOLAIRE

Activity: Maintenance, repair, and installation of photovoltaic systems

Lease of 80 m² commercial space in Eco-Artisan Workshops in Montpellier

Company: DIGITALWORKS (SAS OWNR)

Activity: Call center

Lease of 1,109 m² office space at Hôtel d'Entreprises du Millénaire, Montpellier

Company: LABOSUD via CBRE – TERTIA CONSEILS

Activity: Medical biology laboratory

Land purchase (own behalf) – combined building with offices, lab., workshop, and storage, 6,500 m² floor space (11,552 m² land) at Garosud Extension in Montpellier

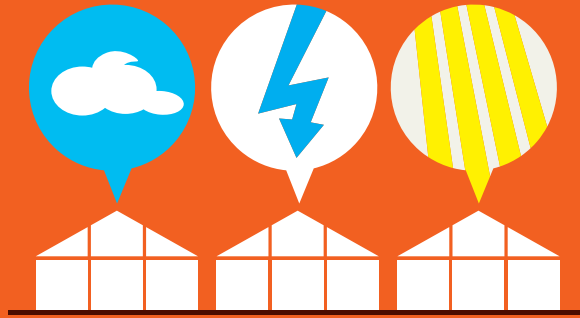
Company: ESMA

Activity: École Supérieure des Métiers Artistiques (Higher School of Applied Arts)

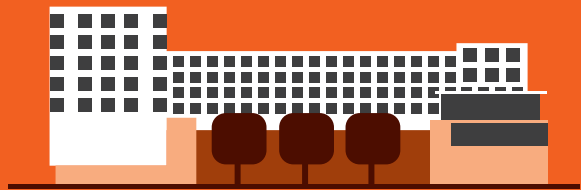
Land purchase (on own behalf) – 7,110 m² for the school (as part of an overall program of 15,467 m², including 8,357 m² for student housing) at the Creative City Space (former EAI) in Montpellier

EMBLEMATIC SITES

Creative City, the birth of a cluster dedicated to Cultural and Creative Industries with the opening of "Tropisme Hall" in January 2019.



A full-size student campus will be built, notably featuring the Icones Group (Esma, IPESAA, ETPA, CINECREATIS).



Commercial Property and Real Estate Observatory

The Observatory compiles data provided by Serm (Montpellier Regional Equipment Company), Sa3m (Montpellier Méditerranée Métropole Development Company), and the leading commercial property developers in the area: Advenis, Arthur Loyd, BNP Paribas Real Estate, TERTIA-CBRE, and Norman Taylor. CERC Occitanie oversees the Observatory.



MONTPELLIER MÉDITERRANÉE MÉTROPOLE

50 place Zeus - CS 39556 - 34961 Montpellier Cedex 2, FRANCE
Tel. +33 4 67 13 60 00

REAL ESTATE SOLUTIONS & INVESTMENTS DEPARTMENT

+33 4 67 13 61 21
Implantation-entreprise@montpellier3m.fr

SERM / SA3M

45 place Ernest Granier
34000 Montpellier, FRANCE

COMMERCIAL REAL ESTATE DEPARTMENT

+33 4 67 13 63 86
pie@serm-montpellier.fr



invest-in-montpellier.com