



RESEARCH

**FAST PACE FOR ROME OFFICE RENTAL MARKET
TAKE-UP OF 53,000 SQM : +105% VS. Q1 2021**



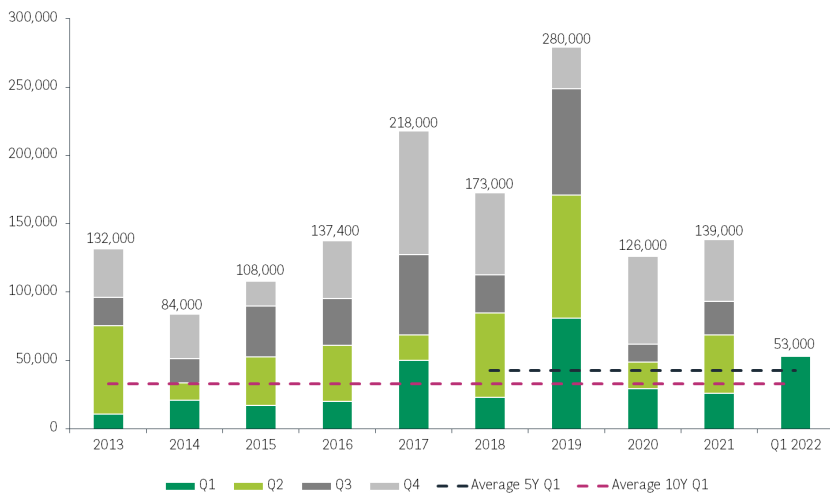
40+ TRANSACTIONS

**TAKE-UP
53,000 SQM**

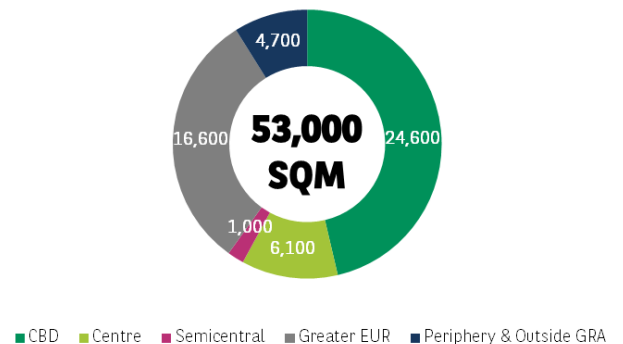
**VACANCY RATE
9.1%**

**PRIME RENT CBD
480 €**

TAKE-UP BY QUARTER



Q1 2022 TAKE-UP BY AREA



Take-up in Rome reached 53,000 sqm during Q1 2022 : it represents an increase of 105% compared to Q1 2021 and +38% vs. the Q1 average for the last 10 years. The large transaction in via Veneto (CBD) by Deloitte for around 16,000 sqm accounted by itself for 65% of the total take-up in CBD area and 30% of total take-up in Rome.

Similar to Milan market, the demand for assets located in prime locations faces a fiercer competition. Hence, prime net rent in CBD has reached €480/sqm/y this quarter, representing an increase of €10/sqm/y compared to Q4 2021.

Slight increase in the vacancy rate to 9.10% (+10bps compared to Q4 2021).

Rome, the second city for Offices in Italy — after Milan — registered the best growth with a take-up twice higher than Q1 2021. CBD and Greater EUR zones continue to be the centre of attention from tenants and may continue to be the two most active areas in the city.

6 BUSINESS LINES in Europe

A 360° vision

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