



ROME
FAST PACE IN H1 IN THE OFFICE LEASING MARKET
Q2 2022 **30,000 SQM LET IN Q2 (-30% vs. Q2 2021)**

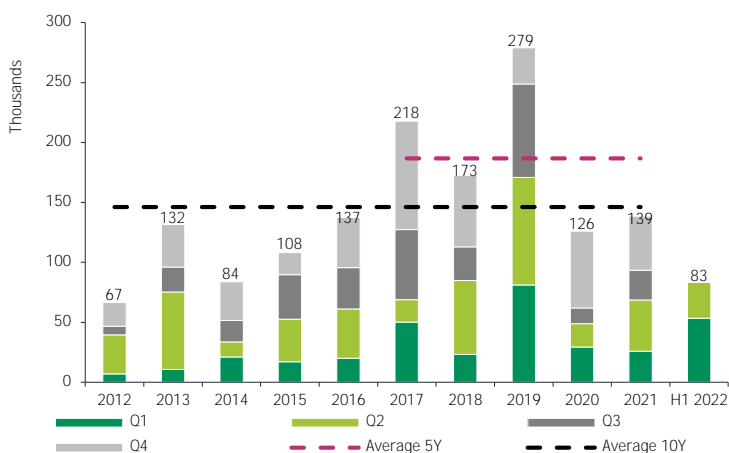
Take-up Q2 2022
30,000 SQM
- 30%
vs. Q2 2021

Take-up H1 2022
83,000 SQM
+21%
vs. H1 2021

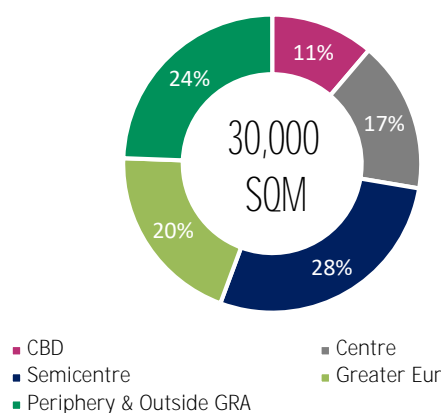
Prime rent CBD
480 €
Stable
vs. Q1 2022

Vacancy rate
9%
-0.1pt
vs. Q1 2022

Take-up volumes by quarter (sqm)



Q2 2022 Take-up by area



The Office leasing market in Rome reported a **take-up of 30,000 sqm in Q2** (-30% compared to Q2 2021) and **83,000 sqm for H1 2022** (+21% vs. H1 2022) : it represents an **increase of 18%** compared to the 2012-2021 H1 average take-up volumes.

In comparison to the first quarter, CBD attracted less demand from tenants : only 11% of total take-up in Q2 versus 46% in Q1, with 7 transactions registered (vs. 16).

Prime rents did not evolve in Q2: CBD area remains at **480€/sqm/year** and **Greater EUR area at 350€/sqm/year**.

Vacancy rate continues to decrease (-10bps compared to Q1 2022) and **reached 9%**, in line with previous quarters.

KEY OFFICE LEASE TRANSACTIONS IN Q2 2022

Asset	City	District	Operation	Sqm
Montello, 10	Rome	Semi Central	Lease	4,400
Carciano, 69	Rome	Periphery & Outside GRA	Lease	3,700
Nomentana, 183	Rome	Centre	Lease	2,500



**BNP PARIBAS
REAL ESTATE**

BNP PARIBAS REAL ESTATE ITALY

www.realestate.bnpparibas.it

CONTACT

Anthony AIMAR
Senior Research Analyst
anthony.aimar@realestate.bnpparibas
Tel : +39 334 616 90 29

DISCLAIMER

This document has been prepared by BNP Paribas Real Estate Italy as part of the Research Office. The estimates and opinions contained were prepared by the Research Department of BNP Paribas Real Estate Italy and may be modified, amended or updated without prior notice.

This document is for informational purposes only and does not constitute, nor can it be considered, an offer of services of any kind, including, by way of example, those for the subscription or sale of real estate products.

The opinions and information contained in the document do not commit either the liability of BNP Paribas Real Estate Italy or that of the Research Office.