

Lisbon



THE TENANT SOLUTION S.L

OVERVIEW

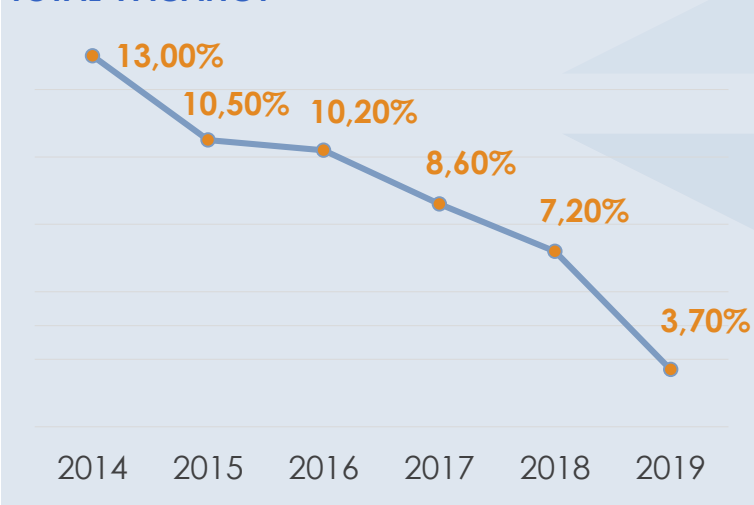
Lisbon is the capital of Portugal and is the countries central hub for industries of engineering, infrastructures, science, universities, and tourism. Located just alongside the Iberian Peninsula they control the export and imports that enter the peninsula, helping their trade and economical growth. The Lisbon Metropolitan area records the highest average levels of income per capita and, with a GDP of €66.5bn that has been increasing since 2012. It is the most important contributor to the national GDP (35.9 %). Unemployment rate is at a low 6.80%.

FUNDAMENTALS

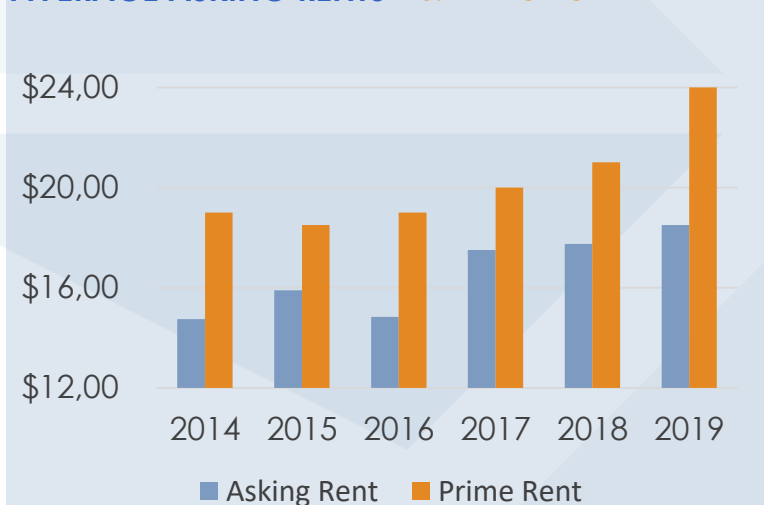
		Forecast
YTD net absorption	100.686 m2	▼
Under construction	69.417 m2	▲
Average asking rent (gross)	€18,5 m2	▲
Concessions	Continuing to Drop	▼

Market Size	Largest Office Deal	Total Vacancy
4,142,097	17,400 m2	3.7%

TOTAL VACANCY



AVERAGE ASKING RENTS vs. Prime Rent



OUTLOOK

The Lisbon office market is a competitive market and is continuing to decline in vacancy, currently at 3.7%, its effectively decreasing the take up, causing rent to rise. With prime rent set at €24m2, large corporations will include Google, Amazon, Volkswagen's Tech Hub, and more; all to be located in the Central Business District of Lisbon. However due to the lack of quality of space, large corporations and tenants are gradually looking to invest in speculative projects and developments for a quality office market space. Lisbon is a progressive city and is expected to reach the new developments that include refurbishments and advanced technology.

For more information, please contact:



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