

Switzerland - Basel

Key Performance Indicators (Q1 2026)

Prime Yield City of Basel

3.10%

Expected Investment Returns
Change YoY: 0 bps

Prime Rent City of Basel

CHF 450

Yearly, per sq m
Change YoY: 0.00%

Take-up City of Basel

29K

Square Meters
29K Year2Date

Prime Yield Basel suburbs

4.05%

Expected Investment Returns
Change YoY: 0 bps

Prime Rent Basel suburbs

CHF 250

Yearly, per sq m
Change YoY: 0.00%

Take-up Basel suburbs

15K

Square Meters
15K Year2Date

Availability Rate
City of Basel

5.1%

Percentage of Stock Available
Change YoY: -78 bps

Availability Rate
Basel suburbs

6.3%

Percentage of Stock Available
Change YoY: -132 bps

Total Stock City of Basel
and Suburbs

3.948M

Square Meters

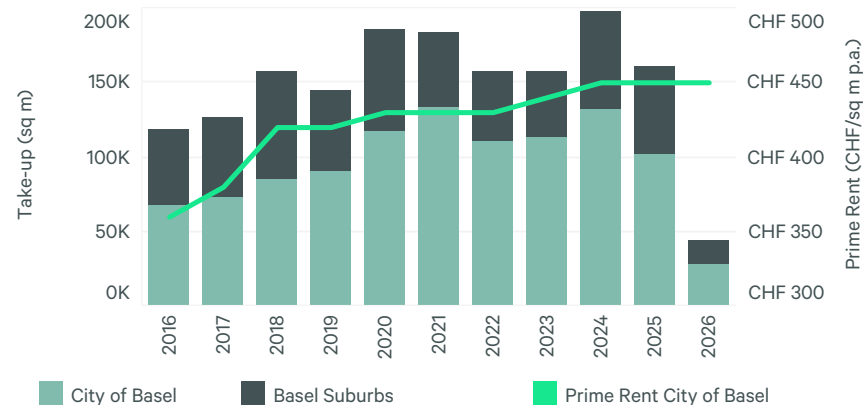
Following the record high office availability rate of 5.9% in the City of Basel in the first half of 2025, the market situation has eased to 5.1% towards the end of the year and remained stable since. In contrast to other Swiss cities, Basel's high level of office availability is primarily concentrated in the CBD. While CBD's availability has eased recently (-23,000 sq m YoY), it still stands at 7.8%, or 56,500 sq m, as of Q1 2026.

While supply has also diminished by 270 bps YoY in the Kleinbasel Old Town, Clara, Rosental submarket, it has increased by 150 bps YoY in Basel North. Given the mixed picture on the demand side and the persistent leasing challenges in central Basel, it is unsurprising that prime rents and prime yields have seen no movement.

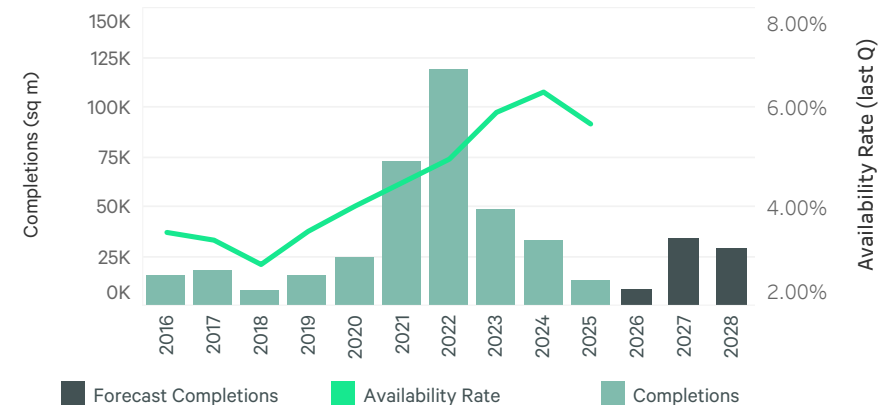
Following the elevated completion volume of new space in 2021 and 2022, which had a corresponding impact on vacancy, the project pipeline indicates lower construction activity in the short term (approximately 35,000 sq m in the City of Basel by 2028).

However, it is important to note: in the medium to long term, the transformation sites as well as the new development of the 'Nauentor' by Swiss Federal Railways and Swiss Post may drive further shifts and relocations. The office, light industrial and laboratory market in the suburbs is expected to remain dynamic with various projects such as uptownBasel in Arlesheim or HOPE, and later SCALE in Allschwil.

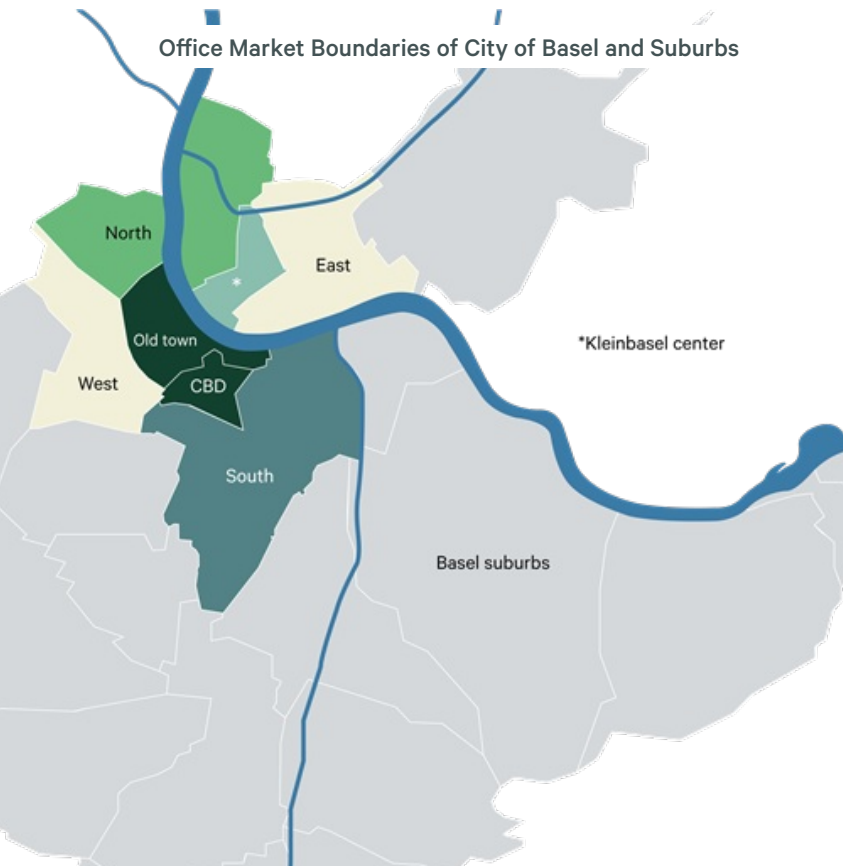
Market Trend (Take-up | Prime Rent)



Development Activity in City of Basel and Suburbs (Completions | Availability Rate)



Submarket	Availability (sq m)	Availability Rate	Median Asking Rent (per sq m p.a.)	Prime Transaction Rent (per sq m p.a.)
CBD/Old town	57,000	7.8%	CHF 270	CHF 450
North	43,000	6.8%	CHF 210	CHF 280
East	1,000	0.2%	CHF 220	CHF 270
South	22,000	3.1%	CHF 240	CHF 320
West	2,000	1.3%	CHF 220	CHF 280
Kleinbasel center	11,000	5.5%	CHF 230	CHF 370
City of Basel	134,000	5.1%	CHF 250	CHF 450
Basel suburbs	84,000	6.3%	CHF 180	CHF 250



Contacts

David Schoch

Senior Director Research & Consulting
 +41 44 226 30 59
 david.schoch@cbre.com

Raphael Schönbachler

Associate Director Research & Consulting
 +41 43 305 02 14
 raphael.schonbachler@cbre.com

Ismail Oezgür

Director Tenant Representation
 +41 44 226 30 09
 ismail.oezguer@cbre.com

Alexandra Kovacs

Senior Director Investor Leasing
 +41 44 226 30 54
 alexandra.kovacs@cbre.com

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