

Flash Report for Investors

Office Trends Spain

2019 - Trend 1	A-Class	Fast increasing demand for new, modern, flexible and sustainable office space.
2019 - Trend 2	Coworking	10% of last year rented offices has been contracted by co-working companies.
2019 - Trend 3	International	The office market in Spain beats records because of foreign investors.
2020	Covid-19	Covid-19 changes the way we work from office to remote. But demand goes on.

Continue >

Covid changes the world

Update

- This InfoGraphic was published in 2018 and updated in 2019 with 'important' developments what we would consider now 'normal' market fluctuations.
- In 2020 **Covid-19 changed the world**, changed the way of **life** (and because of that the residential market and student housing), **holidays**, **business travelling** (hotels) and **working** (offices).
- **Investors are waiting for the big market decline with 'Corona discounts' of 30% (most mentioned required discount).**
- But, October 2020, the markets in Spain resist. In some niches there are discounts up to 20%, but not in the quality markets. Stay informed, visit our blog on BuildingsSpain.com and read in this InfoGraphic about market circumstances which are unsure but might give opportunities.

Foreign Investments Records

16.000 million euros

Solid Market

Spain is considered by foreign investors as a solid market.

Total foreign investments 2018 in real estate **16.000 million euros.**

Of which **28% in offices: 4.500 million euros.**

Foreign Multinationals give an important boost by willing to rent.

The previous investment record increased with 14%.

Foreign investors are taking positions.

A-Class Offices

Investment Trend

New	Younger than 10 years
Flexible	Easy to adapt to requirements of tenants
Sustainable	Efficient climatisation, low energy
Safe	Modern security systems
Services	Adapted to requirements of tenants
Labour experiences	Best labour circumstances

Madrid > A-Class market

A-Class Offices	2.500.000 m2
A-Class % total	16% of total office space Madrid
A-Class Available	200.000 m2
A-Class Available %	8% of total A-Class offices
Trend	42% companies that moved contracted A-Class
Remarkable	Before moving only 17% was in A-Class
A-Class Where?	Periphery 73%, see graphic after next page.
A-Class Who?	Multinationals

Source: Expansion/JLL/CBRE

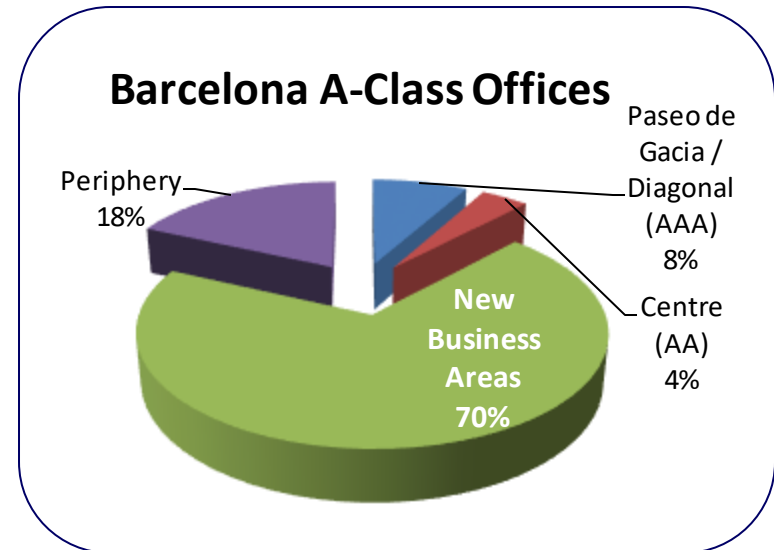
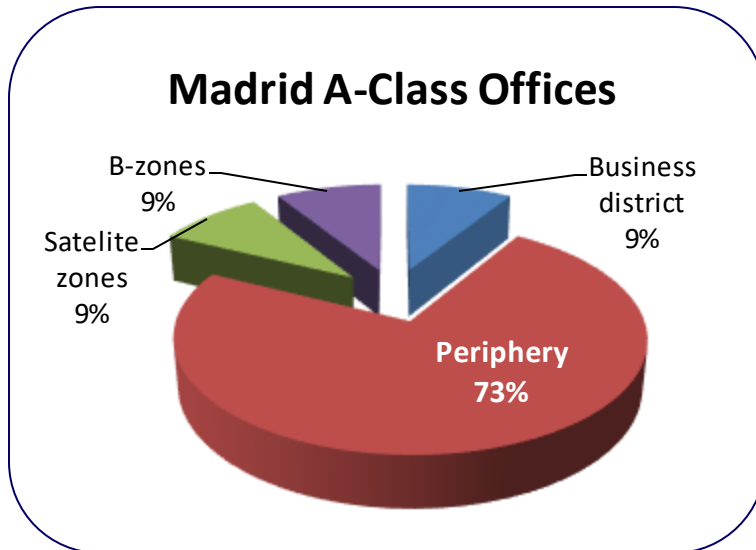
Barcelona > A-Class market

A-Class Offices	750.000 m2
A-Class % total	13% of total office space Barcelona
A-Class Available	60.000 m2
A-Class Available %	8% of total A-Class offices
Trend	54% companies that moved contracted A-Class
Remarkable	Before moving only 24% was in A-Class
A-Class Where?	New Business Areas 70%, see graphic next page
A-Class Who?	Technology, Coworking

Source: Expansion/JLL/CBRE

Office Trends Spain

Barcelona: 54% moves to A-Class offices, Madrid 42%



Source: Expansion/JLL/CBRE

Summary

For Foreign Investors

Records	Thanks to foreign investors records are broken
A-Class	Increasing demand for A-Class Offices
Coworking	Increasing demand for Coworking spaces
Madrid	Multinationals. Business district and peripheral
Barcelona	Technology and Coworking. New business areas
2020	Covid-19, markets resists above expectations

Investment opportunities

Ask for our investment opportunities & services

- Direct contact with owners
- English assistance
- Tax-legal support possible
- Information about financing possibilities
- Tailor made studies

Market Information

Suscribe, it's free

InfoGraphics & Flash Reports

- Market, sector, segments, tendencies
- E.g. residential, hotel sector, office market, student housing

Tailor-Made Studies

- **Investments evaluations**
- **Second opinions**

Do you want to receive our flash reports and infographics free?

**For free and new market information and regular updates
mail us at welcome@buildingsspain.com**

The image shows a grand, ornate interior of a building, likely a hotel or a historical structure. A wide staircase with a decorative wrought-iron railing leads up to a second floor. A large, glowing doorway is visible in the background, and a hanging lantern illuminates the space. The architecture features classical columns and intricate carvings.

Buildings Spain
Off-Market Hotels, Building & Jewels

Rambla de Catalunya 25
08007 Barcelona

Tel. 0034 93 215 1223

E-mail: welcome@buildingspain.com

Website: BuildingsSpain.com