

BASEL OFFICE SNAPSHOT 2011

Typical lease terms

Term	5 years
Rent reviews	Every year, linked to Consumer CPI
Break options	Not usual
Incentive/Premiums	Not usual
Rent deposit	3 to 6 months (usually bank guarantee)
Right to renew	No, may be negotiated for 5 to 10 years
VAT on rent	Yes
Assignment & subletting	Yes (subject to landlord's consent)
Reinstatement at expiry	To original condition allowing for wear and tear
Measurements	On "net internal area basis" (includes internal walls and corridors, toilets and lobby but excludes stairs and elevators).
Occupancy costs	Typical service charge ranges from CHF 25.- to 40.- / m ² / year.

Useful websites

BaselArea Economic Promotion: www.baselarea.ch
 Basel online: www.basel.ch
 BioValley Basel: www.biovalleybasel.com
 Chamber of Commerce: www.hkbb.ch
 Education: www.unibas.ch, www.fhbb.ch, www.isbasel.ch, www.fg-basel.ch, www.benedict-basel.ch, www.sis-bs.ch
 Fairs & exhibitions: www.messe.ch
 KMU DESK: www.awa.bs.ch/whoiswho
 KMU info Baselland: www.kmuinfo.bl.ch
 Logistics: www.logisticsplatform.ch
 Parking: www.mybasel.ch/verkehr_parkleitsystem.cfm
 Pharma information: www.interpharma.ch
 Property market: www.homegate.ch
 Tourism: www.basel tourismus.ch, www.baselland tourismus.ch
 Transport: www.sbb.ch, www.euroairport.ch

Useful contacts

BaselArea Economic Promotion: +41 (0)61 295 50 00
 SPG Intercity Basel: +41 (0)61 317 67 80
 Chamber of Commerce: +41 (0)61 270 60 60
 Basel Tourism: +41 (0)61 268 68 68, Baselland Tourismus: +41 (0)61 927 64 64
 Taxi: +41 (0)61 222 22 22, +41 (0)61 333 33 33
 EuroAirport: +41 (0)61 325 25 11

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 Credit Suisse, Real Estate Asset Management, Postfach 800, 8070 Zürich, www.credit-suisse.com/ch/realestate
 BaselArea Economic Promotion, Aeschenvorstadt 36, 4010 Basel, www.baselarea.ch, info@baselarea.ch
For detailed information on setting up business in the Basel area please contact +41 61 295 50 00 or info@baselarea.ch

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Q2/2011



Inner City District					
Typical occupier: lawyers, consultants, retail					
Average Rent p.a. CHF/m ² (shell)		Predicted Rental Change		Predicted Change in Floorspace	
2009	2010	2011	2012	2011	2012
260	265	→	→	→	→

Main Station/Aeschenquarter					
Typical occupier: IT/telecom, financial services, auditors, schools					
Average Rent p.a. CHF/m ² (shell)		Predicted Rental Change		Predicted Change in Floorspace	
2009	2010	2011	2012	2011	2012
250	255	↗	→	→	↘

Messe/Expo/Claraplatz					
Typical occupier: pharmaceutical, restaurants/hotels, retail, marketing					
Average Rent p.a. CHF/m ² (shell)		Predicted Rental Change		Predicted Change in Floorspace	
2009	2010	2011	2012	2011	2012
205	205	↗	→	→	→

Gundeldingen/Dreispietz					
Typical occupier: logistics, small businesses, IT					
Average Rent p.a. CHF/m ² (shell)		Predicted Rental Change		Predicted Change in Floorspace	
2009	2010	2011	2012	2011	2012
200	200	↗	→	→	→

--- Border
 --- Motorway
 --- Freie Strasse

CHF 1.00 = 0.77 Euro
 (June 2011)



Allschwil					
Typical Occupier: Life Sciences, Office, Industry/Trade					
Average Rent p.a. CHF/m ² (shell)		Predicted Rental Change		Predicted Change in Floorspace	
2009	2010	2011	2012	2011	2012
180	190	↗	↗	→	↘

Binningen / Bottmingen / Oberwil					
Typical Occupier: Office					
Average Rent p.a. CHF/m ² (shell)		Predicted Rental Change		Predicted Change in Floorspace	
2009	2010	2011	2012	2011	2012
210	210	→	→	→	→

Arlesheim / Reinach / Münchenstein / Aesch					
Typical Occupier: Chemical/Pharma, Office, Industry & Trade					
Average Rent p.a. CHF/m ² (shell)		Predicted Rental Change		Predicted Change in Floorspace	
2009	2010	2011	2012	2011	2012
160	160	→	→	↗	→

MuttENZ / Pratteln					
Typical Occupier: Chemical/Pharma, Office, Retail					
Average Rent p.a. CHF/m ² (shell)		Predicted Rental Change		Predicted Change in Floorspace	
2009	2010	2011	2012	2011	2012
200	190	↘	→	↗	→

Liestal					
Typical Occupier: Office					
Average Rent p.a. CHF/m ² (shell)		Predicted Rental Change		Predicted Change in Floorspace	
2009	2010	2011	2012	2011	2012
180	180	→	→	↗	→

Bubendorf / Oberdorf / Waldenburg					
Typical Occupier: Medical Device Industry, Life Sciences, Office					
Average Rent p.a. CHF/m ² (shell)		Predicted Rental Change		Predicted Change in Floorspace	
2009	2010	2011	2012	2011	2012
150	145	↘	→	→	→