

GLOBAL SPOTLIGHT

Marseille, France



Commercial Harbor, Seaside CBD Place Marseille at the Heart of the European-Mediterranean Exchanges

- Known as the second city of France, Marseille has seen tremendous development in the last 12 years. Famous for its "Vieux Port" (Old Harbor), Marseille has actively developed its economy around the commercial harbor, which is one of the main European ports. Its convenient geographical location puts Marseille at the heart of European and Mediterranean exchanges, a position further strengthened by the quality and number of international routes and local means of access provided by the region's extensive infrastructure network.
- Marseille debuted under the "EUROMEDITERRANEE's plan" led by the Urban Development Agency, a new CBD on the seaside. Today, Euromediterranee is the most attractive locale in Marseille for business, and is still a strong base for business growth. More than 160,000 SM of new office space has been built in the area, and 300,000 SM more is planned by 2012.
- An attractive home for international companies, a number of corporations have made Marseille a regional location or headquarters, including DHL, Telecom Italia, NYK, Compass Group and CMA CGM to name a few. More than 65,000 companies are located in Marseille, creating more than 5,000 jobs and attracting 1,400 new companies every year since January 2005.
- Marseille is the second French city for real estate investment, after Paris. Attracting national and international investors, Marseille has seen €3.5 billion invested in the last 15 years, from all quarters, including notable investors Goldman, JP Morgan, ANF Eurazeo, Commerz Bank, Atemi, Deutsch Bank and Foruminvest. New investment opportunities are being created as the Euromediterranee's plan is extended.
- On track to become the European Capital of Culture by 2013, Marseille has seen the development of a national museum (MUCEM), a 3,200-seat multiplex cinema (Euromed Center), a large showroom, four-star hotels, an entertainment venue able to hold 2,200 people, among other projects.

Marseille At A Glance

Population	826,700
Location	Provence, South of France
GDP	\$1.891 trillion
Unemployment	12.5%
Conversion	1 EUR = 1.25 USD

Property	Rent/SF/Year Low	High	Vacancy
Downtown Office Class A	€ 150.00	€ 250.00	5.2%
Downtown Office Class B	€ 90.00	€ 170.00	5.2%
Industrial Bulk Warehouse	€ 50.00	€ 100.00	N/A
Retail (Multi-Tenant)	€ 100.00	€ 250.00	N/A

NAI Evolis offers local market expertise in Marseille, and with offices in Paris, Saint Quentin-en-Yvelines, Marne la Vallée, Nice, Toulouse and Montpellier, serves the entire France market.

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At A Glance

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