

Key Indicators



Under Construction
33 MW



Vacancy
8%

MORE INFORMATION

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GLOBAL DATA CENTER ADVISORY GROUP

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Market Overview

Interest in Paris has swung from the theoretical to the actual, with vacancy tightening to single digits and further phases of local campuses underway from global REITs and local operators alike. Leasing throughout the market has been led by a mix of large- and mid-scale cloud services companies, suggesting further progression in the move to the cloud by local companies, initiated prior to and then hastened by the pandemic. Of particular note is the confirmation of market entry by Google Cloud, providing Paris with full availability zones for all three major cloud service providers. The ever-larger campuses by operators such as Digital Realty and Equinix provide excellent homes for these services, and the expectation is a move to further hyperscale development in the foreseeable future. New development, new services, and even a new cable providing connectivity to London suggest a continued slow and steady move toward growth in Paris.

Ecosystem Developments

- **Interxion** added their Metro Connect- Managed Wave service at their North East Paris campus in summer, providing further interconnect options for local clients. The recently-merged Digital Realty-Interxion goliath is under construction on two projects across Paris, with completion expected in 2021.
- **Crosslake Fibre** is underway on the new CrossChannel Fibre network, with the 550-kilometre route to connect London and Paris. Due for completion by the end of 2021, the system will be the first new cable to cross the English Channel in the past two decades.
- The global acquisition of **Zayo** data centres by DataBank has a local component, with three data centres in Velizy-Villacoublay, Paris, and Saint-Denis all becoming DataBank locations once the deal closes. These along with two regional locations will be the entry for DataBank to France, who has until this time focused on secondary and tertiary markets across the United States.
- **euNetworks** signed an agreement with Equinix in autumn, offering their services on ECX Fabric in Paris and four other European markets. Equinix is also underway on three expansions locally, including their 10 MW PA9x hyperscale facility.
- **Google Cloud** has confirmed future entry to Paris, though a specific data centre campus has yet to be secured. Milan, Warsaw, and Madrid are other European markets coming soon, bringing the total number of zones across the continent to ten.

Construction Update

OPERATOR	LOCATION	SIZE (SQM)	POWER (MW)	STAGE / EST. DELIVERY
Equinix	PA2 Phase 4	441	.5 (est)	Under Construction / Q4 2020
	PA9x Phase 1	9,000 (est)	10	Under Construction / Q1 2021
	PA10 Phase 1	3,969	5 (est)	Under Construction / Q2 2022
Atos	Yvelines	3,900	4 (est)	Under Construction / Q4 2020
Digital Realty	Ferriers-en-Brie	8,956	6	Under Construction / Q1 2021
	PAR8	3,200	6.33	Under Construction / Q4 2021
Thesee	Aubergenville	1,000	1 (est)	Under Construction / Q1 2021