

Key Indicators



Under Construction
55 MW



Vacancy
5%

MORE INFORMATION

Chris Jones

Data Centre Specialist
Global Data Center Advisory Group
+44 2032 962137
Chris.M.Jones@cushwake.com

Kevin Imboden

Director of Research
Global Data Center Advisory Group
+1 408 436 3622
kevin.imboden@cushwake.com

GLOBAL DATA CENTER ADVISORY GROUP

Cushman & Wakefield's [Data Center Advisory Group](#) is a global team of elite professionals delivering specialized real estate solutions for mission critical users, owners, and environments. With scalability, reliability, and security as a driving force, our highly knowledgeable and responsive professionals guide clients to make effective financial decisions. Our expertise ranges includes colocation facilities, control centers, greenfields, powered shell, and trading floors. We lend additional value through our understanding of global dynamics and their impact on local markets.

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Market Overview

The global interest in Paris that began in 2020 has continued through the first half of 2021, with absorption remaining high and vacancy rapidly tightening to 5%. Drawn by hyperscale deployments, Digital Realty is under construction on three buildings, Equinix on the first phase of the upcoming PA10, and CyrusOne will be entering the market shortly with the pre-leased initial first phase of several. Equinix plans further expansion shortly, with the recent xScale recapitalization between the REIT and GIC Real Estate planning four new buildings. Not to be outdone, a recent debt financing by DATA4 will enable another 100 MW to come online at their campus in Marcoussis across several future buildings, further expanding the largest build in France. The investment market also had an awakening early in the year, with Ascendas REIT acquiring three local data centres as part of a pan-European portfolio deal with Digital Realty. Further growth is expected throughout the next year as new capacity comes online for take-up and Paris receives more interest as a regional hub.

Ecosystem Developments

- **Telxius** has signed an agreement with Interxion in Paris to enable interconnection for the Dunant cable that links France to Northern Virginia in the United States. Dunant lands in the coastal towns of Virginia Beach and Saint-Hilaire-de-Riez, with backhaul to both primary markets. Orange and Telxius are working together on this in both areas. Recently combined Digital Realty and Interxion have three projects underway locally with over 40 MW soon to come online.
- **Amazon Web Services (AWS)** is exploring construction of a data centre campus in Bretigny-sur-Orge, adjacent to a distribution hub for the retail portion of Amazon. The development will take some time to manifest, as local concerns over water and power usage will need to be reviewed.

Construction Update

OPERATOR	LOCATION	SIZE (SQM)	POWER (MW)	STAGE / EST. DELIVERY
CyrusOne	Paris I	22,854	6	Under Construction / Q2 2021
Equinix	PA10 Phase 1	3,969	5 (est)	Under Construction / Q2 2022
Digital Realty	Paris (3 buildings)	40,955	44.4	Under Construction / Q2 2022
DATA4	Marcoussis	100,000 (est)	100	In Planning

Recent Property Sales

PROPERTY	SIZE (SQM)	SALE DATE	SALE PRICE	BUYER	SELLER
Three Assets (Montigny-le-Bretonneux, Saclay, Bievres)	17,269	Mar-21	€107,460,000	Ascendas REIT	Digital Realty