



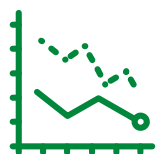
CBRE  
RESEARCH

# NORDICS OCCUPIER FLASH SURVEY

NOVEMBER 2020

**CBRE**

# CBRE RESEARCH | NORDICS OCCUPIER FLASH SURVEY | SUMMARY



**49%**

increased **FLEXIBILITY OF WORKING HOURS** during the pandemic.

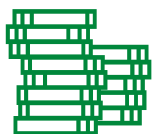


The future office is for **TEAMWORK, COLLABORATION & CULTURE/COMMUNITY BUILDING**



**45%**

expect **SIZING DOWN OF CURRENT OFFICE SPACES** in the long-term



**27%**

had **NO IMPACT ON THEIR SEARCHES & EXPANSION PLANS** due to COVID-19



**26%**

plan to **INCREASE THE USE OF 'ON-DEMAND' OFFICE SPACES** in the long-term



**97%**

increased **HOME OR REMOTE WORKING** during the COVID-19 outbreak. **71%** increased investments into technology to support this.



**76%**

will adopt a **HYBRID REMOTE WORKING MODEL** in the future giving employees more flexibility to decide where they work.



**42%**

will assemble **LESS DENSE OFFICE SPACES** in the future



**21%**

will have the option for **FULL-TIME REMOTE WORKING** in the long run

Source: Nordics Occupier Flash Survey, CBRE Research, November 2020



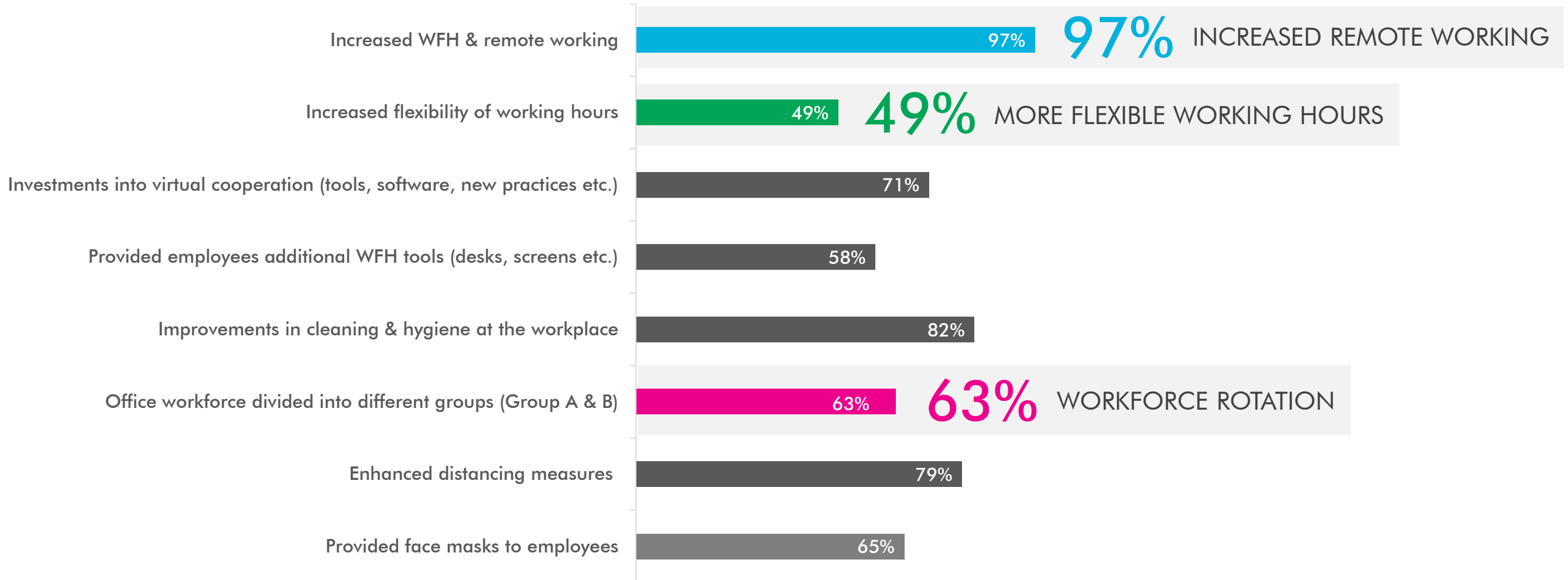
A blurred, high-angle view of a modern office interior. The office is filled with rows of desks and cubicles. Several people are visible, working at their desks. The lighting is warm and ambient, with some overhead lights visible. The overall image has a soft, out-of-focus quality, emphasizing the busy, collaborative environment of the office.

# SURVEY RESULTS

# NORDIC OCCUPIERS TOOK ACTIVE MEASURES DURING COVID-19

Workforce rotation and increased flexibility of working hours popular among occupiers amidst the unprecedented times of the pandemic

## Q1. WHAT MEASURES HAVE YOU OR YOUR ORGANIZATIONS TAKEN DURING COVID-19?



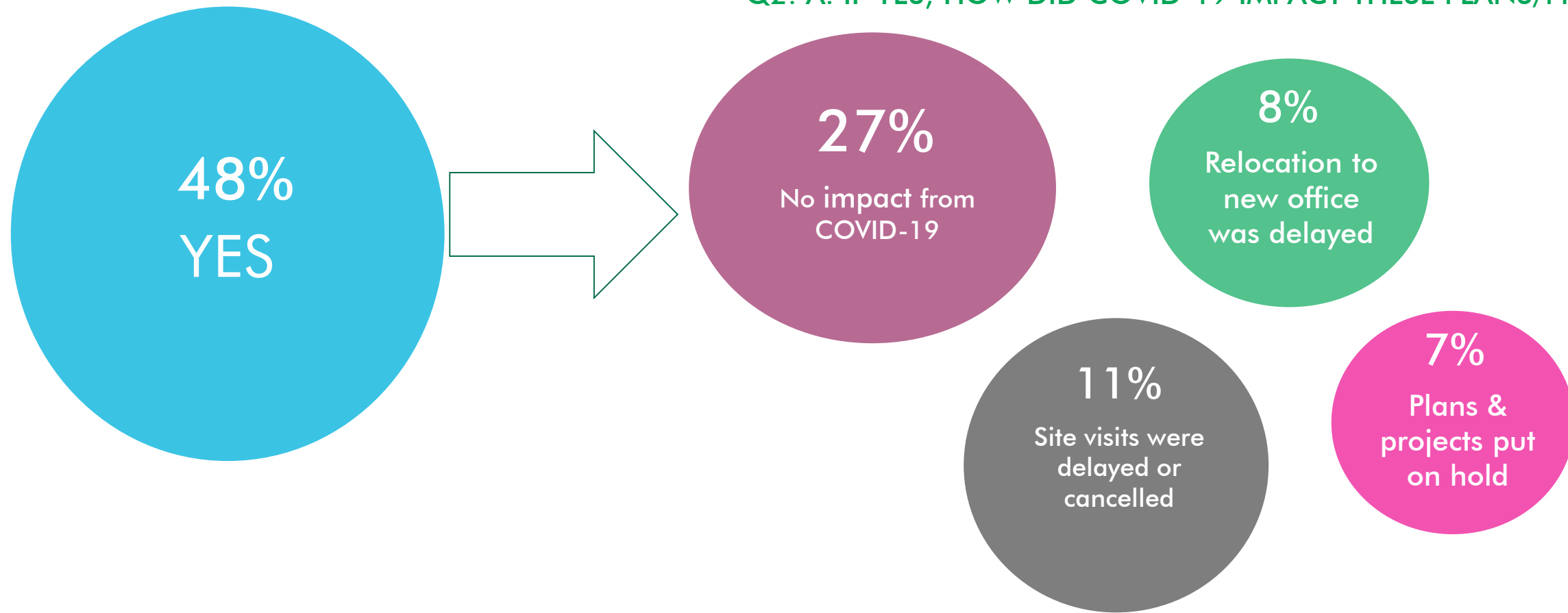
Source: Nordics Occupier Flash Survey, CBRE Research, November 2020

# SEARCHES FOR NEW OFFICE SPACE AND PLANS FOR EXPANSION

Only a small number of occupiers put their searches and expansion plans on hold, a quarter of the companies had no impact on these actions due to COVID-19

**Q2. BEFORE COVID-19: DID YOU HAVE PLANS OR ACTIVE PROJECTS IN EITHER SEARCHES FOR NEW OFFICE SPACE OR EXPANSION OF THE CURRENT OFFICE SPACE?**

**Q2. A. IF YES; HOW DID COVID-19 IMPACT THESE PLANS/PROJECTS:**



Source: Nordics Occupier Flash Survey, CBRE Research, November 2020

# OFFICE SPACE REQUIREMENTS AND CURRENT LEASE AGREEMENT

An element of wait-and-see among occupiers – current office reviewed closely to fit a potential new normal of lower desk density at the office

## Q3. HOW DID THE COVID-19 PANDEMIC IMPACT YOUR OFFICE SPACE REQUIREMENTS AND CURRENT LEASE AGREEMENT?

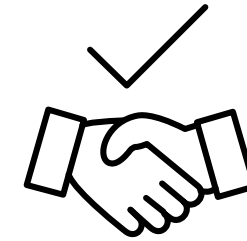
70%

No changes in space requirements/current lease agreement



9%

Postponed renewal of the current lease agreement



8%

New search activated





# THE FUTURE ROLE OF THE OFFICE

Office is for teamwork and collaboration, culture building and social interaction

## Q4. WHAT IS THE ROLE OF THE OFFICE IN THE FUTURE? (1 – MOST IMPORTANT, 5 – LEAST IMPORTANT ROLE)

1. Teamwork and collaboration
2. Social interaction and culture/community building
3. Meetings – both internal and external
4. Learning, creative work and innovation
5. Focus work and concentration tasks

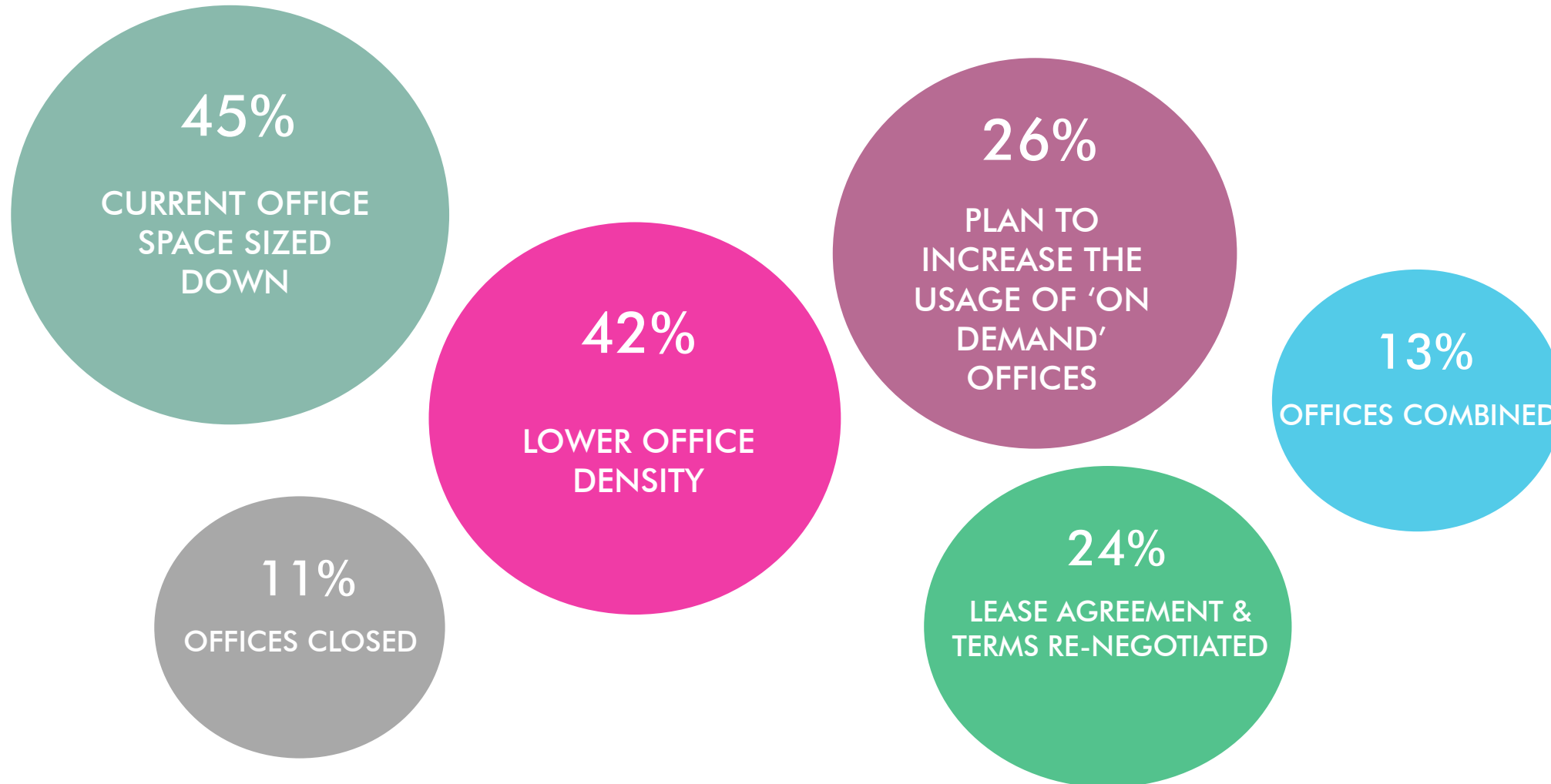
Source: Nordics Occupier Flash Survey, CBRE Research, November 2020



# LONG-TERM SHIFTS IN OCCUPIER STRATEGY AND OFFICE SPACE REQUIREMENTS

Over 40% of the responses showing either downsizing or assembling less dense offices over the long-term

## Q5. WHAT ARE THE LONG-TERM EFFECTS ON YOUR OCCUPIER STRATEGIES AND OFFICE SPACE REQUIREMENTS?



Source: Nordics Occupier Flash Survey, CBRE Research, November 2020



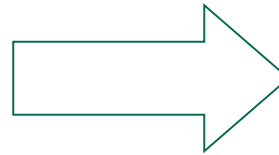
# HYBRID WAY OF WORKING

A vast majority of occupiers expect to have a hybrid workplace and more flexible remote working policies in the future

## Q6./Q7. WHAT WAS THE REMOTE WORKING POLICY IN YOUR ORGANIZATION BEFORE COVID-19 AND IN THE FUTURE?



**40%**  
of respondents had a  
**HYBRID\* WFH POLICY**  
before the pandemic.



**76%**  
will have a more flexible  
and **HYBRID WFH POLICY**  
in the future



**1%**  
**THE OPTION FOR FULL-  
TIME REMOTE WORK  
BEFORE COVID-19**



**21%**  
**EMPLOYEES HAVE THE OPTION  
FOR FULL-TIME REMOTE WORK  
IN THE FUTURE**



**49%**  
**OBLIGATION TO SCHEDULE  
REMOTE WORKING BEFOREHAND**



**19%**  
**OBLIGATION TO SCHEDULE  
REMOTE WORKING BEFOREHAND  
IN THE FUTURE**

\* Employees free to decide where they work

Source: Nordics Occupier Flash Survey, CBRE Research, November 2020



# SURVEY PROFILE



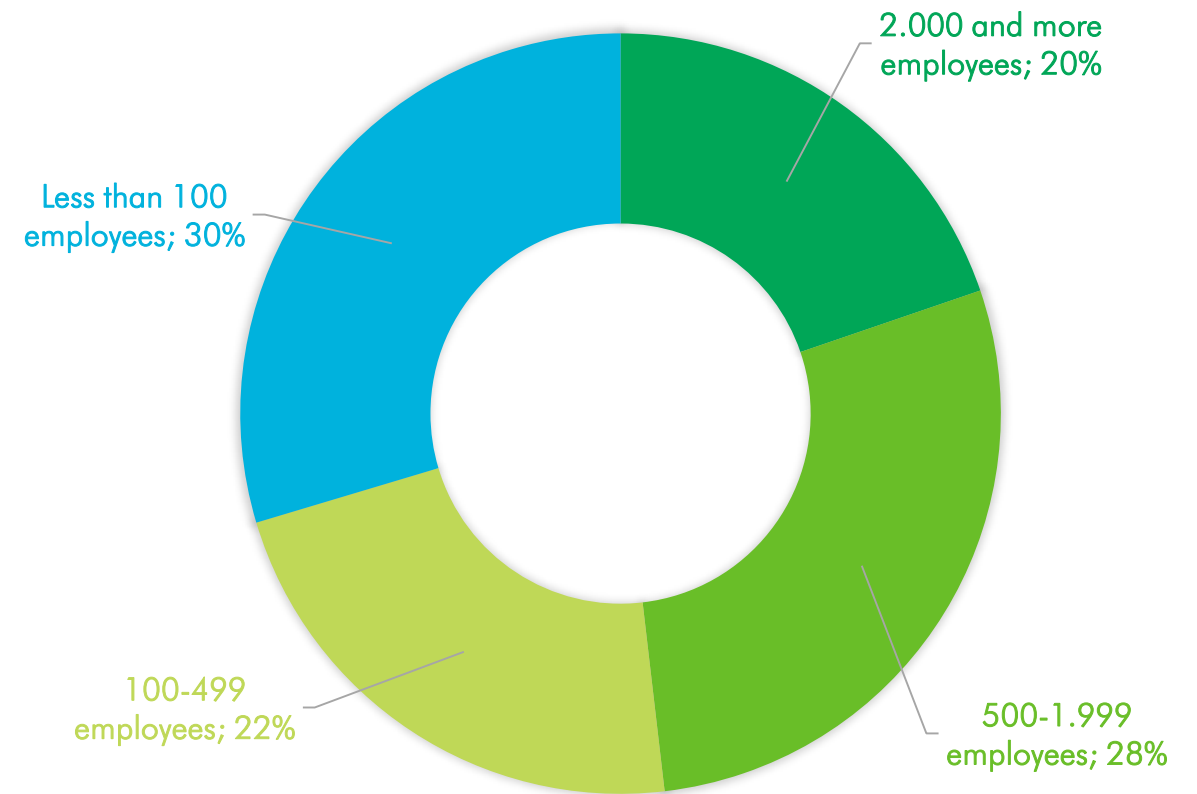


# SURVEY PROFILE

Significant number of responses and coverage from the Nordic occupier market

- The CBRE Nordics Occupier Flash Survey was launched between September and November 2020
- Around 90 responses were received from a wide range of occupiers in different industries
- These companies employ around 114.000 people in the region

RESPONDENTS BY COMPANY SIZE



Source: Nordics Occupier Flash Survey, CBRE Research, November 2020







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# THANK YOU!

PLEASE DON'T HESITATE TO CONTACT US

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