

# SHANGHAI

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**Shanghai**

City Population 23.1 million  
 City Area 2,448.1 mi<sup>2</sup>  
 Avg. Ann. Rainfall 45.85 inches  
 Avg. Ann. Temp. 61.8 °F  
 Time Zone UTC+8

**China**

Population 1,343 billion  
 Population Growth .481%  
 Total Area 3,705,408 mi<sup>2</sup>  
 GDP Purchasing PP \$11.44 trillion  
 Real GDP Growth 9.2%  
 GDP Per Capita \$8,500  
 Inflation Rate 5.5%  
 Labor Force 795.5 million  
 Unemployment Rate 6.5%  
 Literacy Rate 96%  
 Currency 1 CNY = \$0.16

上海

*“Shanghai” as written in Chinese*

AsiaPac International has offices in Asia Pacific, Latin America, and EMEA covering over 145 markets worldwide.

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**Shanghai and its Commercial Real Estate Market are unique in many respects. Did You Know...**

- Shanghai is largest city in the world with a grand influence in commerce, culture, finance, media, fashion, technology, and transport.
- The city is the commercial and financial capital of the country with over 787 financial institutions.
- Since 1992 Shanghai has recorded double-digit growth almost every year except during the global recession of 2008 and 2009. In 2010, Shanghai's total GDP grew to 1.687 trillion RMB (US\$256.3 billion) with GDP per capita of 76,000 RMB (\$11,540).
- New retail and office developments were launched on both sides of the river and supply was matched by demand from firms recovering from the economic crisis and expanding
- Shanghai has an extensive public transportation system, which includes metros, buses, and taxis. It's metro transit system has over 273 stations and 420 km of tracks, making it the longest network in the world.
- Shanghai is a leading gateway for air transportation with two international airports, which has served over 71.7 million passengers and 3.7 tons of cargo in 2010.

**SHANGHAI AT A GLANCE**

6.23 CNY = 1 US\$

NET RENT/M2/YEAR

US\$ NET RENT/SF/YEAR

**DOWNTOWN OFFICE**

Low

High

Low

High

Vacancy

New Construction	¥2,737.50	¥4,745.00	\$39.99	\$69.31	15%
Class A	¥2,929.00	¥5,110.00	\$42.65	\$74.64	5%
Class B	¥1,850.00	¥2,737.50	\$27.02	\$39.99	5%

**SURBURBAN OFFICE**

New Construction	¥1,095.00	¥1,825.00	\$15.04	\$26.66	30%
Class A	¥1,168.00	¥1,825.00	\$13.37	\$26.66	10%
Class B	¥547.50	¥1,095.00	\$10.03	\$15.99	15%

**For further information about doing business Shanghai or to learn more about AsiaPac International, contact us at 408-402-5270 or [DidYouKnow@AsiaPacIntl.com](mailto:DidYouKnow@AsiaPacIntl.com)**