MARKETBEAT
BOGOTA
OFFICES Q1 2025

CUSHMAN & WAKEFIELD

MARKET INDICATORS

	Year-on-year Variation	12-month Forecast
11.0% Overall Vacancy	▼	▼
7,270 Net Absorption (sqm) YTD	▼	▲
80,299 (COP/sqm/Month) Average Asking Rent	▲	▲

FINANCIAL INDICATORS

Q1 2025	Year-on-year Variation	12-month Forecast
10.4% Unemployment Rate *	▼	▼
3.0% Growth Rate ** GDP	▲	▲
5.1% Inflation Rate *** (12-month Accumulate)	▼	▼
9.5% Interest Rate ****	▼	▼

Source:
(*) DANE Dec – Feb 2025
(**) Year-on-year Forecast BBVA Research BBVA Research 1Q-2025
(***) Accumulate as of March (12 months)
(****) March rate

OFFICE MARKET OUTLOOK:

The Class A office market in Bogotá closed the first quarter with signs of moderate and sustained recovery. Average vacancy dropped to 11.0%, indicating healthy space absorption within a context of expanding total inventory, which reached 1,349,364 sqm—with an annual growth of 5.5%. This growth was mainly driven by new deliveries in corridors such as the Noroccidente submarket.

The market dynamics seen are attributed to users' improved adaptation to hybrid work models, companies' strategic focus on consolidating operations in more efficient locations, and a growing interest in spaces with sustainability certifications and excellent connectivity. Submarkets like Nogal-Andino (0% vacancy), Santa Bárbara (1.3%), and Calle 100 (1.8%) reported minimal levels of available space, reflecting strong demand in mature areas with close access to entertainment and services.

SUPPLY AND DEMAND

During Q1 2025, net absorption reached 7,270 sqm, reinforcing a recovery trend compared to the negative closings of previous quarters. The Salitre and Noroccidente submarkets accounted for over 58% of the quarter's total absorption, suggesting a growing willingness among companies to explore areas outside the traditional CBD, drawn by modern inventory, competitive pricing, and greater availability.

This trend also signals a strategic shift in search patterns -tenants are prioritizing not only premium locations but also those offering a balance of pricing, technical specifications, and accessibility. Lower absorption in submarkets such as Avenida Chile and stable performance in Chicó and Santa Bárbara point to a more mature market, where occupancy decisions are increasingly driven by rigorous assessments of operational and strategic returns.

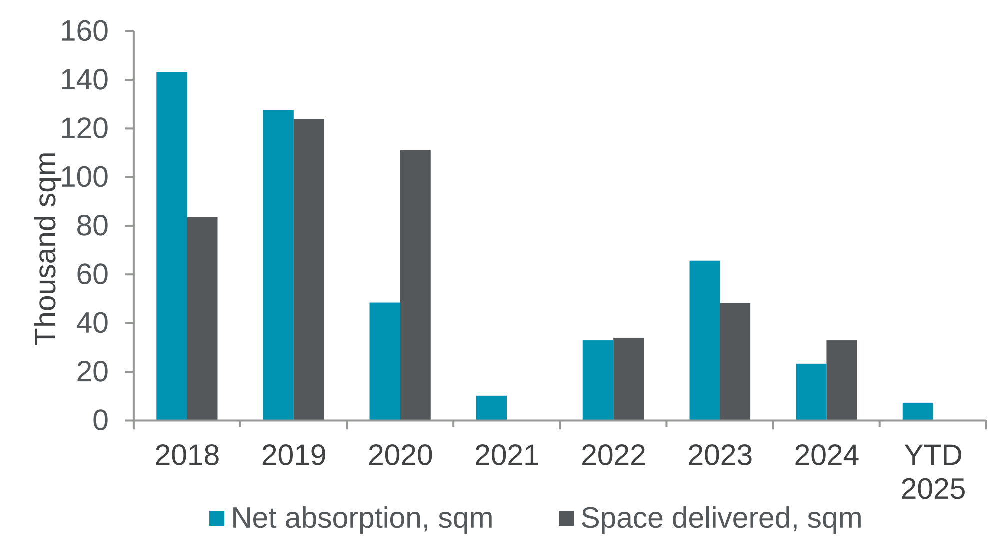
PRICING

Pricing behavior reveals a market with different adjustments across submarkets. In Q1 2025, the average rental rate for Class A office space stood at COP $80,299 per sqm. Although the Nogal-Andino corridor did not report available space or active listings, it remains the most exclusive submarket, historically commanding above-average prices and strong appeal among multinational firms.

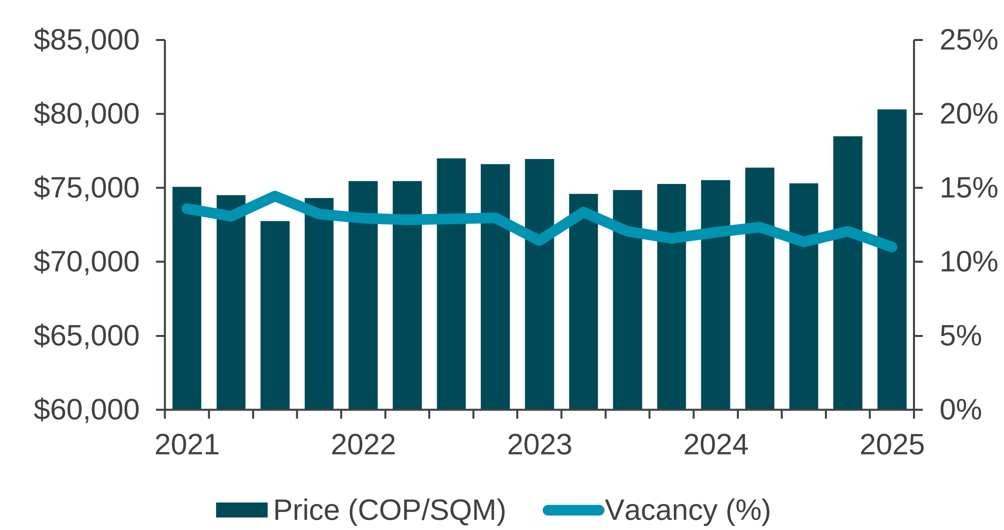
In contrast, Santa Bárbara recorded a rate of COP $91,753 per sqm, solidifying its position as one of the most expensive submarkets, supported by limited availability and high demand. The Centro submarket posted the highest rate overall at COP $104,067 per sqm, driven by a prime offering with strategic locations targeting high-profile tenants.

In high-performing corridors such as Chicó (COP $80,549/sqm) and Calle 100 (COP $78,526/sqm), pricing remained stable due to their balance between strategic location and limited availability. Meanwhile, in Salitre and Noroccidente, rates were below the market average—COP $72,671 and COP $73,159 per sqm, respectively—positioning them as competitive options for companies seeking efficiency without compromising on quality specifications.

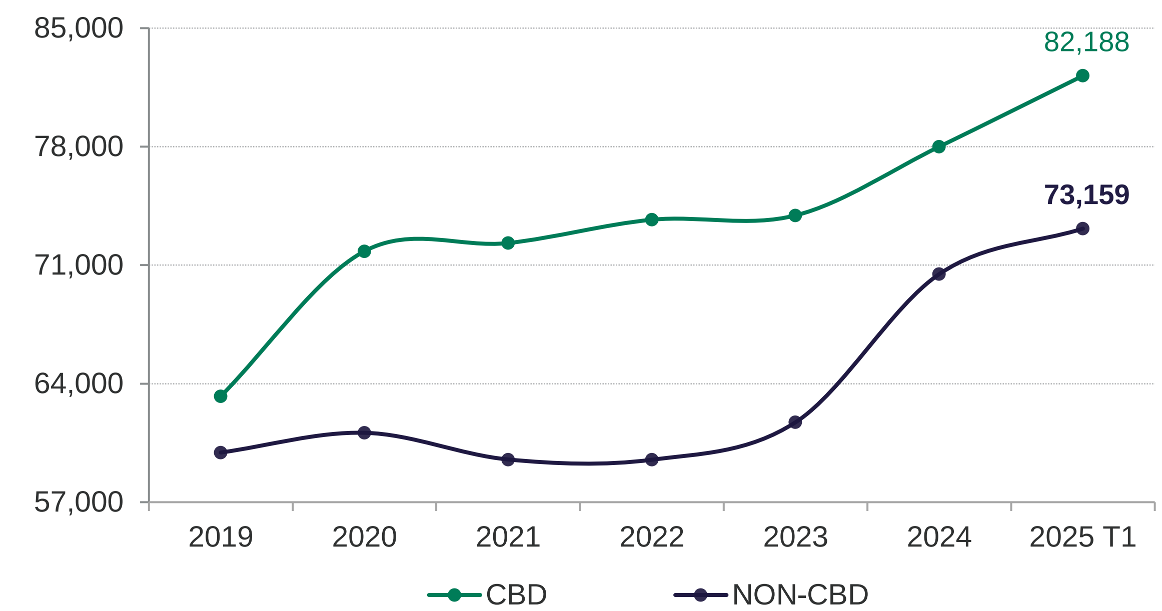
SPACE DEMAND / SPACE DELIVERED



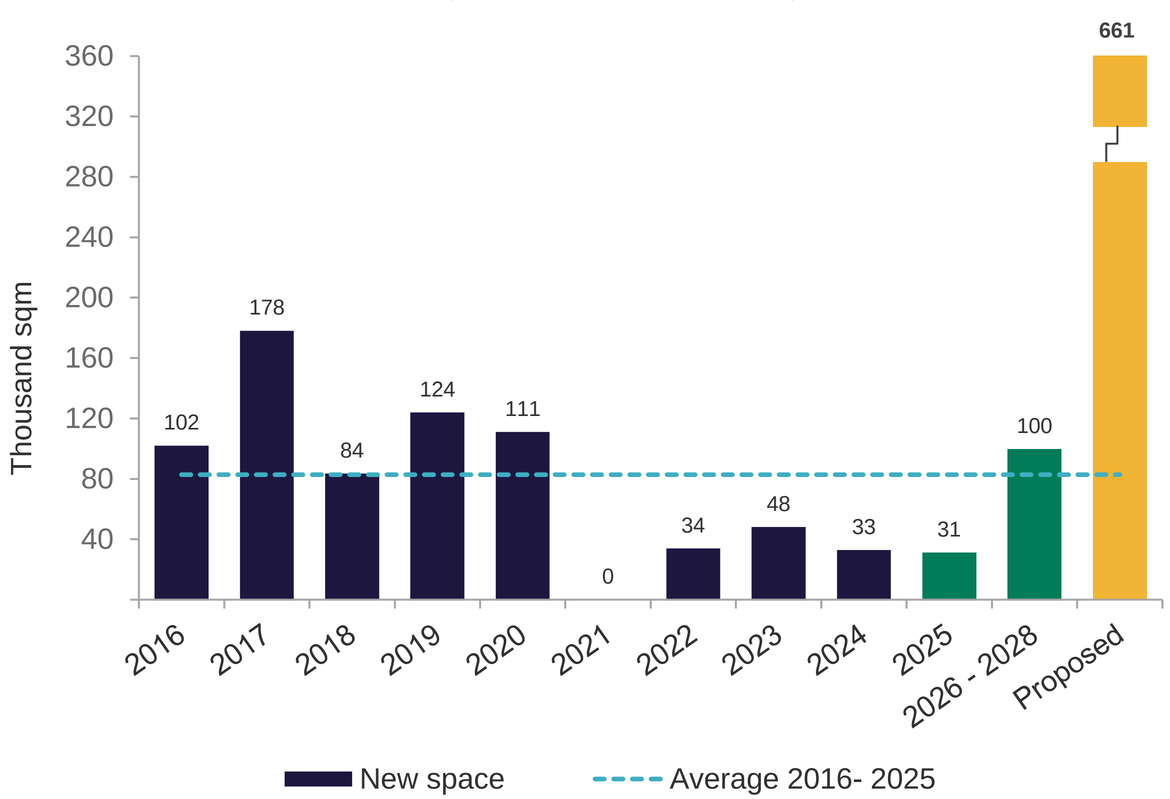
OVERALL VACANCY AND ASKING RENT



ASKING RENT (COP / sqm / Month) CBD / NON-CBD



SPACE DELIVERED PER YEAR (sqm) - SPACE FORESEEN (sqm)



FINANCIAL LANDSCAPE

In 2024, Colombia's construction sector had a mixed performance, driven in part by significant momentum in public infrastructure—particularly strategic projects such as the Bogotá metro—which helped partially offset the weakness in both residential and non-residential building investment. Despite a 4.1% year-over-year increase in construction GDP during the second quarter, the building segment contracted by 1.7% annually, reflecting broader economic deceleration, tight financial conditions, and a notable decline in permit issuance. In the non-residential construction segment, permits fell by 19.2% over the first eleven months of the year, highlighting a challenging environment for new commercial and industrial developments and directly impacting corporate real estate market dynamics.

A gradual recovery in the real estate sector is foreseen for this year, supported by the progressive reduction of interest rates and greater stability in construction costs. This scenario, coupled with a rebound in economic growth, is expected to boost demand for residential units as well as drive interest in non-residential spaces—including Class A offices—particularly in established and well-connected submarkets. While access to credit will remain a key factor, monetary easing and improved business confidence are anticipated to stimulate new investment and support a moderate resurgence in real estate asset valuation. These conditions could signal the beginning of a new growth cycle for the real estate market, with the corporate segment playing a leading role in Colombia's major urban centers.

FUTURE LANDSCAPE

Bogotá currently has 130,892 sqm of office space under construction, with approximately 31,000 sqm expected to be delivered before the end of the year, primarily in the Chicó, Nogal-Andino, and Calle 100 submarkets. This new inventory reflects developers' commitment to high technical standards, sustainability, and urban integration—aligned with evolving corporate market demands.

Looking further ahead, the projected pipeline totals 660,867 sqm with estimated delivery timelines spanning 7 to 10 years, with Salitre, Centro, and Noroccidente emerging as the primary development hubs. Landmark initiatives such as Quora and Connecta 80 are set to redefine the market due to their scale and urban impact. However, the pace of project consolidation will largely depend on sustained healthy absorption rates, timely access to financing, and a favorable macroeconomic backdrop. In the face of increasingly discerning demand, success will hinge on the ability to deliver flexible, sustainable, and well-connected workspaces.

"The way companies perceive their corporate spaces has fundamentally changed.

Today, they seek more than expansive floorplans and premium locations. Organizations now aspire to environments that create meaningful experiences—spaces that inspire and connect with people. The goal is to design places that go beyond the physical to generate emotional and human value. In this context, achieving the right mix of uses becomes key to bringing spaces to life, making them memorable, functional, and focused on well-being."

Nicolás López
Senior Broker

OFFICE SUBMARKETS

VALUE OPPORTUNITIES IN THE PRIME OFFICE MARKET

The map compares two key variables: the rental value per square meter for class a buildings and the property classification score, which is calculated based on 18 variables. among the most heavily weighted factors are ownership type, building age, environmental certifications, and the accessibility index—together forming a final analytical parameter. this score is expressed in percentiles; for example, if a building scores 100%, it ranks higher than 100% of the buildings analyzed. the behavior of these variables varies depending on the location of the assessed property.

NOGAL ANDINO: It is identified as a high-value zone with the highest rental prices in the inventory (COP $72,000–130,000/sqm). However, classification scores remain in the mid-range within the Class A category.

CHICÓ: It offers high technical standards and competitive pricing (COP $68,000–95,000/sqm). The weighted score is generally comparable to that of Nogal Andino, though rental values tend to be more conservative.

SANTA BÁRBARA: Shows stable technical performance with rental rates between COP $90,000 and $95,000/sqm. Its appeal lies in proximity to upscale residential areas, although some segments score lower due to distance from the airport and limited public transport connectivity.

CENTRO: It shows greater variability. The area includes state-of-the-art assets alongside more traditional buildings, leading to a wide range in both rental prices (COP $63,000–110,000/sqm) and classification scores.

CALLE 100: A submarket with diverse technical quality and average rental values (COP $65,000–95,000/sqm). This market stands out for having the strongest balance between technical scores and rental pricing.

AVENIDA CHILE: Its technical score improves due to the quantity and quality of available services. With rents ranging from COP $70,000 to $78,000/sqm, it is solidifying as a transitional market, offering lower pricing with correspondingly aligned classification scores.

SALITRE: Its rental values range between COP $60,000 and $90,000/sqm, it ranks as the submarket with the highest classification scores in the inventory. Nonetheless, its rental prices remain below what its technical level would suggest.

NOROCCIDENTE: Despite its peripheral location, it achieves competitive technical scores. With rents ranging from COP $60,000 to $80,000/sqm, it is emerging as a promising submarket, with highly rated areas and greater appreciation potential.

MARKET STATISTICS

SUBMARKES	CLASS A INVENTORY(*)	NUMBER OF PROPERTIES	SPACE AVAILABLE (sqm) (**)	VACANCY RATIO (%)	YEARLY NET ABSORPTION TO DATE (sqm)	UNDER CONSTRUCTION (sqm) (**)	IN PROJECT (sqm) (**)	OVERALL ASKING RENT CLASS A (USD/sqm/month) (***)	OVERALL ASKING RENT CLASS A (COP/sqm/month)
Avenida Chile	51,118	3	4,304	8.4%	-120	-	-	$ 17.5	$ 73,226
Calle 100	183,479	16	3,379	1.8%	1,351	79,200	52,400	$ 18.7	$ 78,526
Centro	96,178	3	32,806	34.1%	131	-	100,000	$ 24.8	$ 104,067
Chicó	163,417	22	6,819	4.2%	62	5,331	28,880	$ 19.2	$ 80,549
Nogal-Andino	67,056	8	-	0%	0	17,512	70,000	$ 0	$ 0
Salitre	601,813	48	67,891	11.3%	2,655	23,700	222,620	$ 17.3	$ 72,671
Santa Bárbara	41,923	4	556	1.3%	0	5,149	49,738	$ 21.9	$ 91,753
CBD	1,204,984	104	115,755	9.6%	4,079	130,892	523,638	$ 19.6	$ 82,188
Noroccidente	144,380	9	32,701	22.6%	3,191	-	137,229	$ 17.4	$ 73,159
NON CBD	**144,380**	**9**	**32,701**	**22.6%**	**3,191**	**-**	**137,229**	**$ 17.4**	**$ 73,159**
TOTAL BOGOTÁ	**1,349,364**	**113**	**148,456**	**11.0%**	**7,270**	**130,892**	**660,867**	**$ 19.2**	**$ 80,299**

(*) Cushman & Wakefield makes space adjustments every start of the year; therefore, fluctuations may occur in inventory and available space compared to previous year-end figures.
(**) Refers to the space according to the information available.
(***) Exchange Rate: 4,193 COP = 1 USD
Note: CBD: Central Business District refers to main Class A corporate submarkets.
NON CBD: Non-Central Business Districtrefers to non–traditional Class A corporate submarkets.

PUBLICATION OF CUSHMAN & WAKEFIELD RESEARCH

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