



# Bogotá Office Market

## Slow Return to Offices

Although the return to the offices has not been 100% in Colombia, during the last semester a reactivation in the occupation of these spaces began to be seen, The companies continued with their effort to return to the offices, rearranging their spaces and implementing different work models where the home office is mixed with the face-to-face.

the development of new office buildings remained frozen, additionally some projects moved their delivery dates to the first and second semesters of 2022, a significant inventory growth is expected during the next 12 months close to 80,000 sqm.

For the first quarter of 2022, builders will continue Class A office projects that will be highly demanded by 2023/24, In contrast, Class B office projects have not been developed, since there is a growing supply of this type of space that will be difficult to absorb in the short term.

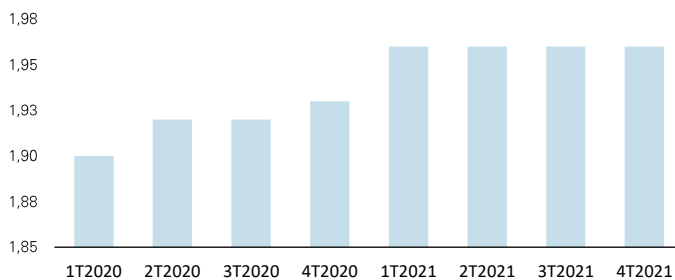
### Actual Conditions

- The year closed with a net absorption of 21,500 sqm, with the A+ offices having the highest share.
- Call Centers and BPO have been largely the ones that have driven the occupation of offices
- It is estimated that during 2022 the reactivation and return to the offices will continue.

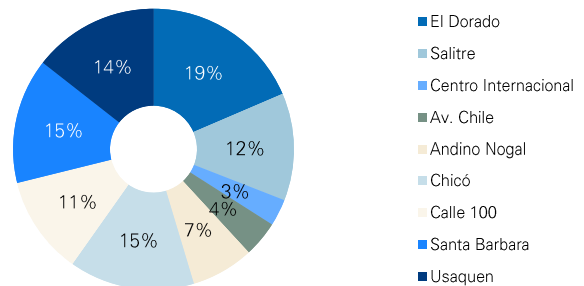
### Market Summary (Class A/B)

	Current Quarter	Previous Quarter	Projection at 12 months
InventoryTotal (sqm)	1.96 M	1.96 M	↑
Availability rate	12,5%	14%	↓
Annual Net Absorption (sqm)	21.500	18.850	↑
Quarterly Net Absorption (sqm)	2.578	14.420	↑
Average Rental Price (COP)	\$65.600	\$62.000	↑
Total availability (sqm)	245.585	274.440	↑

### Total Inventory (sqm)



### Inventory by Submarkets



**Summary 2021**

Despite the uncertainty, during 2021 nearly 100,000 sqm of offices were completed. For the completion of the Gold 8 and 9 buildings in the Connecta complex and the Atrio tower in the city center, constructions that added 32,000 sqm to the capital's inventory.

For its part, it is estimated that more than 550,000 sqm meters are projected in the next four years, however there are currently only about 146,000 sqm under construction, which will be completed during 2022 and 2023, mostly in the Calle 100 and Chicó corridors.

When analyzing the behavior of net absorption, it is found that it closed the year at 21,428 sqm, occupation mainly caused by the dynamics of the BPO and Call Centers sector, which had significant growth during 2021.

**Expectation for the Election Year**

In the second half of 2021, it maintained stable indicators that will remain in the first half of 2022 waiting for the presidential elections, consequently rental prices have stabilized and have not presented significant changes during this period, behavior that will be maintained during the first half of 2022.

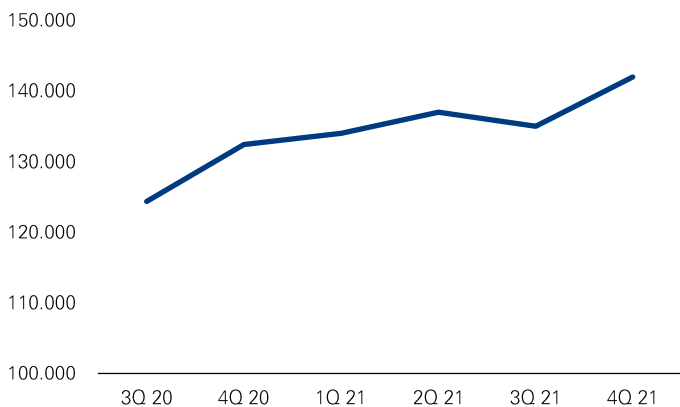
**Salitre and Dorado submarkets**

Due to the lack of land to build within the CBD (Central Business District), the Salitre and Dorado corridors have become the main protagonists of the development of important office complexes in Bogotá, buildings that have been built to measure and for demand. making one of the most urbanized and attractive areas for those who want to consolidate their operations in a single building.

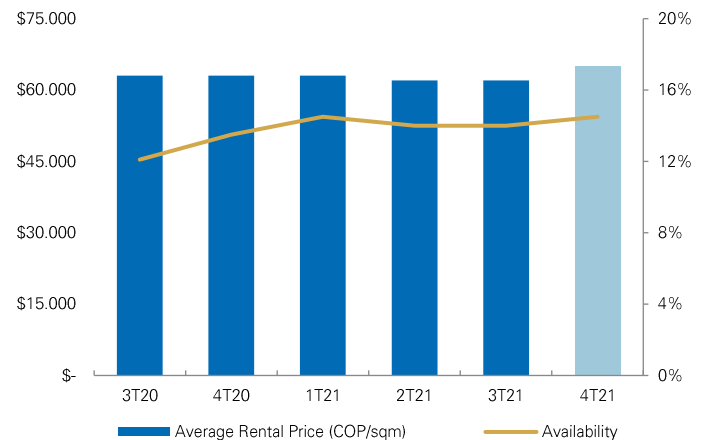
Currently some of the most important real estate funds in Colombia develop buildings in this area. Below we list the ones with the largest office area:

Relevant Projects	Estimated Office Area (sqm)
Ciudad Empresarial Sarmiento Angulo (CEMSA)	270.250
Connecta 26 Ecosistema Empresarial	250.000
Buró 25	170.500
Centro Empresarial Central Point	100.000

**Surface Under Construction (sqm)**



**Rental Prices Vs. Vacancy Rate**



### Stable Economy

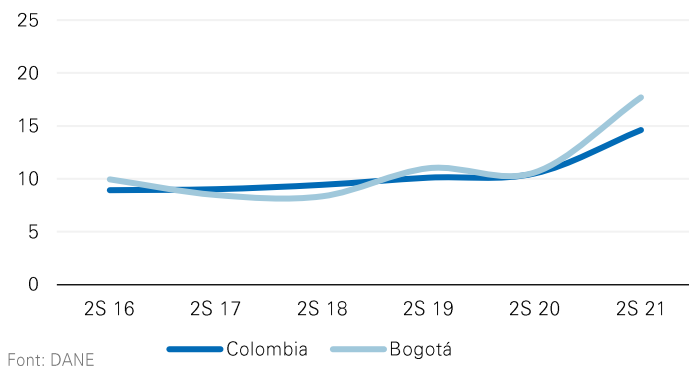
The National Government revised upwards its projections for the end of 2021 and estimates that the GDP will close at 9.7%, a figure that would be the highest in the last 115 years. The World Bank established the forecast for 2022 at 4.1% and expects the Colombian economy to grow 3.5% in 2023.

In Latin America, the multilateral organization says that the economic recovery was an estimated 6.7% in 2021, but it will also slow down in 2022 to 2.6%, and will pick up momentum again in 2023, with a growth of GDP of the region of 2.7%.

It is important to note that in Colombia the first round of the presidential elections will be held on May 29, with which there is general uncertainty.

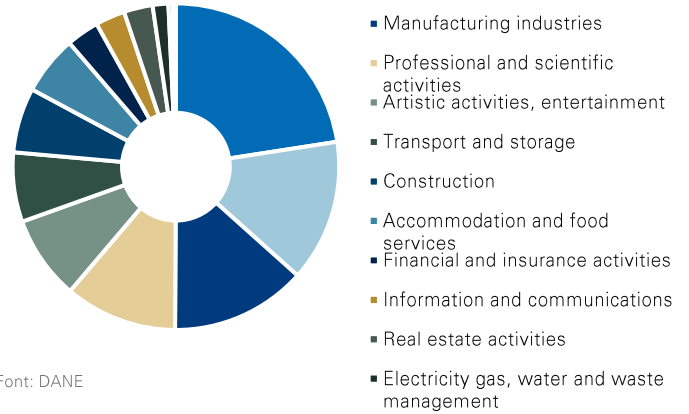
### Unemployment Rate

Annualized indicator.



### Employment by Sector of Economic Activity

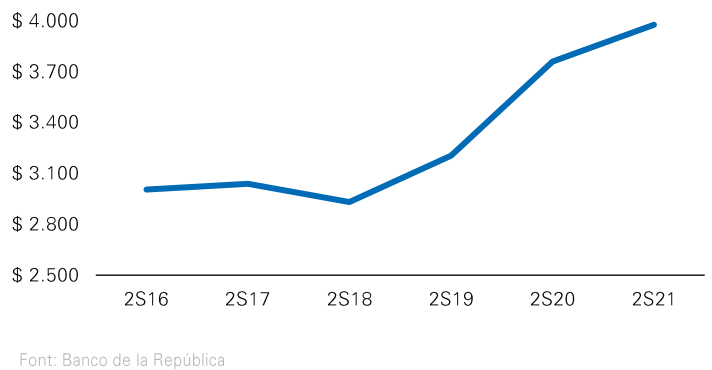
BOGOTÁ, DEC 2021



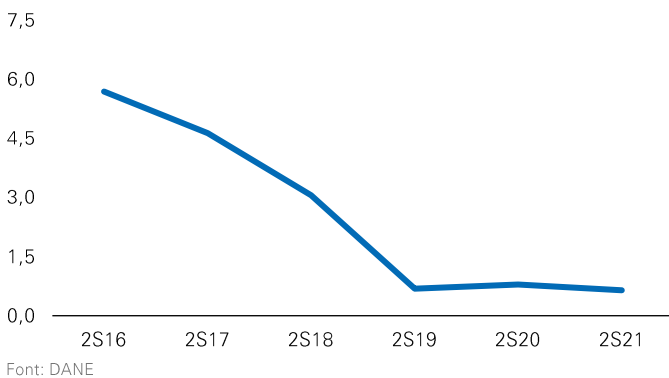
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### Exchange Rate

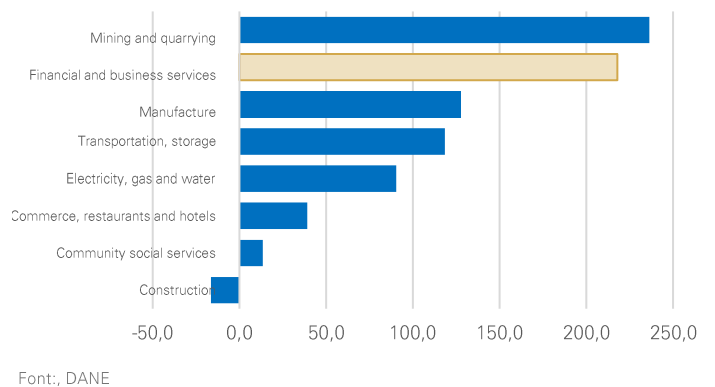
COLOMBIAN PESOS PER US DOLLAR (USD)



### Bogota Consumer Price Index (CPI)



### Foreign Direct Investment



*For more information:*

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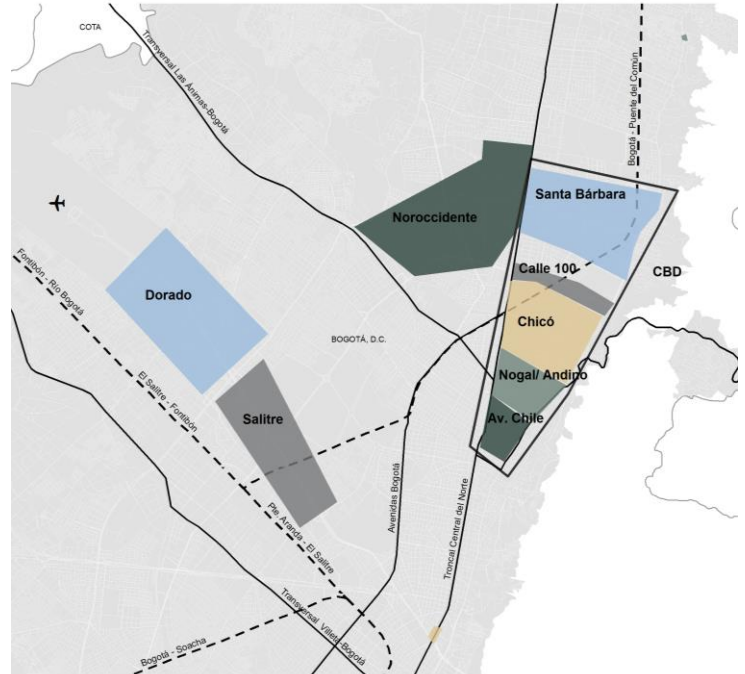
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Newmark ha implementado una base de datos propia y la metodología de seguimiento ha sido revisada. Con esta expansión y refinamiento en nuestros datos, puede haber ajustes en las estadísticas históricas, incluyendo la disponibilidad, precios de renta, absorción y rentas efectivas. Nuestros reportes de mercado se encuentran disponibles en [nmrk.lat/reportes-de-mercado/](http://nmrk.lat/reportes-de-mercado/)

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