

Class A Office Market Buenos Aires

1Q 2025

NEWMARK



Market Overview 1Q 2025

Class A Offices: Stable Supply, Focus on Existing Stock

During the first quarter of 2025, the Class A office market in Buenos Aires maintained a steady inventory, with no additions of new leasable space. **With only three projects under construction—two of which are expected to be delivered in the coming months—the sector's momentum has clearly shifted toward existing assets.** Today, the competitive edge lies not in new developments, but in how current buildings are upgraded and repositioned. **Just 476,089 SF (44,225 m²) of premium office space will be under construction, expected to be delivered in 2028.**

Strongest Net Absorption in Several Quarters

Net absorption reached **145,802 SF (13,549 m²)**—more than twice the previous quarter—signaling a solid recovery underway. Demand is focused on efficient, well-located buildings that align with new work dynamics. Meanwhile, the vacancy rate dipped slightly to **17.9%**, with varied behavior across submarkets.

Rents Reflect Recovery

The average asking rent increased to **USD 27.00/SF/year (USD 24.2/m²/month)**, confirming a modest but consistent upward trend. Properties that stand out in terms of features, services, and tech upgrades are showing stronger commercial performance.

The Market at a Structural Crossroads

With no new projects underway and clear signs of recovery, the office market faces a key decision: reignite development or accelerate the repositioning of existing stock. Both paths are valid but doing nothing is not an option. **From the standpoint of efficiency, timing, and sustainability, upgrading existing buildings to premium standards may offer clear advantages.** The key will be to act ahead of the curve.

Main Indicators

	1Q 2025	4Q 2024	1Q 2024	12 Month Forecast
Total Rentable Inventory	20,142,056 SF	20,142,056 SF	19,269,641 SF	=
Availability Rate	17.9 %	18.8 %	17.9 %	↘
Quarterly Net Absorption	145,802 SF	59,675 SF	55,240 SF	↗
Average Asking Rent	27.00 USD BNA/SF/year	26.42 USD BNA/SF/year	26.10 USD BNA/SF/year	↗
Surface Under Construction	1,144,569 SF	1,144,569 SF	2,226,653 SF	=

Source: Information Compiled and Analyzed by Newmark Argentina

Market Outlook

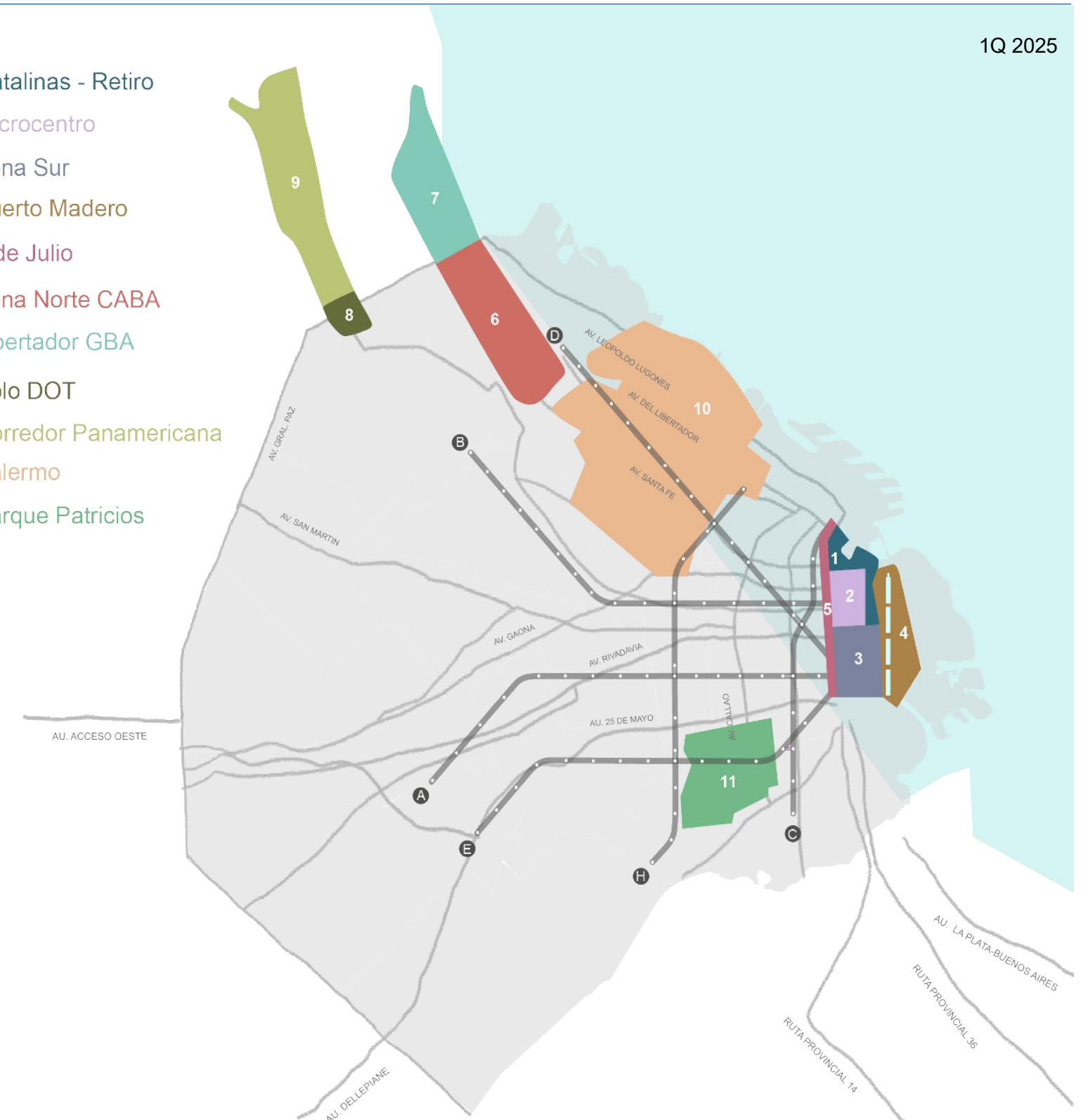
Economy

- Year-on-year inflation reached 66.9% in March 2025, showing a slowdown compared to the peaks of the second half of 2024.
The unemployment rate stood at 5.7% at the end of 2024, reflecting an improvement over the previous year.
- The official exchange rate averaged ARS 1,053.50 per dollar, in a context of reduced volatility and a narrowing exchange gap.
- The recent lifting of foreign exchange controls in Argentina, alongside a new IMF agreement and the adoption of a floating band regime, has sparked expectations regarding exchange rate dynamics and their impact on the market.

Market Fundamentals

- Inventory remained stable at 20,142,056 SF (1,871,260 m²), with only three projects under construction (1,144,787 SF / 106,334 m²), reinforcing a scenario with no expansion in supply.
- Net absorption reached 145,802 SF (13,549 m²), the best performance in several quarters, with demand focused on efficient, well-located assets.
- Vacancy declined slightly to 17.9%, and the average asking rent rose to USD 27.00/SF/year (USD 24.2/m²/month), with improvements concentrated in upgraded, higher-standard buildings.

- 1 Catalinas - Retiro
- 2 Microcentro
- 3 Zona Sur
- 4 Puerto Madero
- 5 9 de Julio
- 6 Zona Norte CABA
- 7 Libertador GBA
- 8 Polo DOT
- 9 Corredor Panamericana
- 10 Palermo
- 11 Parque Patricios



Office Submarkets map | Bs.As. | Argentina

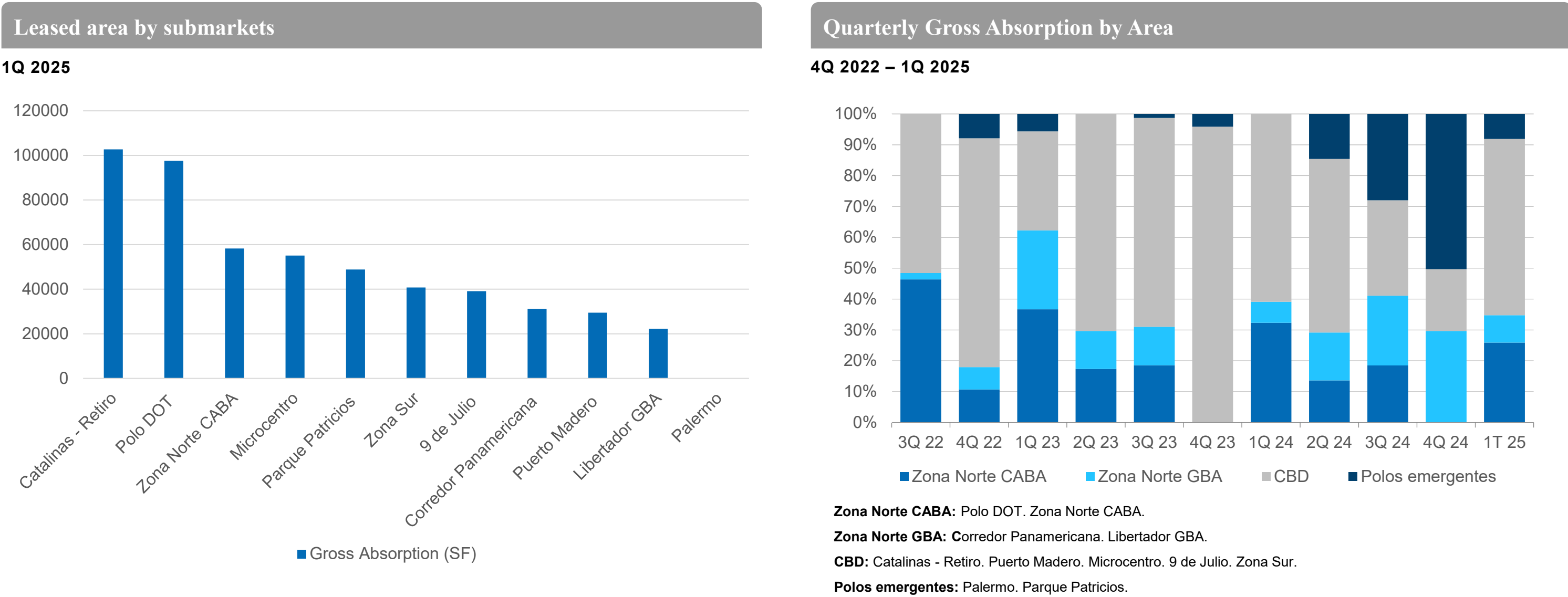
Demand

1Q 2025

Fewer Square Feet, Greater Purpose: Net absorption reached **145,802 SF (13,549 m²)** in Q1 2025—the highest figure in over two years. But the key isn't just how much space was absorbed, but where, and under what conditions. Demand centered on existing buildings that are well-located, tech-enabled, and operationally efficient. For many tenants, it's no longer about expanding footprints—it's about upgrading the space they already occupy. In a market with a flat inventory and no new developments in sight, **quality has become more strategic than quantity**.

Vacancy declined to **17.9%**, though with significant disparities across submarkets: while some areas are gaining traction, others remain stuck.

Demand is redrawing the market map—and not every spot is staying on it.



Source: Information Compiled and Analyzed by Newmark Argentina

Availability and Future Surface

1Q 2025

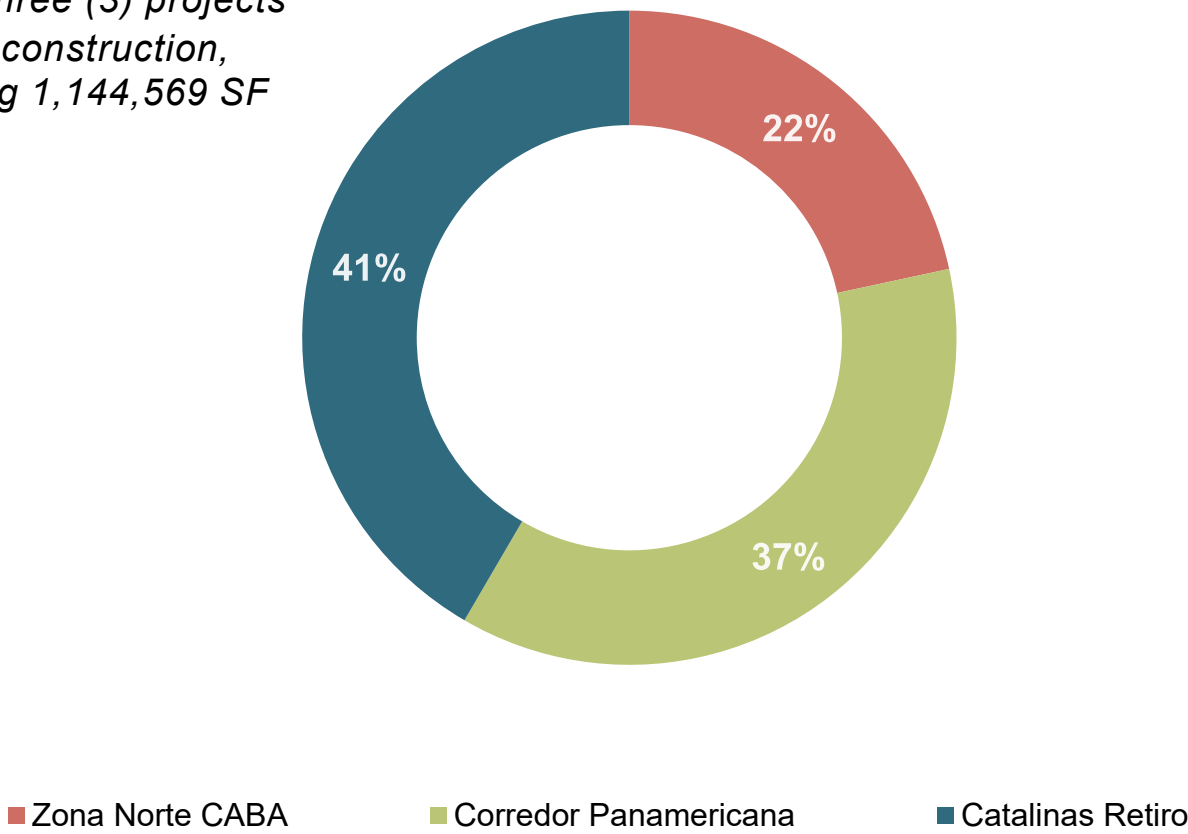
Still no expansion, and growing contrasts: In Q1 2025, construction remained at **106,334 m²**, concentrated in just three submarkets: **Catalinas – Retiro (41%)**, **Corredor Panamericana (37%)**, and **Zona Norte CABA (22%)**. The absence of new developments reinforces a scenario of **constrained supply**, where attention turns to the **modernization of existing stock**.

Average asking rent stood at **USD 27/sf/year**, with wide disparities between submarkets. **Zona Norte CABA** led with **32.7**, followed by **Corredor Panamericana (32.2)** and **Puerto Madero (28.7)**. At the lower end, **Polo Dot** averaged **16.3** — illustrating the **broad pricing spread** currently defining the market.

Area under construction: 1,144,569 SF

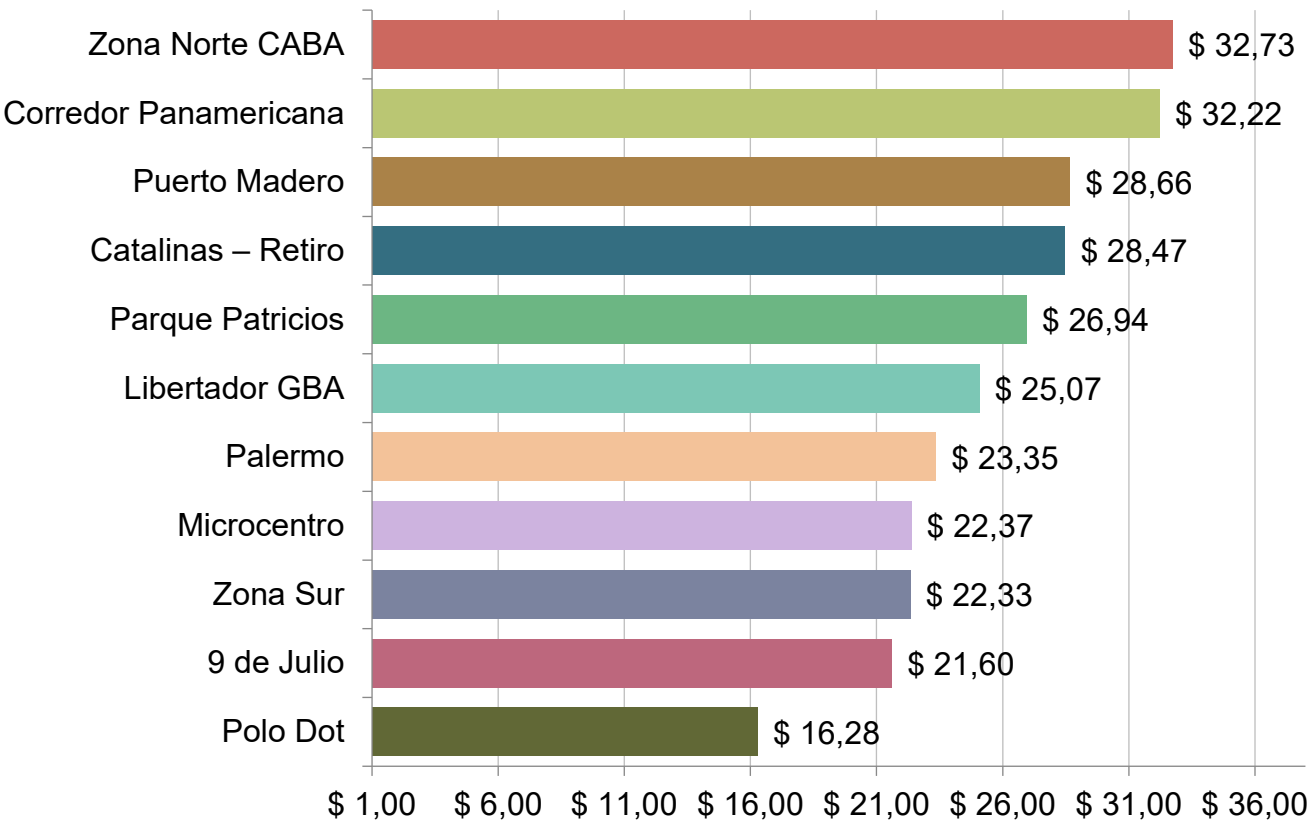
1Q 2025

Only three (3) projects under construction, totaling 1,144,569 SF



Asking Rent (USD BNA/SF/year)

1Q 2025

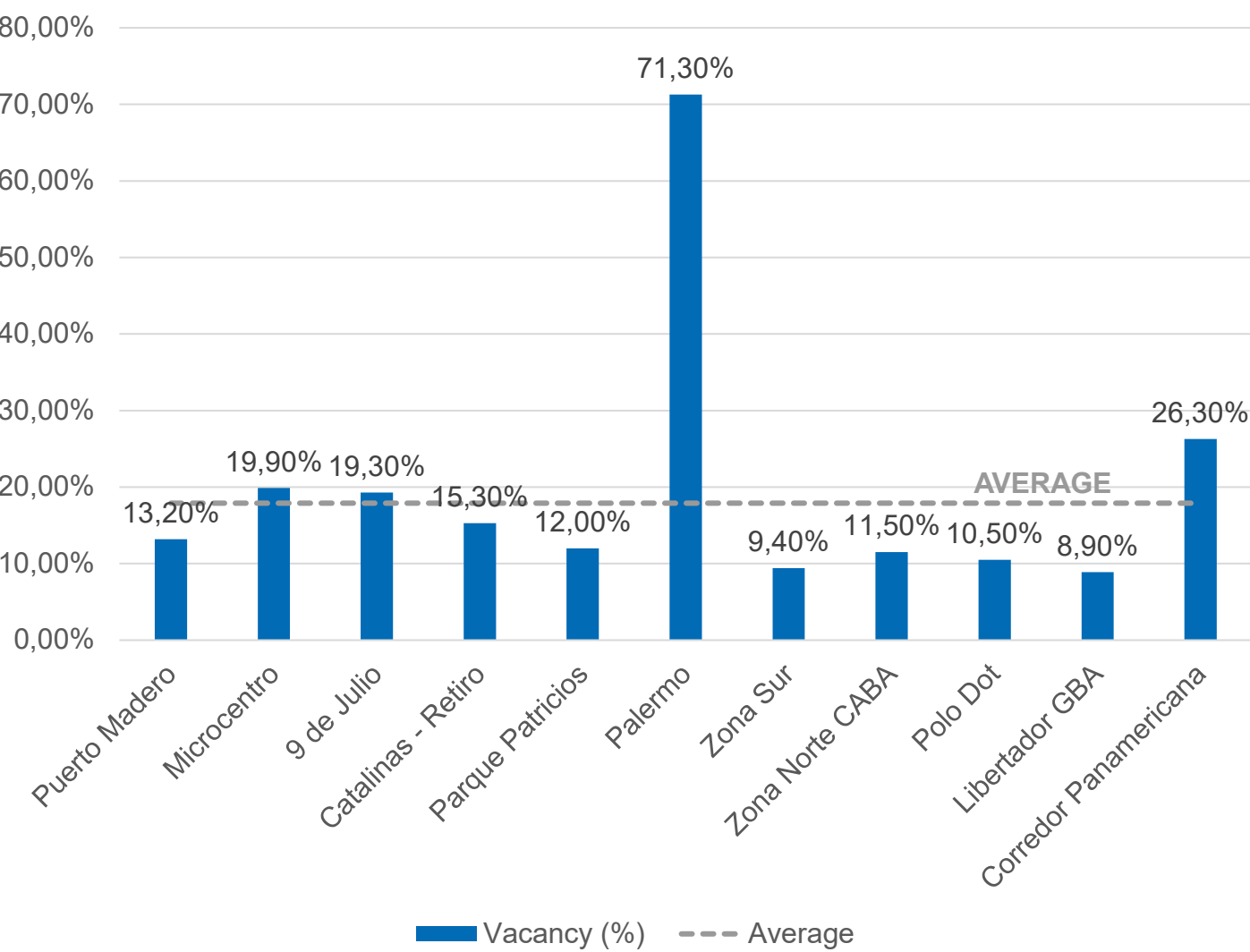


Source: Information Compiled and Analyzed by Newmark Argentina

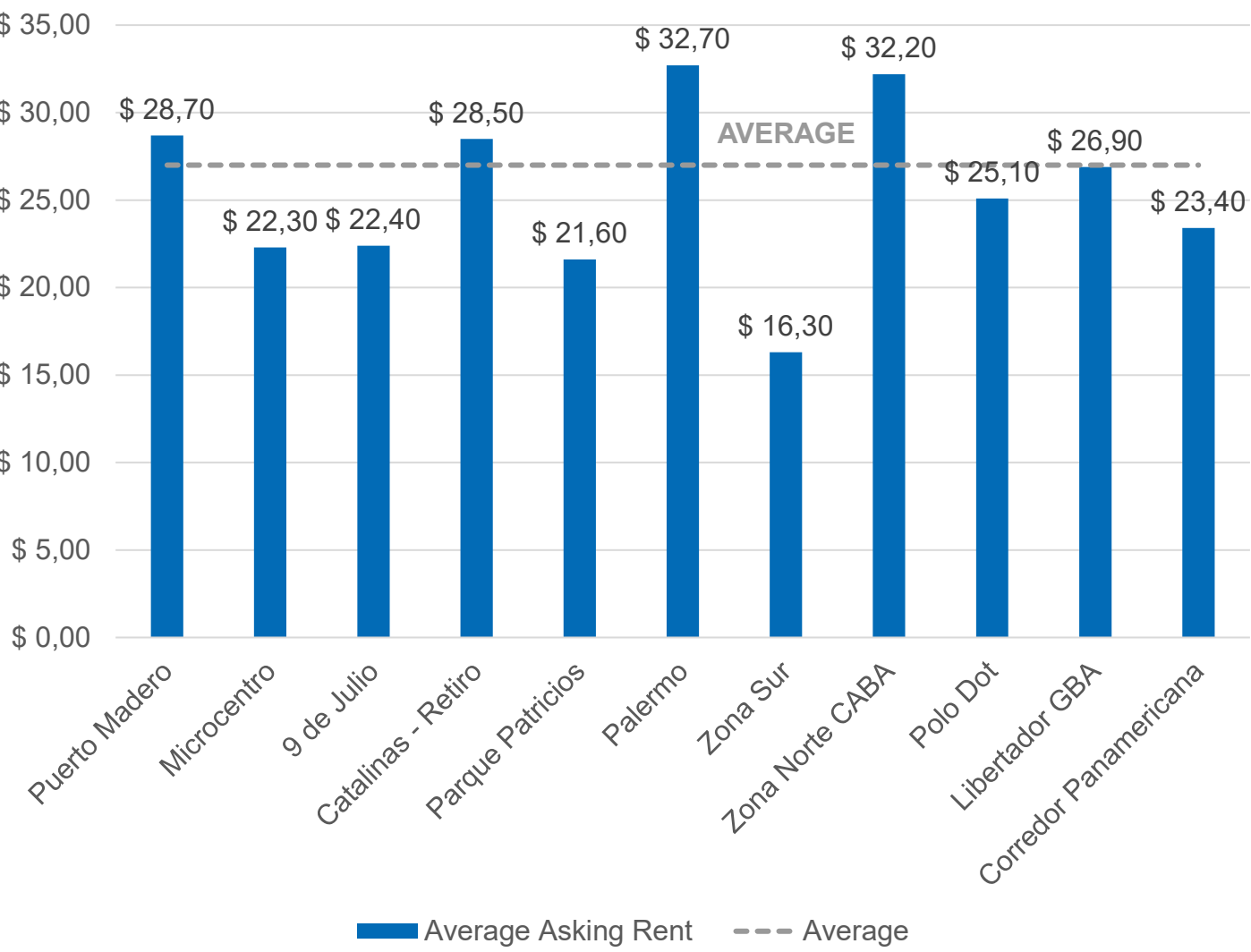
Submarket Indicators

2T 2024

Vacancy by Submarket (%)



Average Asking Rent by Submarket (USD BNA/SF/year)



Fuente: Relevamiento propio Newmark Argentina

Quarterly and Year-over-Year Comparison by Submarket

1Q 2025

Quarterly Comparison (Q1 2025 vs Q4 2024)

Submarket	Vacancy 4Q 2024 (%)	Vacancy 1Q 2025 (%)	Rent Q4 2024 (USD/sf/year)	Rent Q1 2025 (USD/sf/year)
Puerto Madero	14.14	13.20 ↓	28.2	28.7 ↑
Zona Sur	20.07	9.38 ↓	15.6	16.5 ↑
Microcentro	25.82	19.93 ↓	25.4	22.3 ↓
Catalinas – Retiro	15.57	15.28 ↓	28.0	28.5 ↑
9 de Julio	22.86	19.30 ↓	20.1	22.4 ↑
Zona Norte CABA	16.48	11.49 ↓	32.5	33.3 ↑
Polo Dot	18.09	10.47 ↓	24.3	25.1 ↑
Corredor Panamericana	21.89	26.32 ↑	22.9	23.4 ↑
Libertador GBA	9.72	8.90 ↓	28.7	27.0 ↓
Parque Patricios	6.13	12.02 ↑	15.9	21.6 ↑
Palermo	69.74	71.31 ↑	32.7	30.1 ↓

Year-over-Year Comparison (Q1 2025 vs Q1 2024)

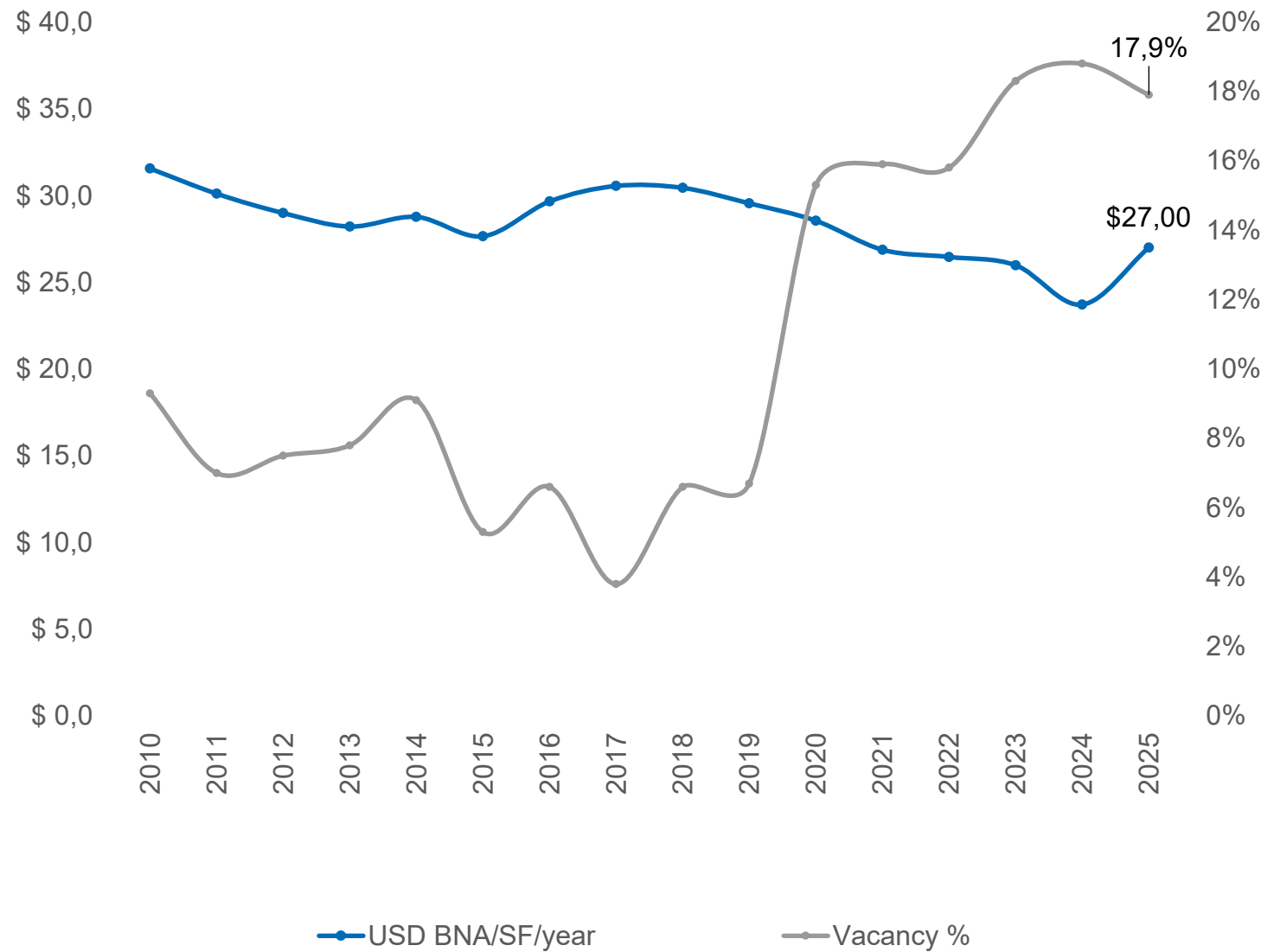
Submarket	Vacancy 1Q 2024 (%)	Vacancy 1Q 2025 (%)	Rent Q4 2024 (USD/sf/year)	Rent Q1 2025 (USD/sf/year)
Puerto Madero	12.40	13.20 ↑	28.2	28.7 ↑
Zona Sur	20.10	9.38 ↓	15.6	16.5 ↑
Microcentro	29.60	19.93 ↓	25.4	22.3 ↓
Catalinas – Retiro	18.50	15.28 ↓	28.0	28.5 ↑
9 de Julio	25.40	19.30 ↓	20.1	22.4 ↑
Zona Norte CABA	17.20	11.49 ↓	32.5	33.3 ↑
Polo Dot	19.80	10.47 ↓	24.3	25.1 ↑
Corredor Panamericana	27.80	26.32 ↓	22.9	23.4 ↑
Libertador GBA	14.60	8.90 ↓	28.7	27.0 ↓
Parque Patricios	1.60	12.02 ↑	15.9	21.6 ↑
Palermo	24.50	71.31 ↑	32.7	30.1 ↓

Fuente: Relevamiento propio Newmark Argentina

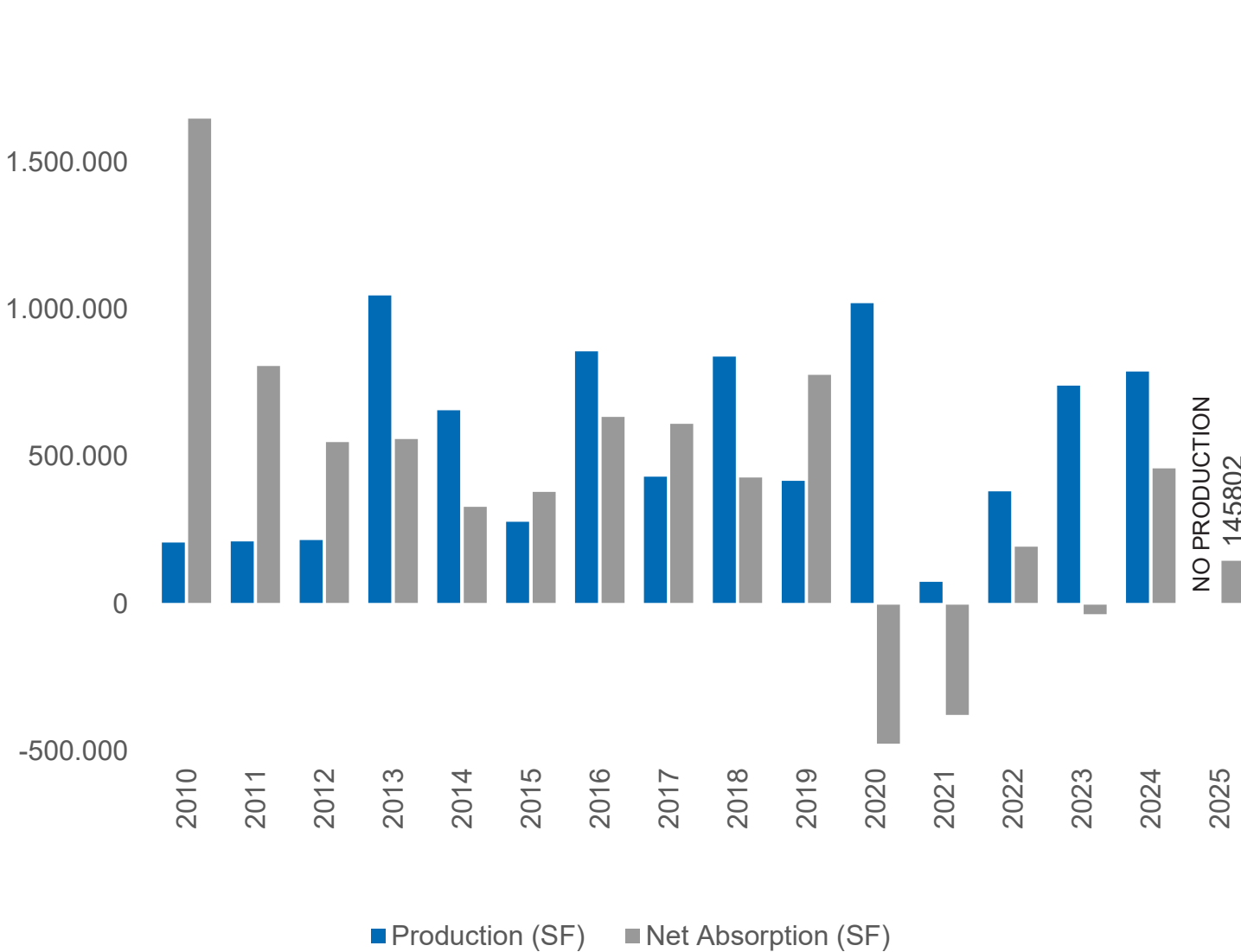
Historical Data Series

2T 2024

Asking Rent & Vacancy (2010 - 1Q 2025)



Annual Accumulated Net Absorption and Production (2010 – 1Q 2025)



Fuente: Relevamiento propio Newmark Argentina

Less Construction, More Pressure: What the Year-over-Year Data Reveals

1Q 2025









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please reach out to your Newmark advisor.

Under Construction

1Q 2025

As of early 2025, only 106,334 m² of Class A office space remain under construction. No new project starts have been recorded so far. For the year ahead, over 60,000 m² are expected to be delivered, including at least 20,000 m² that will enter the market pre-leased.

Main Class A Buildings Under Construction						
	Project	Submarket	Total Surface Available (SF)	Rentable Surface (SF)	Delivery Date	LEED Certification
	Centro Empresarial Núñez (CEN)	Zona Norte CABA	538,196	247,551	1Q 2025	
	Worko	GBA Panamericana	526,313	421,033	1Q 2025	
	Alem y Córdoba	Catalinas Retiro	645,835	476,025	4Q 2027	

Fuente: Relevamiento propio Newmark

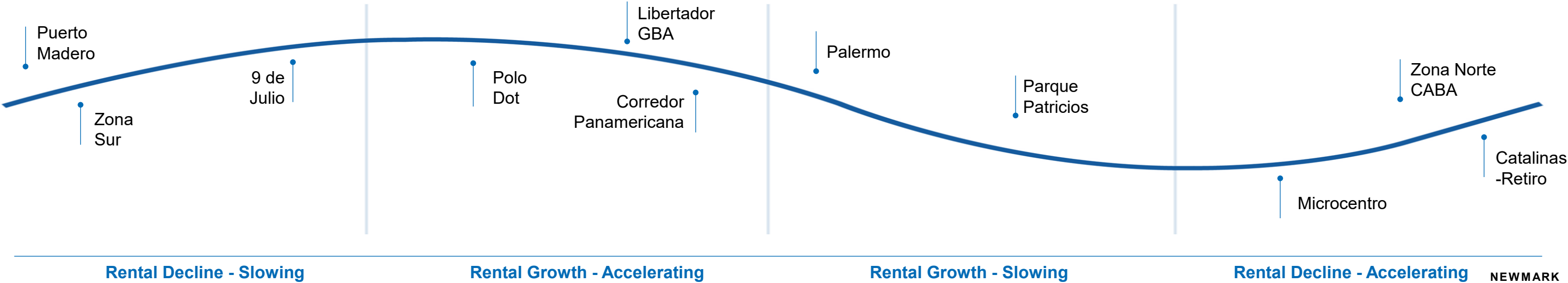
Data and Trends

1Q 2025

Market Statistics

Submarkets	Inventory (SF)	Under Construction (SF)	Project (SF)	Vacancy (%)	Qtr. Net Absorption (SF)	Annual Net Absorption (SF)	Average Asking Rent (USD BNA/SF/year)
CABA							
Puerto Madero	3,149,592	-	326,146	13.2%	29,493	29,493	28.7
Zona Sur	1,098,725	-	198,055	9.4%	117,434	117,434	16.3
Microcentro	934,134	-	-	19.9%	55,057	55,057	22.3
Catalinas – Retiro	5,384,178	476,033	1,098,585	15.3%	15,597	15,597	28.5
9 de Julio	1,062,300	-	209,896	19.3%	36,102	36,102	22.4
Zona Norte CABA	1,167,818	247,515	1,614,585	11.5%	58,254	58,254	32.2
Polo Dot	1,240,453	-	1,758,412	10.5%	94,529	94,529	25.1
GBA							
Corredor Panamericana	2,320,556	421,019	276,632	26.3%	-102,709	-102,709	23.4
Libertador GBA	966,899	-	1,148,314	8.9%	-33,433	-33,433	26.9
Subtotal	17,322,375	1,144,583	7,044,204	15.6%	270,325	270,325	26.0
Polos Emergentes							
Parque Patricios	1,855,524	-	704,938	12.0%	-109,372	-109,372	21.6
Palermo	961,883	-	-	71.3%	-15,113	-15,113	32.7
Subtotal	2,817,875	-	704,851	32.3%	-124,485	-124,485	30.0
TOTAL	20,142,055	1,596,652	7,335,565	17.9%	145,840	145,840	27.0

Office Market Cycle



Economic Outlook

Inflation (CPI): In March 2025, the Consumer Price Index rose by 3.7% month-over-month, bringing cumulative inflation to 8.6% for Q1 and 66.9% year-over-year.

Economic Activity (EMAE): In February 2025, Argentina’s economic activity expanded by 5.7% YoY, driven primarily by growth in the trade and services sectors.

Foreign Trade: March 2025 closed with a trade surplus of USD 323 million, with exports totaling USD 6.329 billion and imports reaching USD 6.006 billion.

Wholesale Prices (IPIM): The domestic wholesale price index rose by 1.5% in March, signaling a slowdown compared to previous months.

Income Distribution: In Q4 2024, average per capita income was ARS 442,596, while the median stood at ARS 300,000—highlighting a high degree of income disparity.

Official Exchange Rate (March 2025 average): ARS 1,053.50 per USD, with the gap against parallel market rates narrowing.

Macroeconomic Outlook: The recent lifting of foreign exchange controls in Argentina, alongside a new IMF agreement and the adoption of a managed float within a currency band, signals a structural shift in the country’s macroeconomic framework. In the corporate real estate sector, this liberalization is generating expectations around exchange rate dynamics and their potential effects on investment decisions, asset valuations, and financing access. Nevertheless, initial market volatility and broader macroeconomic challenges continue to warrant caution.

Source: INDEC, CAC and Information Compiled and Analyzed by Newmark Argentina

Economic Indicators

Capital City	Buenos Aires
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Population (estimated 2024)	47,067,641
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Year-over-Year Inflation (CPI)	66,9 %
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Gross Domestic Product (GDP) Seasonally Adjusted Variation	1,4 %
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Currency	ARS
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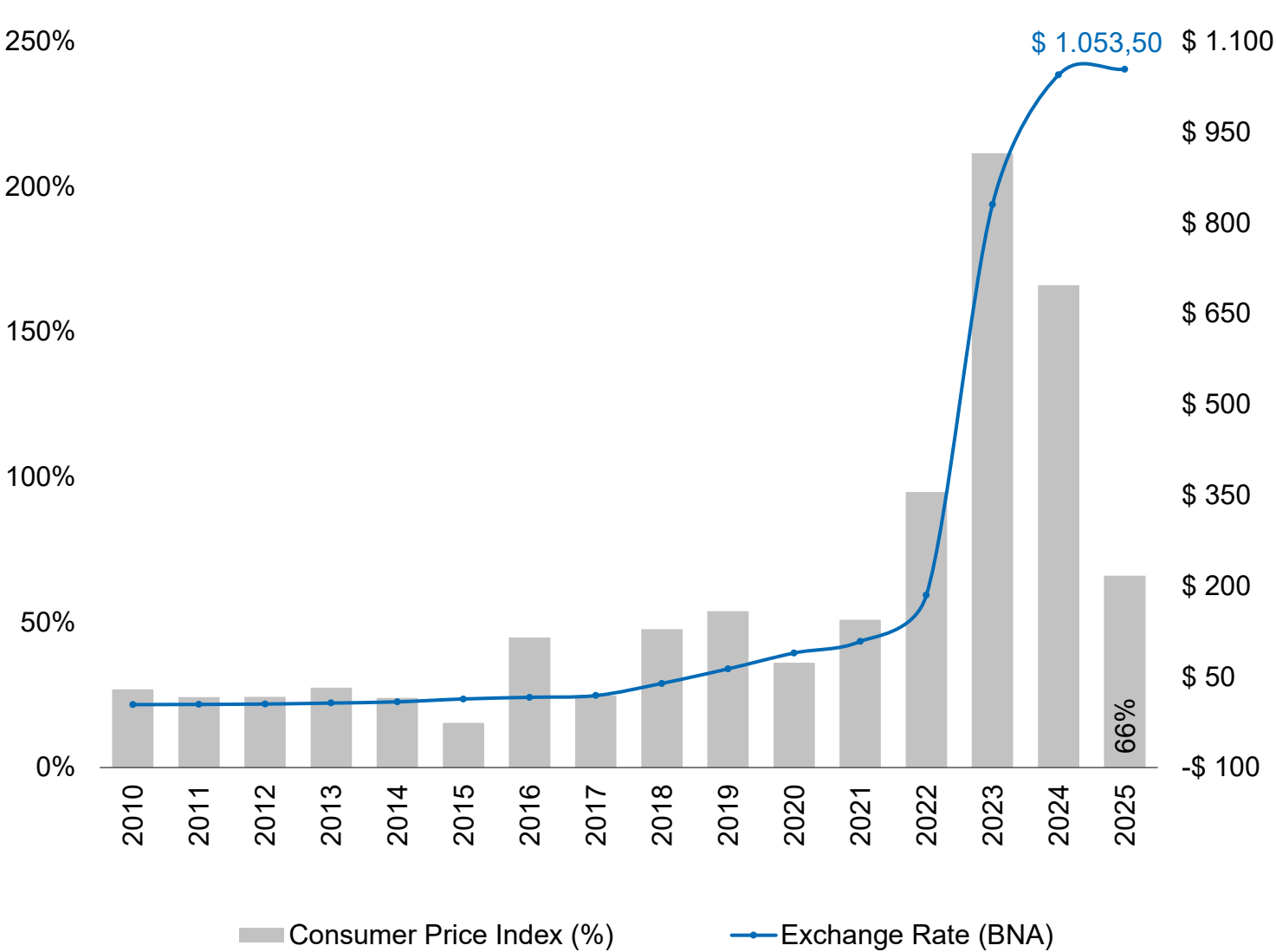
Unemployment Rate	5,7 %
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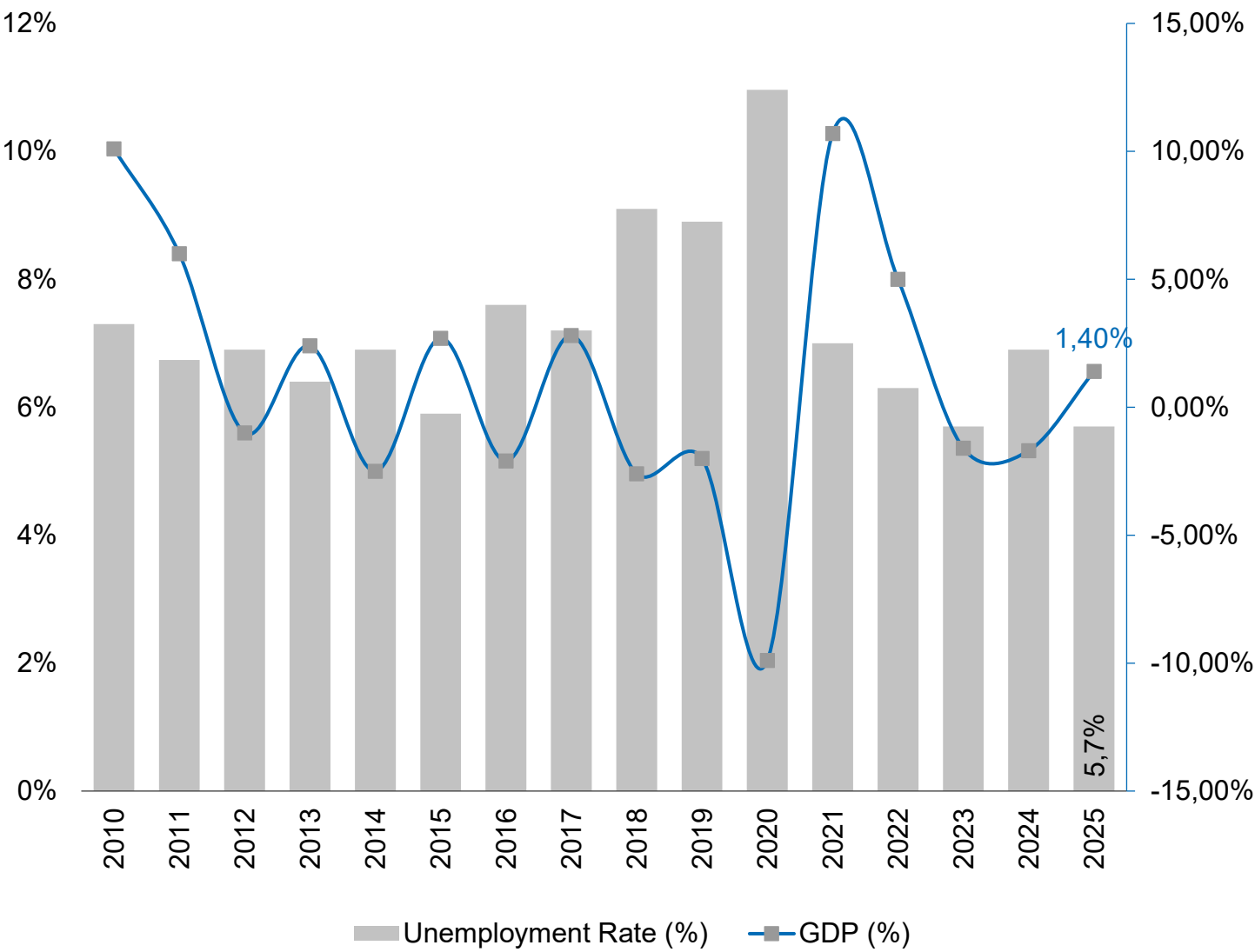
Economic Outlook

1Q 2025

Exchange Rate (BNA) – Consumer price index (%)



GDP : Percentage Variation & Unemployment rate (%)



Source:
Banco de la Nación Argentina, INDEC
1999-2007/2015-2021 INDEC. 2008-2014 Calculated using the weighted geometric average of the consumer price indexes provided by the provisional statistics institutes.

INDEC
2015 = World Bank estimated value. 2021= World Bank estimated value (June 2021 projection)

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Newmark has implemented its own database and the tracking methodology has been reviewed. With this expansion and refinement of our data, there may be adjustments to historical statistics, including availability, rental prices, absorption, and effective rents. Our market reports are available at <https://nmrk.lat/reportes-de-mercado/>. All information contained in this publication is based on sources considered reliable; however, Newmark Mexico has not verified it and does not guarantee it. The use of this information is the responsibility of the recipient, who should consult professionals of their choice, including legal, financial, tax, and implications. The recipient of this publication may not, without prior written consent from Newmark Mexico, distribute, disseminate, publish, transmit, copy, upload, download, or otherwise reproduce this publication or any of the information it contains.

Key Terms

Absorption

A measure of the change in occupied space.

Availability

Space marketed for lease regardless of when the space will be available or whether the space is vacant or occupied.

Deliveries

The total RBA of properties added to the inventory once construction has been completed.

Direct Space

Available space offered for lease by the building owner, landlord, or owner representative.

Leasing Activity

The volume of leases signed including new leases, direct and sublet leases, extensions and renewals, and leases signed in proposed or under construction buildings.

Occupancy

Any space physically occupied by a tenant, regardless of lease status of the space.

Rentable Building Area (RBA)

A measurement of the total SF in a building including the tenant and common areas such as the lobby and hallways.

Sublet Space

Available space offered for lease by a building tenant seeking a subtenant to fulfill the remaining lease obligation.

Under Construction

Buildings under construction are defined by the time the foundation is poured through the time the building is certified for occupancy.

Vacancy

Space not physically occupied by a tenant, regardless of the lease status or availability of space.

Weighted Average Rent

The asking dollar amount for the use of available space, weighted by size (the average does not include negotiable or unpublished rates and is reported as full service including operating costs).