



YoY  
Chg

12-Mo.  
Forecast

**9.3%**

Vacancy Rate

**10,489**

Net Absorption, (SQM)

**\$20.16**

Asking Rent, (USD/Sqm/Month)



#### ECONOMIC INDICATORS Q4 2019

YoY  
Chg

12-Mo.  
Forecast

**10,3% \***Unemployment  
Rate**3,3% \*\***

GDP Variation

**3,8% \*\*\***

Inflation Index



Source

(\*) National, Trimester August - October 2019 DANE

(\*\*) BBVA Research Projection Q4 2019

(\*\*\*) November, (Accumulated 12 months)

#### MARKET OUTLOOK

During the last quarter of the year the vacancy increased; going from 7.6% in the previous quarter to 9.3%; partially driven by the entrance of new buildings to the inventory. The average rental price decreased about 3,000 COP per sqm. On the other hand, absorption declines compared to Q3-2019 and the same period in 2018.

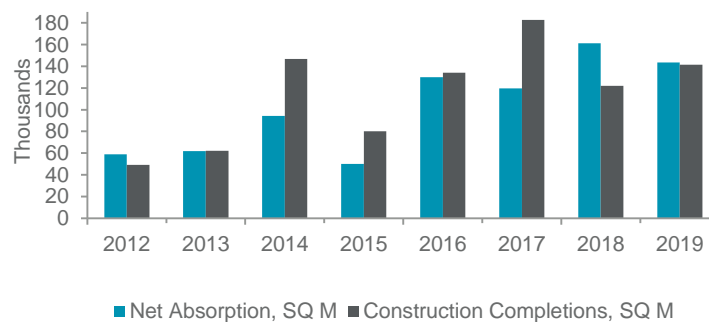
#### SUPPLY

This period registers an increase in the available area of premium office spaces by +25% versus the previous quarter. This is partially explained by the entrance of two buildings to the inventory, which are still under commercialization: Plaza Claro T3 and Buró25 T3. Likewise, there are still available spaces in buildings whose operation started this year. All this available area impacted the vacancy indicator which rose to 9.3% for the quarter.

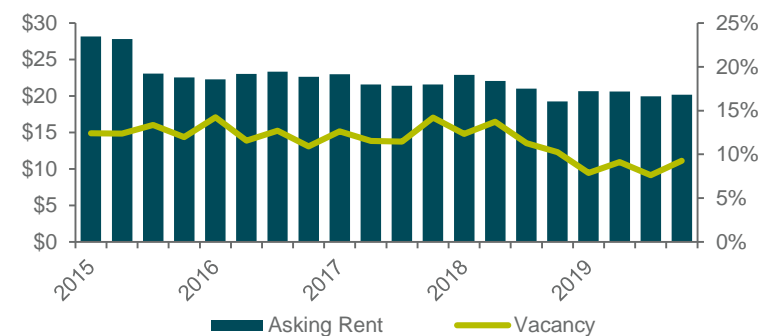
#### PRICE

The average rental price reflected a fall versus Q3 of -2,932 COP / sqm. Despite this, it is observed that the price recovered 3,500 COP / sqm compared to Q4-2018. The price drop was mainly caused by the absorption of high specifications spaces that were listed at elevated prices, a slight decrease in the prices of some spaces, and the arrival of new available areas in existing buildings at better prices. This decrease in the average rental price was predominantly in Centro, Nogal-Andino, Santa Bárbara and Noroccidente submarkets.

#### SPACE DEMAND / DELIVERIES



#### OVERALL VACANCY & ASKING RENT (\*)





## ECONOMIC OUTLOOK

The Colombian economy consolidates its ascending phase in the economic cycle, growing in the third quarter by 3.3%, with one of the best performances in the Latin American region. Despite this good growth, the unemployment rate remains important. During this quarter there were demonstrations requesting changes in government policies. On the other hand, the Tax Reform proposed by the president was not approved in Congress.

The good performance in the economy was mainly led by the financial sector, commerce, public administration and professional services. Construction, mining and communications sectors continue in significant contraction.

As for inflation, it remains controlled and for November an annual value of 3.8% was recorded. On the other hand, the dollar, after breaking a historic ceiling in the month of November reaching 3,522 COP, was quoted in December around 3,300 COP.

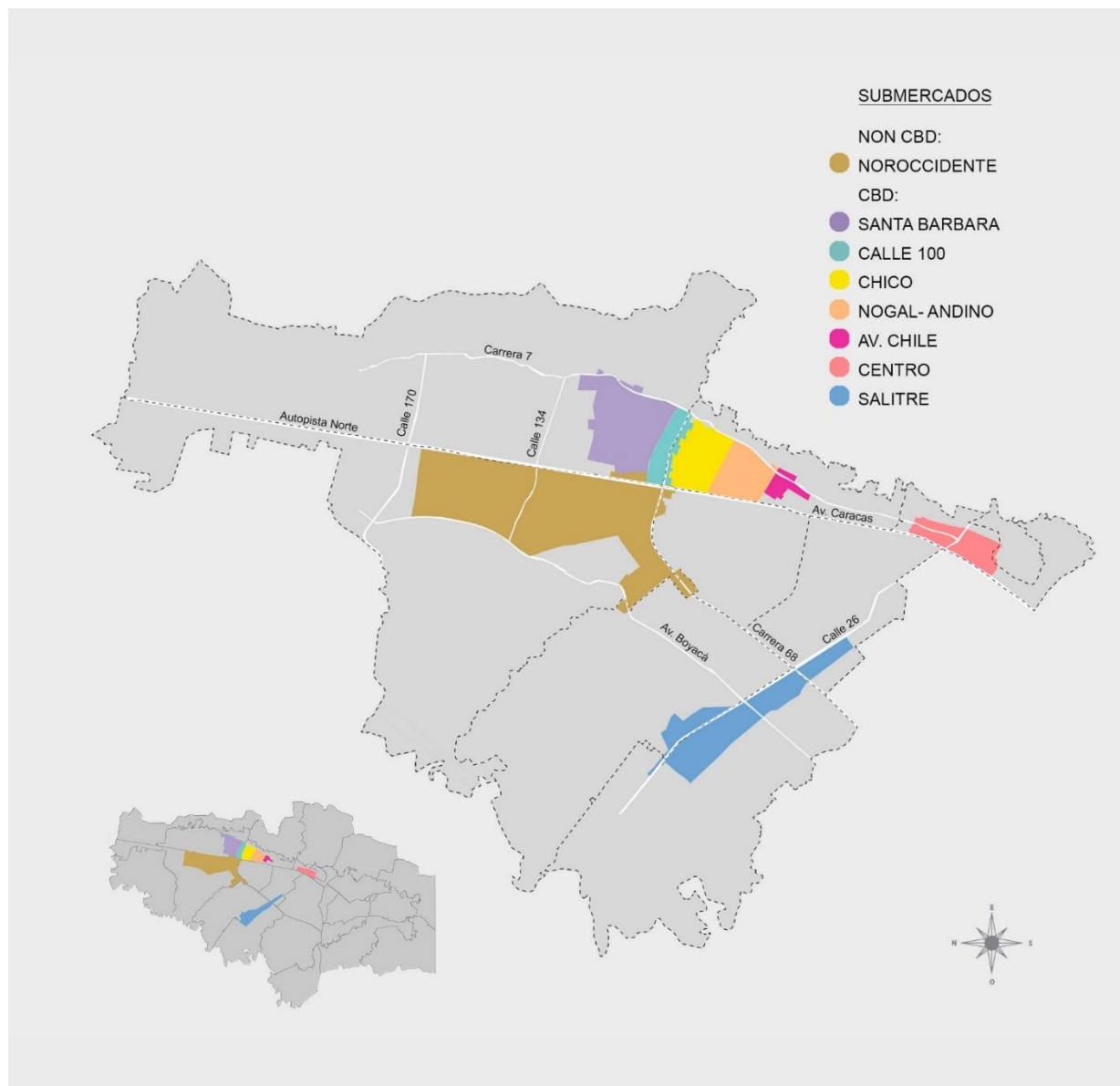
It is estimated that year 2019 will close with a growth of 3.2% of GDP. Some of the most important issues to manage in the country are the significant external deficit, unemployment and the fulfillment of fiscal objectives..

## FUTURE OUTLOOK

This quarter, two buildings started operating in the Salitre submarket: Bureau 25 T3 and Plaza Claro T3. Together they added 38,149 sqm of GLA to the inventory. Some buildings that were scheduled to start operating this quarter were delayed and will start operating on Q1-2020. At the moment, there are nine projects under construction totaling 197,308 sqm and all are planned to be delivered during 2020; among them: Sequoya, Atrio, Colina and FIC 92-11 business complexes.

At the end of 2019, the city has 423,874 sqm of projects not yet initiated, from which 50% are located in the Salitre submarket. Most of these projects belong to additional phases of existing projects and their developers will decide to continue with additional towers depending on the placement rate of the initial phases. Among these, some examples are Torres Atrio, Torre Américas and the Sarmiento Angulo Business City.

## OFFICE MAP WITH SUBMARKET DIVISIONS BOGOTÁ D.C. / COLOMBIA



## MARKET STATISTICS

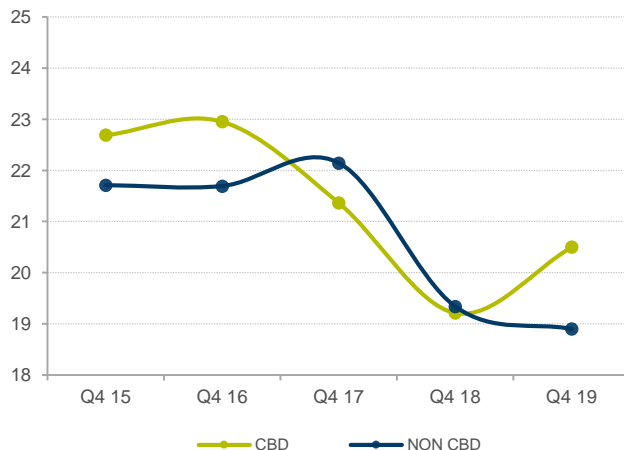
SUBMARKETS	INVENTORY CLASS A	NUMBER OF BUILDINGS	SURFACE AVAILABLE (SQM)	VACANCY RATE (%)	YTD OVERALL NET ABSORPTION (SQM)	UNDER CONSTRUCTION (SQM)	PROJECTED (SQM)	OVERALL AVG ASKING RENT CLASS A (USD/SQMMONTH)*	OVERALL AVG ASKING RENT CLASS A (COP/SQMMONTH)
Avenida Chile	92,118	5	958	1%	209	-	-	\$20.88	\$68,426
Calle 100	175,657	16	4,976	2.8%	604	69,000	52,400	\$19.97	\$65,429
Centro	31,178	2	12,109	38.8%	-11,509	64,000	60,000	\$18.57	\$60,862
Chicó	150,467	21	18,998	12.6%	359	10,230	-	\$23.99	\$78,606
Nogal-Andino	141,757	20	6,619	4.7%	1,534	11,000	30,000	\$25.66	\$84,079
Salitre	576,595	45	55,514	9.6%	10,063	33,078	210,045	\$18.60	\$60,956
Santa Bárbara	207,785	14	15,066	7.2%	231	-	-	\$22.65	\$74,225
<b>CBD</b>	<b>1,375,557</b>	<b>123</b>	<b>114,240</b>	<b>8.3%</b>	<b>1,491</b>	<b>187,308</b>	<b>352,445</b>	<b>\$20.52</b>	<b>\$67,228</b>
Noroccidente	196,182	13	31,599	16.1%	8,998	10,000	71,429	\$18.88	\$61,870
<b>NON CBD</b>	<b>196,182</b>	<b>13</b>	<b>31,599</b>	<b>16.1%</b>	<b>8,998</b>	<b>10,000</b>	<b>71,429</b>	<b>\$18.88</b>	<b>\$61,870</b>
<b>TOTAL BOGOTA</b>	<b>1,571,739</b>	<b>136</b>	<b>145,839</b>	<b>9.3%</b>	<b>10,489</b>	<b>197,308</b>	<b>423,874</b>	<b>\$20.16</b>	<b>\$66,068</b>

CBD: Central Business District: Main corporate Submarkets Type A.

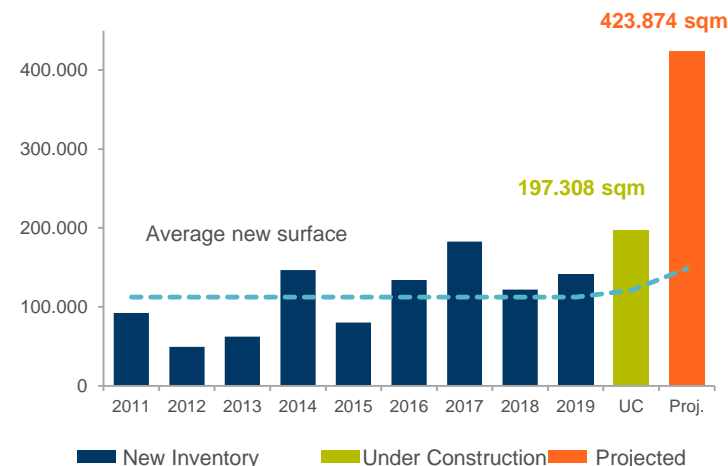
NON-CBD: Non-Central Business District: Non-traditional corporate Submarkets Type A

\*Exchange Rate 31 Dic 2019: 3,277 COP = 1 USD

### ASKING RENT (USD / Sqm / Month) CBD / NON CBD



### NEW INVENTORY (Sqm) PROJECTED SURFACE (Sqm)



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