

YoY Chg      12-Mo Forecast

**16,5%**

Vacancy Rate



**5.671**

Net Absorption (sqm) Q2-24



**\$24,3** (USD/sqm/month)

Asking Rent



\* Corresponds to the market average asking price

## ECONOMIC INDICATORS Q2 2024

Cambio interanual

**271,5 %**

Índice de inflación (variación interanual)\*



**-5,1 %**

Variación PBI



**7,7 %**

Tasa de desocupación



Source: National Institute of Statistics and Censuses

\* Corresponds to the month of June de 2024

## THIRD QUARTER OF POSITIVE NET ABSORPTION

Premium offices continue to be in demand even in a complex economic context. For the third consecutive quarter, the absorption of office space exceeded vacancies, resulting in a positive net absorption of 5,671 m<sup>2</sup>.

Despite the significant occupation of available spaces, the commercialization of a new project in the Palermo area led to a slight increase in vacancy, which closed at 16.5%.

Companies continue to adapt to the evolving work environment, prioritizing features like diverse workspaces, on-site amenities, natural elements, and relaxation areas.

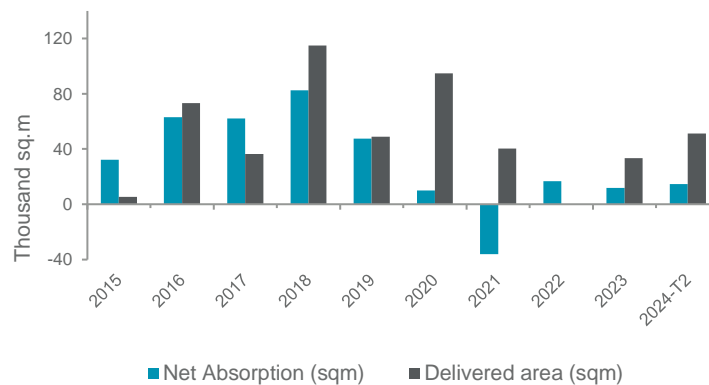
The average rental asking price closed at \$24.3 USD BNA/m<sup>2</sup> per month. The slight decrease compared to the previous quarter was possibly related to the increase in supply and the decline in economic activity.

## ACCESSIBILITY AND SERVICES DEFINED LOCATIONS

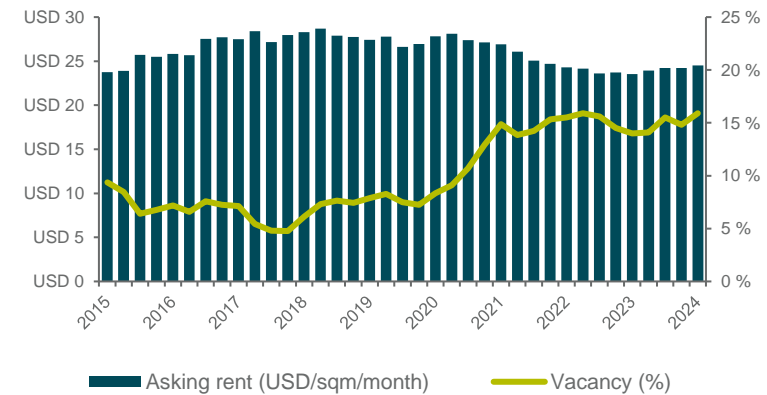
Once again, Catalinas – Plaza Roma and Libertador CABA were the most chosen submarkets, with almost 9,000 m<sup>2</sup> leased. Accessibility, security, and the services of the corridor connecting Retiro with the northern part of the city are determining factors for companies that understand the need to retain their talents: a solid public transportation network, diverse gastronomic offerings, and quality public spaces.

The Libertador corridor continues to enhance its attractiveness to investors and companies in the Convergence District, an area surrounding its intersection with Udaondo Avenue, with a focal point in the Innovation Park. Across the area, more than 80,000 m<sup>2</sup> of office space are projected.

## SPACE DEMAND / DELIVERIES



## OVERALL VACANCY & ASKING RENT



## GOOD PROSPECTS FOR THE SECTOR

The cumulative monthly inflation for the third quarter was 18.6%, while the construction cost for the same period accumulated to 9.2%(\*). Although inflation remains high compared to other countries in the region, there is a noticeable slowdown in its growth rate compared to previous quarters.

In terms of economic activity, preliminary data collected from the Monthly Economic Activity Estimator indicates that the sector most affected by the economic contraction is construction, with a decline of 24.8%.

The definitive enactment of the "Base Law" and the fiscal package in the Chamber of Deputies provides certainty regarding the government's support for economic measures and could result in better conditions for long-term investment.

(\*). Corresponds to the first 2 months of the quarter.

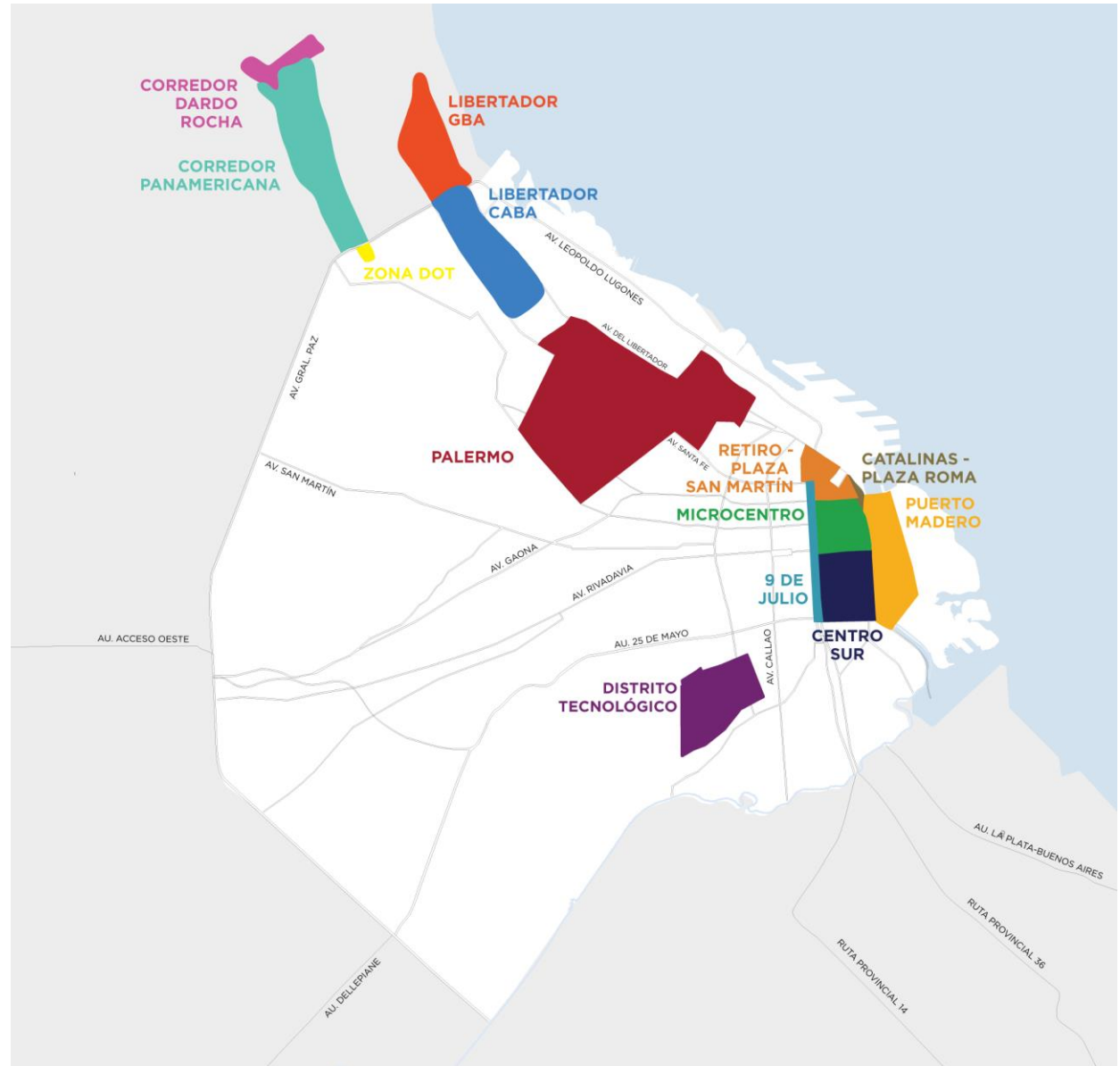
## MORE SQUARE METERS FOR THE UPCOMING QUARTERS

The area under construction totals 300,000 m<sup>2</sup>. Half of these future offices (distributed across the Libertador CABA, Palermo, Microcentro, and Corredor Dardo Rocha submarkets) are nearing completion and should start being marketed in the coming quarters. This could lead to an increase in vacancy rates if the absorption of these spaces is not immediate.

Notably, the location of some of these projects in high-demand areas like the Libertador corridor may continue to support positive net absorption in these regions over the coming quarters.

It is challenging to anticipate the development of new projects given the economic context. However, if indicators stabilize and there are growth prospects towards 2025, new initiatives could emerge.

## OFFICE MAP WITH SUBMARKETS DIVISION / BUENOS AIRES / ARGENTINA

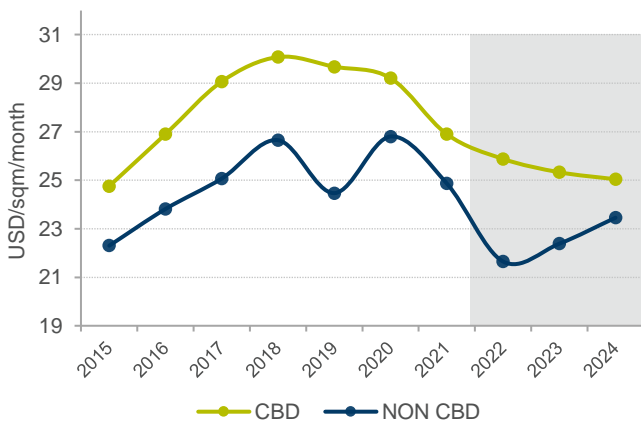


### MARKET STATISTICS\*

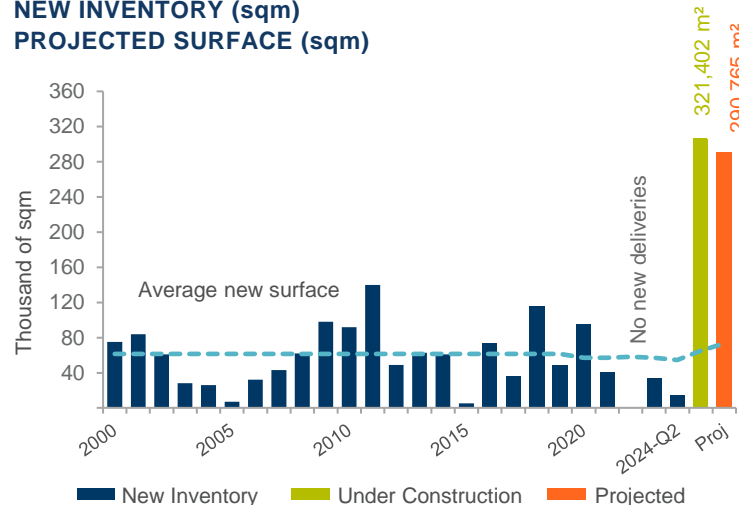
SUBMARKETS	CLASS A INVENTORY	BUILDING NUMBERS	AVAILABLE AREA(sqkm)	VACANCY RATE(%)	YTD NET ABSORPTION TO DATE(sqkm)	UNDER CONSTRUCTION (sqkm) (*)	PROJECTED (sqkm) *	RENTAL PRICE ASKED CLASS A (USD/sqm/month)	RENTAL PRICE ASKED CLASS B (USD/sqm/month)
Catalinas - Plaza Roma	351,005	13	45,814	13.1 %	10,814	44,225	-	26.2	17.7
Puerto Madero	248,421	15	36,357	14.6 %	-8,522	-	30,300	26.5	16.9
Microcentro	111,665	6	22,343	20 %	0	17,000	-	23.9	13.2
Retiro - Plaza San Martín	88,580	5	30,207	34.1 %	-477	-	-	25.8	17.1
9 de Julio	73,986	6	15,945	21.6 %	-7,813	-	-	22.4	16.9
Centro Sur	64,943	3	5,783	8.9 %	0	-	18,400	14.0	11.0
<b>CBD</b>	<b>938,600</b>	<b>48</b>	<b>156,449</b>	<b>16.7 %</b>	<b>-5,503</b>	<b>61,225</b>	<b>48,700</b>	<b>25.0</b>	<b>15.5</b>
Corredor Panamericana	256,621	24	54,703	21.3 %	5,054	37,287	95,665	19.0	14.8
Corredor Dardo Rocha	-	-	-	-	-	-	-	-	17.3
Zona Dot	77,298	5	7,594	9.8 %	1,831	-	-	25.0	19.0
Libertador GBA	100,492	11	13,898	13.8 %	-972	31,854	-	26.2	18.7
Libertador CABA	100,274	3	26,744	26.7 %	12,151	22,995	39,400	29.0	20.8
Distrito Tecnológico	214,588	15	15,083	7 %	103	-	107,000	20.4	12.6
Palermo	57,323	8	14,187	24.7 %	2062	110,320	-	29.9	20.0
<b>NON CBD</b>	<b>806,596</b>	<b>66</b>	<b>132,209</b>	<b>16.4 %</b>	<b>20,229</b>	<b>245,172</b>	<b>242,065</b>	<b>23.5</b>	<b>17.8</b>
<b>BUENOS AIRES TOTAL</b>	<b>1,745,196</b>	<b>114</b>	<b>288,658</b>	<b>16.5 %</b>	<b>14,726</b>	<b>306,397</b>	<b>290,765</b>	<b>24.3</b>	<b>16.1</b>

\* Corresponds to rentable surface from information available.

### ASKING RENT (USD/ sqm /month) CBD / NON-CBD



### NEW INVENTORY (sqm) PROJECTED SURFACE (sqm)



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