



**Market indicators**

	Q2 23	Q2 24
Vacancy:	13.3%	11.4%
Net absorption (Sq.m.):	25,134	14,888
Asking rent: (USD/Sq.m./Mo)	13.2	13.6

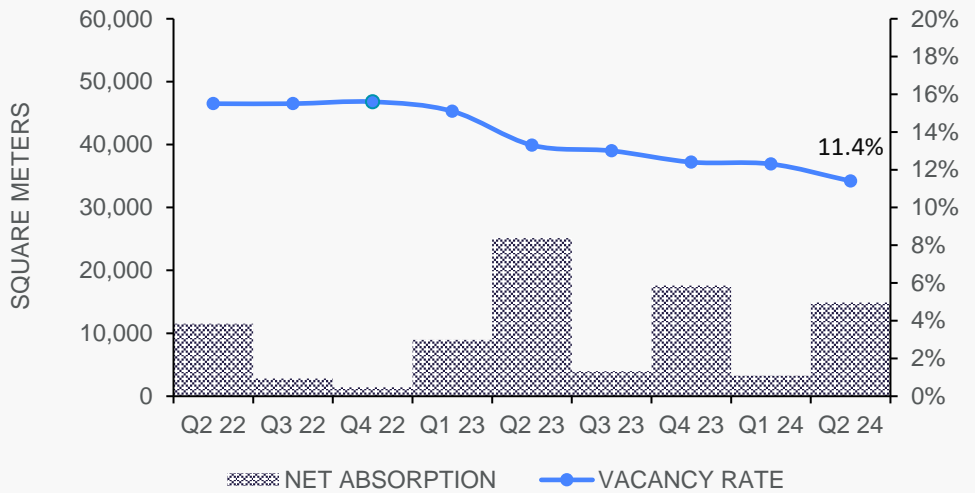
In this second quarter of the year, the inventory of class B office spaces showed no variations. Under this scenario, there is an ongoing downward trend in the vacancy rate, closing this period at 11.4%, a decrease of 0.9 p.p. compared to last quarter.

The main submarkets, Miraflores and San Isidro Financiero that accounts for 43% of total inventory, presented vacancy rates of 8.9% and 13.1% respectively. Moreover, the occupation of these spaces displayed positive levels. At the end of this quarter, net absorption reached the value of 14,888 sq.m., showing an increase of 11,632 sq.m. in contrast to last period. It is estimated that the vacancy rate showed a slight increase due to the entry of a new building in San Isidro Financiero during the second semester of the year.

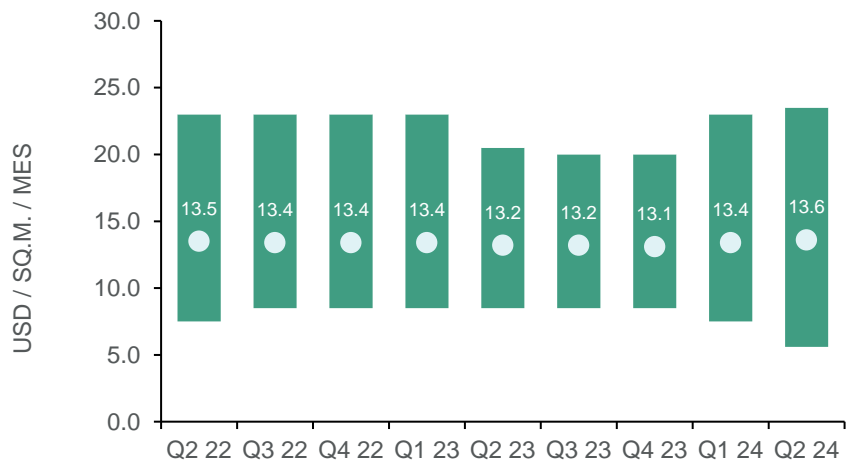
The average asking rent closed at \$13.6 per sq.m., increasing by 3.0% with respect to the same period of last year. This variation was mainly caused by the submarkets of Miraflores (+5.5%), Magdalena del Mar (+14.0%) and Cercado de Lima (+4.2%). This average is influenced by the size and levels of fit-out, thus the asking rent can fluctuate between \$5.6 and \$22.0 per sq.m.

It is estimated that a new inventory of about 19,131 sq.m. entered the market at the end of 2024 and 2025 divided in 2 buidings in Santiago de Surco and San Isidro Financiero submarkets. Additionally, there are 6,000 sq.m. limited to *boutique* office projects, but considering the delivery date it is still to early to confirm whether construction will take place or not.

**NET ABSORPTION**

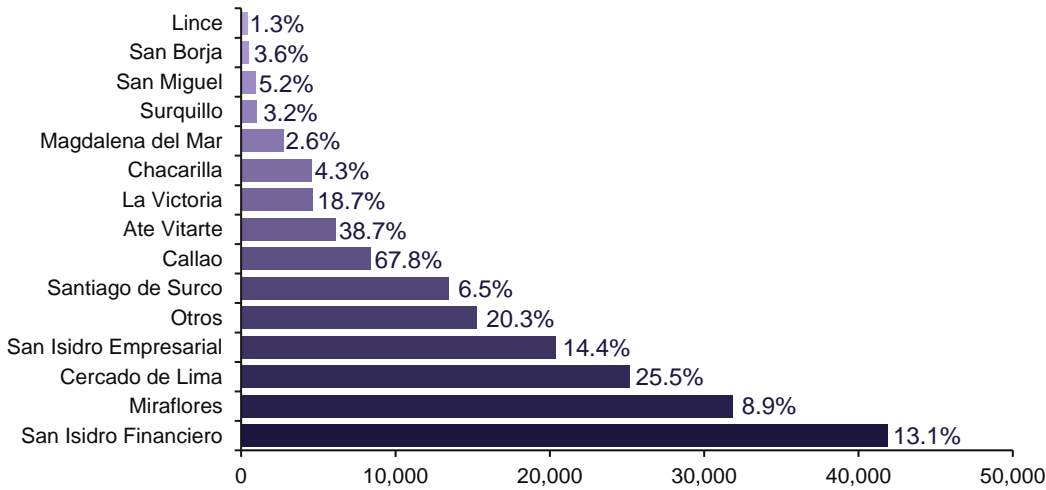


**ASKING RENT**



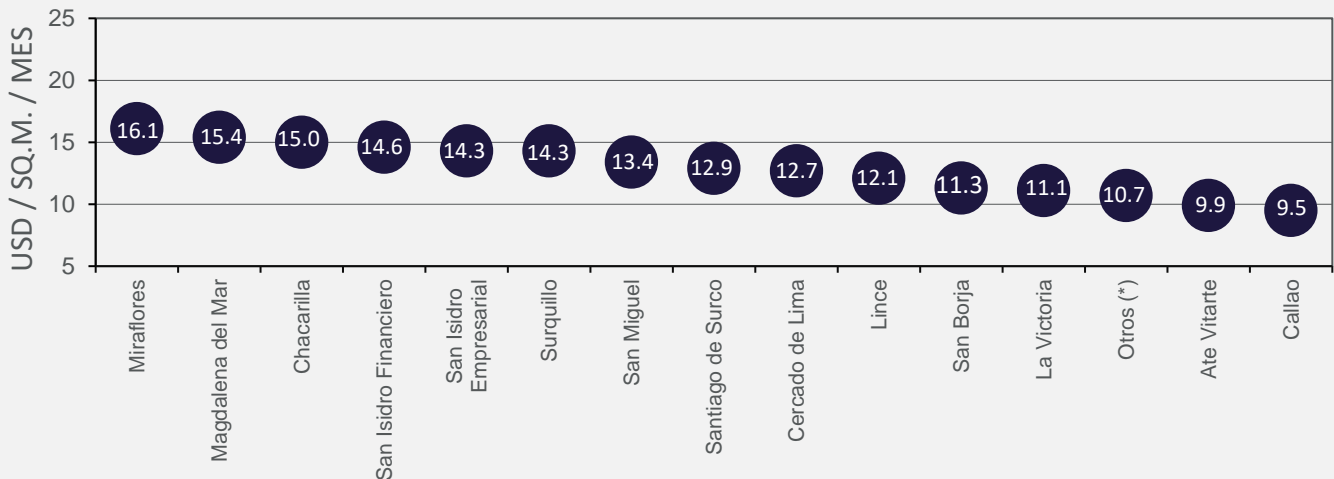


## AVAILABLE AREA & VACANCY



(\* Others: Includes districts such as Santa Anita, Barranco, Pueblo Libre, Chorrillos y Comas

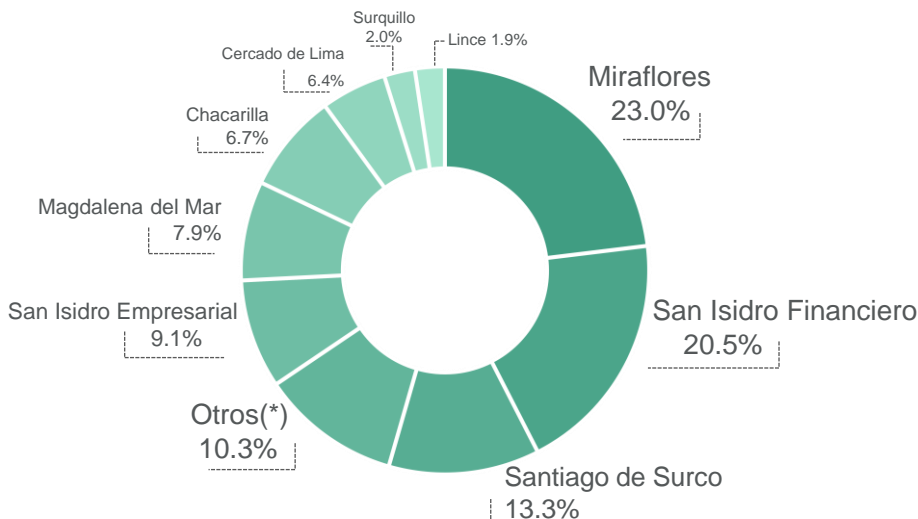
## ASKING RENT



(\* Others: Includes districts such as Santa Anita, Barranco, Pueblo Libre, Chorrillos y Comas.

(\*\*) Some of the rental prices offered include basic or intermediate levels of fit-out since this is how the offer is structured.

## INVENTORY



(\* Others include districts such as Santa Anita, Barranco, Pueblo Libre, Chorrillos, Comas, La Victoria, San Miguel, Ate Vitarte, San Borja, y Callao.

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