

/ FIRST SEMESTER 2026

LATAM Corporate Space.

ALL OF LATIN AMERICA'S OFFICES, IN ONE SHORT READ

Quality supply is tightening as demand returns.

Across Latin America, companies are absorbing better office space first, pushing vacancy down while new supply remains limited.

REGIONAL SNAPSHOT

PAGE 2

+250k sqm

NET ABSORPTION

Accumulated S1

PAGE 3

US\$714/sqm

FUNCTIONAL FIT-OUT

Average S1

PAGE 4A

~1 in 2

AVERAGE OR BELOW

Rate their workplace
experience

PAGE 4B

3 out of 4

LATAM WORK HYBRID

Flexibility gains
value

Office Market Pulse.

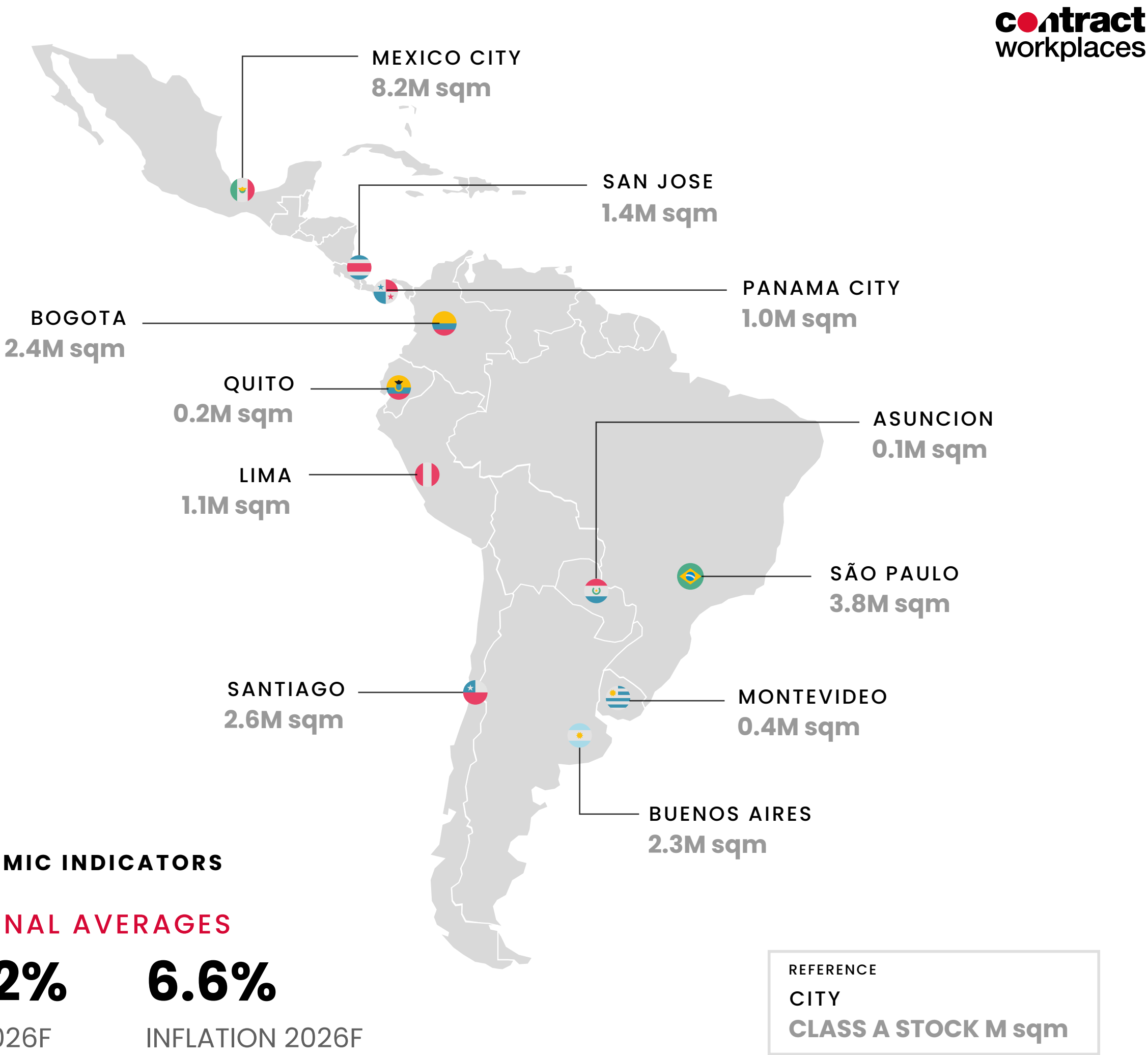
BY MARKET / FIRST SEMESTER 2026

MARKET	VACANCY	NET ABSORPTION	ASKING RENT*
 ARGENTINA	15.4%	19K sqm	\$23
 BRAZIL	13.1%	58K sqm	\$25
 CHILE	9.3%	13K sqm	\$23
 COLOMBIA	5.8%	18K sqm	\$24
 COSTA RICA	18.5%	1K sqm	\$21
 ECUADOR	2.0%	-	\$18
 MEXICO	19.0%	104K sqm	\$23
 PANAMA	22.4%	6K sqm	\$18
 PARAGUAY	-	-	\$18
 PERU	9.7%	30K sqm	\$17
 URUGUAY	19.0%	-	\$38

**USD / sqm / month*

THE READ

Premium space is absorbing first, rents have yet to fully reflect it, with limited new supply ahead.



→ THE MOVE

Occupiers can preserve choice and negotiating leverage by evaluating quality space before options narrow.

Contract Index.

OFFICE FIT-OUT COST PER SQM BY TIER – US\$ / FIRST SEMESTER 2026

MARKET		FUNCTIONAL	PERFORMANCE	PRIME	ASKING RENT*
	ARGENTINA	\$780	\$985	\$1,499	\$23
	BRAZIL	\$695	\$1,000	\$1,800	\$25
	CHILE	\$731	\$1,049	\$1,431	\$23
	COLOMBIA	\$713	\$1,057	\$1,336	\$24
	COSTA RICA	\$799	\$1,028	\$1,341	\$21
	ECUADOR	\$714	\$950	\$1,387	\$18
	MEXICO	\$837	\$1,081	\$1,479	\$23
	PANAMA	\$684	\$958	\$1,390	\$18
	PARAGUAY	\$516	\$726	\$1,113	\$18
	PERU	\$637	\$800	\$1,145	\$17
	URUGUAY	\$751	\$929	\$1,376	\$38

*USD / sqm / month

Three workplace standards:

Comparable benchmarks built from actual data across our regional project portfolio.



FUNCTIONAL

A cost-efficient workplace with practical layouts, standard finishes, essential technology, and locally sourced furniture.



PERFORMANCE

A balanced specification offering upgraded materials, acoustic comfort, ergonomic furnishings, and enhanced technical infrastructure.



PRIME

Distinctive interiors defined by luxury materials, building automation, certified ergonomic seating, and advanced multimedia systems.

The Contract Index is a reference indicator developed for guidance purposes based on a standardized model. It does not constitute a quotation or a binding offer. The actual execution cost is subject to the technical condition of the premises upon handover, local taxes, and each client's specific requirements.

THE READ

Fit-out costs continue to rise across LATAM, increasing pressure on budgets and workplace standards.

→ THE MOVE

Early definition of standards, informed by on-the-ground conditions, helps occupiers plan investment and deliver within budget and business goals.



› CHUBB / CHILE / BY CONTRACT WORKPLACES



› WTC / URUGUAY / BY CONTRACT WORKPLACES

CORE OFFICE

What makes an office premium is changing.

01. LOCATION MATTERS

6 in 10 occupiers say a poor location can reduce office attendance.

02. SERVICES SHAPE ATTENDANCE

More than half say limited amenities can keep employees away.

03. EXPERIENCE GAP

Almost 1 in 2 rate their workplace experience average or below.

[EXPLORE THE INSIGHTS ↗](#)

FLEX OFFICE

Flexible offices are gaining relevance in LATAM.

01. HYBRID SCALE

3 in 4 LATAM companies already combine remote and in-office work.

02. DEMAND VOLATILITY

1 in 3 CRE leaders struggle with unpredictable daily presence.

03. MARKET MISMATCH

Almost half see space and lease adaptability as the largest unmet need.

[VIEW THE ARTICLE ↗](#)

THE READ

Quality and flexibility are converging: both are now considered performance, not amenities.

→ THE MOVE

Balance workplace experience with the flexibility to change space and commitments.

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Value is moving beyond address and cost toward performance. Location and price still matter, but they are no longer enough. The real advantage comes from workplaces that perform – for people and for business.”



Víctor Feingold

CHAIRMAN CONTRACT WORKPLACES

Local strength, regional consistency.

WORKSPACE SOLUTIONS
FOR COMPANIES.

ARGENTINA - BRAZIL - CHILE - COLOMBIA - COSTA RICA - ECUADOR - GUATEMALA
MEXICO - PANAMA - PARAGUAY - PERU - DOMINICAN REPUBLIC - URUGUAY - VENEZUELA



LET'S TALK!

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