

BOGOTÁ

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Bogota	
City Population	10.76 million
City Area	612.7 mi ²
Avg. Ann. Rainfall	31.2 inches
Avg. Ann. Temp.	66.65 °F
Time Zone	UTC-5
Colombia	
Population	44.725 million
Population Growth	1.156%
Total Area	440,831 mi ²
GDP PPP	\$435.4 billion
Real GDP Growth	4.3%
GDP Per Capita	\$9,800
Inflation Rate	2.3%
Labor Force	21.78 million
Unemployment Rate	11.8% (2010)
Literacy Rate	90.4%
Currency	1808 COP = \$1

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Bogota and its Commercial Real Estate Market are unique in many respects. Did You Know...

- Colombia has a great abundance in natural resources, which include petroleum, natural gas, coal, iron ore, nickel, gold, copper, emeralds, and hydropower.
- Bogota is the capital and the largest city of Colombia. The city is considered to be “The Athens of South America”.
- The city is 8,661 feet about sea level with a diverse range of geographical features.
- Bogota is the main economic and industrial center of Colombia with 20 districts and an extensive network of neighborhoods.
- The principle airport of Bogota is El Dorado International Airport that serves as major hub for domestic and international airlines.
- Colombia is recognized for its rapid economic growth and its prominent foreign direct investment.
- The country has the largest coal reserve in Latin America and it is fourth to Mexico, Brazil, and Venezuela in oil production.
- Bogota encompasses more than 4 million square miles of industrial land with a large vacancy.
- Bogota’s has a promising future with over a100 institutions of higher education, 5,000 parks, a multitude of libraries, and museums.

BOGOTA AT A GLANCE

	1808 COP = 1 US\$	NET RENT/M2/MONTH		US\$ RENT/SF/YEAR		
DOWNTOWN OFFICE		Low	High	Low	High	Vacancy
New Construction	COP 60,000	COP 75,000	\$35.95	\$44.94	8%	
Class A	COP 40,000	COP 55,000	\$23.97	\$32.96	10%	
Class B	COP 30,000	COP 38,000	\$17.98	\$22.77	15%	
SURBURBAN OFFICE		Low	High	Low	High	Vacancy
New Construction	COP 18,000	COP 25,000	\$10.79	\$14.98	N/A	
Class A	N/A	N/A	N/A	N/A	N/A	
Class B	N/A	N/A	N/A	N/A	N/A	

For further information about doing business Bogota or to learn more about AsiaPac International, contact us at 408-402-5270 or DidYouKnow@AsiaPacIntl.com