

CBD Offices Continue to Attract Tenants, Supporting Occupancy & Rent Growth



Executive Summary

- Supply remains constrained, with no new completions during Q1 2026 and only two projects under construction, keeping CBD stock stable at approx. 7.11 million sqm and reflecting continued developer caution and strong supply discipline.
- Demand shows gradual improvement, driven by flight-to-quality relocations, with around 21,300 sqm of net take-up and a slight rise in occupancy to 76.1%, indicating ongoing market stabilization.
- Rents continued to edge upward amid a gradual recovery, up by 0.4% q-o-q to Rp 171,600 per sqm per month, with Grade A assets outperforming at 0.7% growth. Looking ahead, the outlook is cautiously positive. Limited future supply is expected to support further occupancy gains toward circa 78%, while rents are projected to grow at a steady 2%–3% annually, driven by continued flight-to-quality demand and stronger performance of prime buildings.

Table 1. Jakarta CBD Office Market Statistics

Grade	Total Stock (sqm)	Occupancy (%)	Rent (Rp/sqm/mth)
Premium	1.39 million	75.5	258,000
Grade A	3.11 million	77.1	206,040
Grade B	1.83 million	78.5	165,150
Grade C	0.78 million	67.6	105,320

Source: CBRE Research, Q1 2026

Supply

No new office supply entered the market in Q1 2026, extending a period of limited development activity observed over the past four years. This prolonged slowdown reflects a more cautious approach by developers, with greater emphasis on risk management amid a slower-than-anticipated recovery in demand and sustained competition across existing office stock. As a result, market participants have shifted their focus toward optimizing existing assets rather than introducing new large-scale developments.

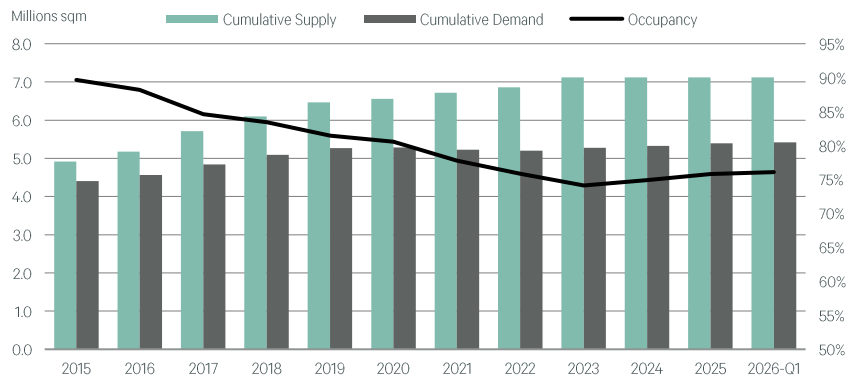
Currently, only two active office projects—Two Sudirman and Indonesia One—remain under construction within the CBD. Their extended timelines highlight a more deliberate, phased development strategy, as developers seek to better align future completions with improving tenant demand and overall market stability. This measured approach underscores a broader trend toward supply discipline across the sector. With no new completions during the quarter, total CBD office stock remained stable at approximately 7.11 million sqm as of the end of Q1 2026.

Demand

Demand continued to show gradual improvement in this period, primarily driven by occupiers relocating to higher-quality buildings. This flight-to-quality trend remains a defining feature of the market, as tenants seek newer assets with better specifications, and more flexible workspace configurations to support evolving business needs. Leasing activity during the quarter was supported by a diverse mix of industries, with new transactions largely coming from the construction, education, financial services, and energy sectors. As a result, total net take-up reached approx. 21,300 sqm in Q1 2026, indicating a positive, albeit moderate, absorption trend compared to previous quarters.

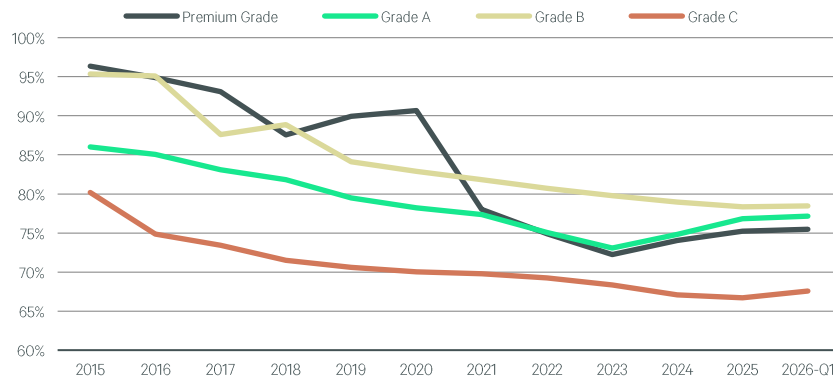
Reflecting this steady demand, overall occupancy levels in the CBD edged up slightly from 75.8% to 76.1% by the end of Q1 2026. While the increase is marginal, it signals continued stabilization in market fundamentals, supported by limited new supply and ongoing tenant movement into higher-grade buildings.

Figure 1. CBD Office Cumulative Supply-Demand-Occupancy



Source: CBRE Research, Q1 2026

Figure 2. CBD Office Occupancy By Grade



Source: CBRE Research, Q1 2026

Rent

Rental performance in the CBD office market remained relatively resilient, with headline rents continuing to hold firm despite ongoing competitive pressures. As occupancy levels showed gradual improvement, landlords have become increasingly confident in implementing modest rental adjustments, particularly in well-performing assets. This reflects a shift in sentiment from defensive pricing strategies toward a more balanced approach, where owners are selectively testing upward rent revisions in response to improving leasing activity.

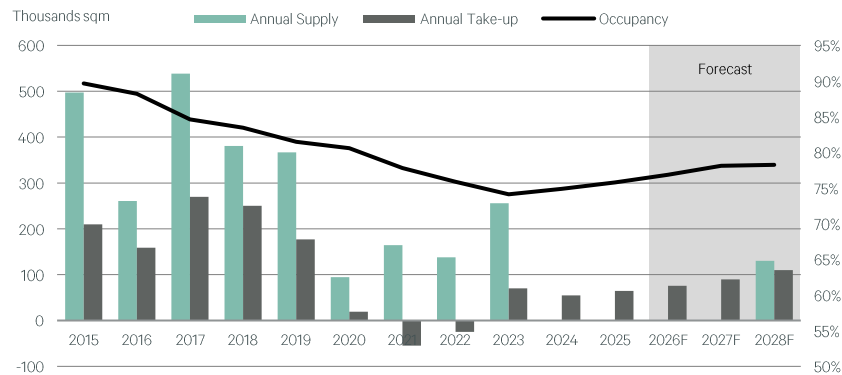
Overall, average rents registered a modest uptick of around 0.4% q-o-q, reaching approx. Rp 171,600 per sqm per month. The strongest growth was seen in Grade A assets, where rents increased by about 0.7% over the same period. This divergence highlights the ongoing flight-to-quality trend, with occupiers increasingly gravitating toward premium office spaces offering superior facilities and prime locations, enabling top-tier buildings to better sustain and capture rental growth.

Outlook

The CBD office market is expected to continue its gradual path toward stabilization over the coming quarters, supported by a combination of limited new supply and steady, albeit selective, tenant demand. With a constrained development pipeline—below 200,000 sqm over the next 2-3 years—supply-side pressures are likely to stay manageable. On the demand side, occupancy levels are expected to improve gradually, with overall CBD occupancy projected to reach approximately 78% in the near to medium term. Relocations and portfolio optimization will remain the primary drivers of leasing activity, while expansion demand is expected to recover more gradually in line with broader economic confidence.

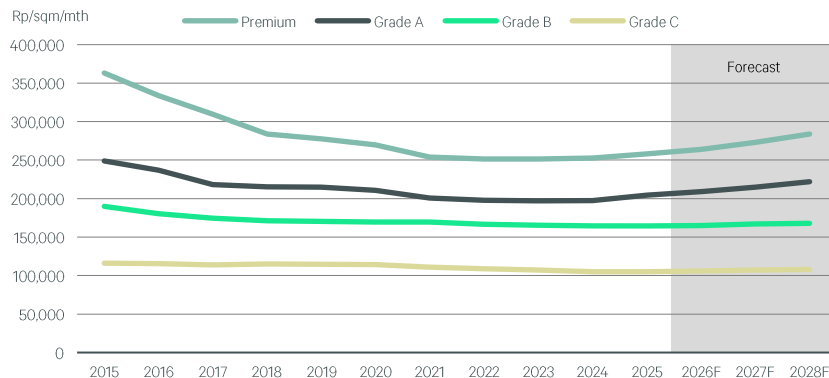
Rental performance is also expected to trend upward, albeit at a measured pace. Average rents across the CBD are forecast to grow by around 2%–3% per annum, supported by improving occupancy and limited new competition.

Figure 3. CBD Office Annual Supply-Demand-Occupancy | Forecast



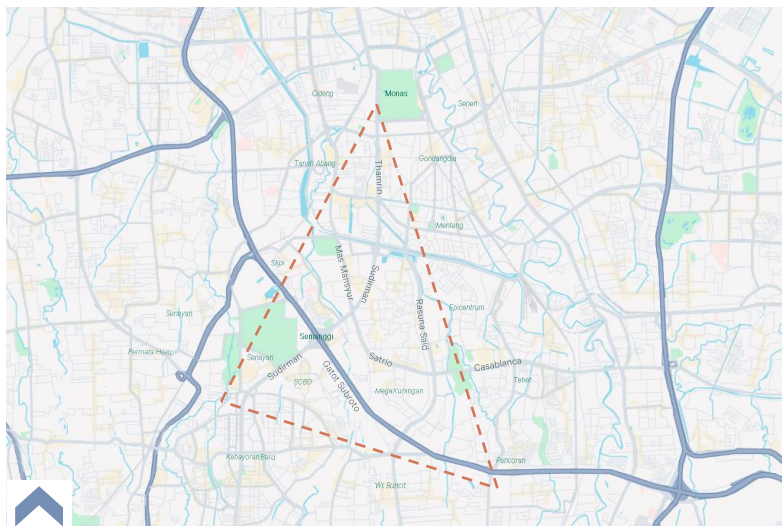
Source:CBRE Research, Q1 2026

Figure 4. CBD Office Rent Growth By Grade | Forecast



Source:CBRE Research, Q1 2026

Jakarta CBD Map



Definitions

The Jakarta Central Business District (CBD)—widely known as the Golden Triangle—is a roughly triangular, high-density commercial zone stretching from Central to South Jakarta, bounded by the major corridors of Sudirman-Thamrin, Rasuna Said, and Gatot Subroto (incl. inner corridor of Mas Mansyur-Satrio-Casablanca). Recognized as the city's downtown, it concentrates Jakarta's tallest skyscrapers, multinational corporate offices, embassies, luxury hotels, and major superblocks such as SCBD, Mega Kuningan, and Rasuna Epicentrum, making it Indonesia's most prestigious economic hub.

CBRE's market report evaluates existing single-tenant and multi-tenant office buildings in the Jakarta CBD with a minimum size of approximately 5,000 sqm, excluding those that are owner-occupied. Our classification framework applies a structured grading system that considers key factors such as location, building size, floor plate, efficiency ratio, overall building quality, available facilities and amenities, and management standards. Based on these criteria, all buildings in our surveyed stock are categorized into four grades: Premium, Grade A, Grade B, and Grade C.

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