

# Vacancy Tracker

December 2024



**caden**  
Intellectual Property

# RECORD LOWS CEMENT BRISBANE AS TOP PERFORMING MARKET

A 0.32% decline in overall vacancy through December is the cherry on top of a positive six months for Brisbane – rounding out a year that sees two Grades sitting at their lowest level of vacancy for an extended period. One of the wins to note is that all Grades ended lower than they started, culminating in a market that sits comfortably below its long-term average vacancy levels.

**Start of 2024: 9.47%**  
**December 2024: 7.52%**

Premium Grade has finished on a high after navigating a bumpy year. December marked only the fourth instance its vacancy declined in the calendar year after a 0.59% decrease was registered. Waterfront Place (1 Eagle St), Riverside Centre (123 Eagle St) and 111 Eagle St all recorded a couple of transactions, but it was a whole floor (-1,200 sqm) deal in 71 Eagle St that significantly contributed to the vacancy reduction this month. Now at 4.90%, it has seen a significant turnaround after vacancy was sitting at 6.93% six months ago.

After a bleak start to the year, A Grade vacancy has progressively declined since August and currently stands at 3.95% - ranking among the tightest markets nationally. There were some significant moves that transpired this month with whole floor transactions quite prevalent. CPI (345 Queen St) had three (3) floors under offer (-2,300 sqm) along with 240 Queen St in negotiations on one (1) floor (-970 sqm), whilst setting a new record rent for the building.

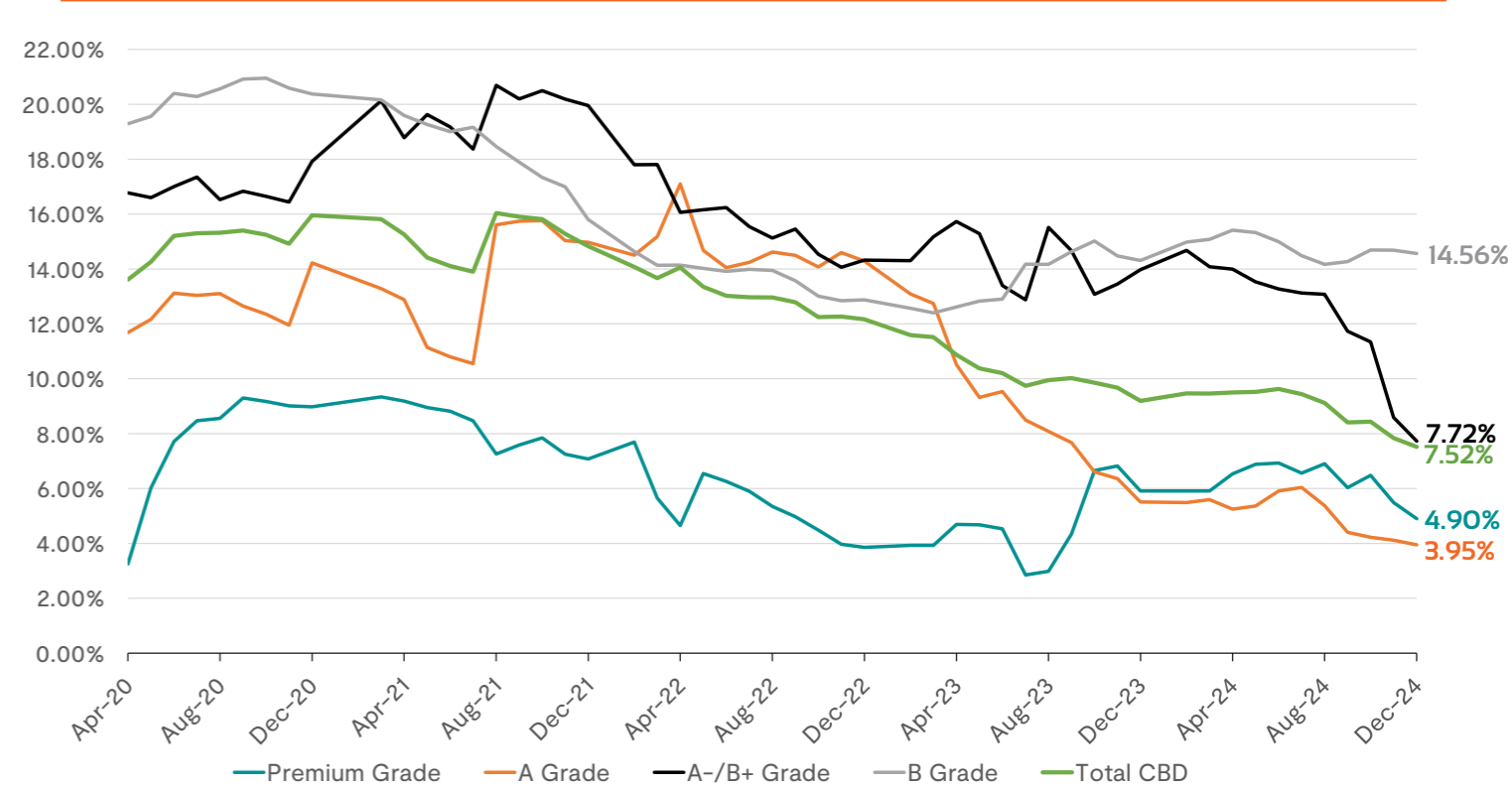
A-/B+ has capped the year off with a resounding 0.87% drop in vacancy rates to reach 7.72%. This was underpinned by whole floor leasing activity observed in 179 Turbot St (-1,200 sqm), 324 Queen St (-730 sqm) and 333 Ann St (-860 sqm), which collectively supported the positive net absorption of -2,200 sqm.

After starting the year with nearly 15% vacancy in February, the Grade has seen a remarkable 6.95% contraction in vacancy conditions, positioning itself as the best performing market throughout 2024.

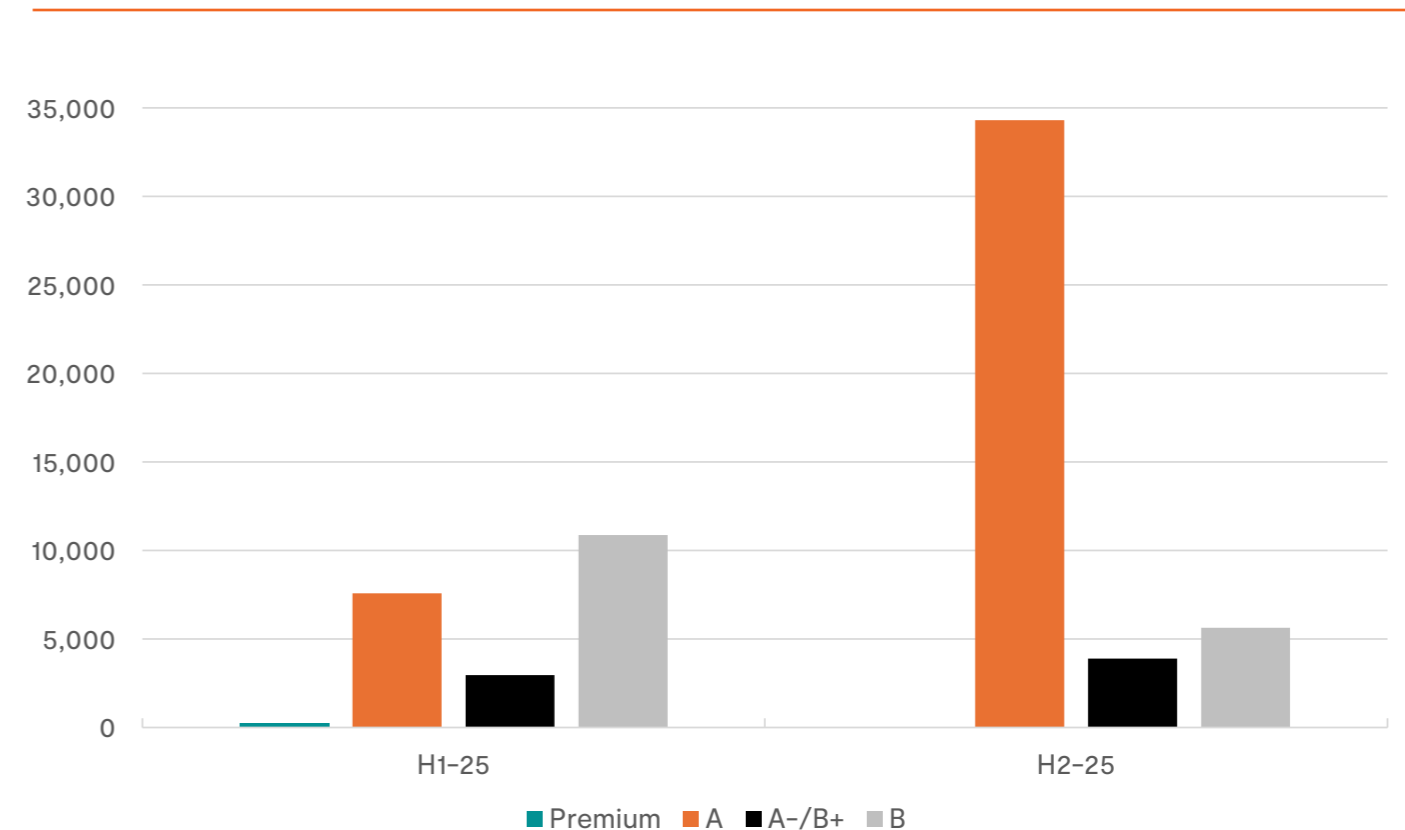
Seemingly the only Grade without any fortune, B Grade has turned in a modest 0.12% change in vacancy to finish 2024 just about where it started. The Grade has benefitted from -3,900 sqm of leasing activity which was largely stimulated by a whole floor being sublet in 133 Mary St and Queensland Country Bank's plans to occupy a couple of floors at their newly acquired property, 247 Adelaide St. With vacancy stubbornly high in an otherwise tightening market, we suspect that B Grade owners will dig a little deeper in 2025 to capitalize on leasing activity and drive the net absorption that has been sorely missed.

→ As key office developments are edging closer to completion, the market will be infiltrated with -65,500 sqm of pending/backfill supply throughout 2025. Whilst some landlords have commenced marketing their respective spaces, we wait eagerly to see if deals can be concluded before the backfill space officially comes online and if not, what material impact it will have on vacancy rates and deal parameters.

Vacancy Rate by Grade (Apr '20 - Dec '24)



Pending/Backfill Supply Expected in 2025



# Stumps called on 2024: six of one, half a dozen of the other

As the year is coming to an end and the chapter closes on another eventful calendar year in the Brisbane office leasing market the time to summarise is upon us. Overall, Brisbane's CBD market has performed well with vacancy compressing 1.95% despite a sluggish first half of the year seeing a rise of 0.40% on December 2023 figures. In spite of concerns expressed by many around the possible caretaker nature of the market around Election time, H2 saw significant wins for many parts of the market, driving vacancy down to new record lows and cementing Brisbane as Australia's office market of choice.

## Premium Grade:

Annual vacancy change: -1.01% (5.91% to 4.90%)

Reflective of the broader market, Premium Grade's 2024 was a tale of two halves. Its first 6-months were largely subdued with little to no vacancy change in February and March, and the following three months being in the red as negative net absorption (-3,200 sqm) resulted in vacancy rates blooming by 1.02% to 6.93% by Jun-24. Kicking off the second half was positive with July recording its first vacancy decline for the year at 0.36%. Vacancy rates in the subsequent months generally trended down, with increased demand and positive net absorption returning to drive Premium to reach a 12-month low of 4.90% to close out the year.

## Notable events in Premium Grade:

- 80 Ann St secured QBCC (~4,400 sqm) and Department of Health (~2,200 sqm);
- HPX leasing ~1,500 sqm in 1 Eagle St;
- Two whole floor sublease opportunities have been filled in 80 Ann St and 111 Eagle St.

## A Grade:

Annual vacancy change: -1.54% (5.49% to 3.95%)

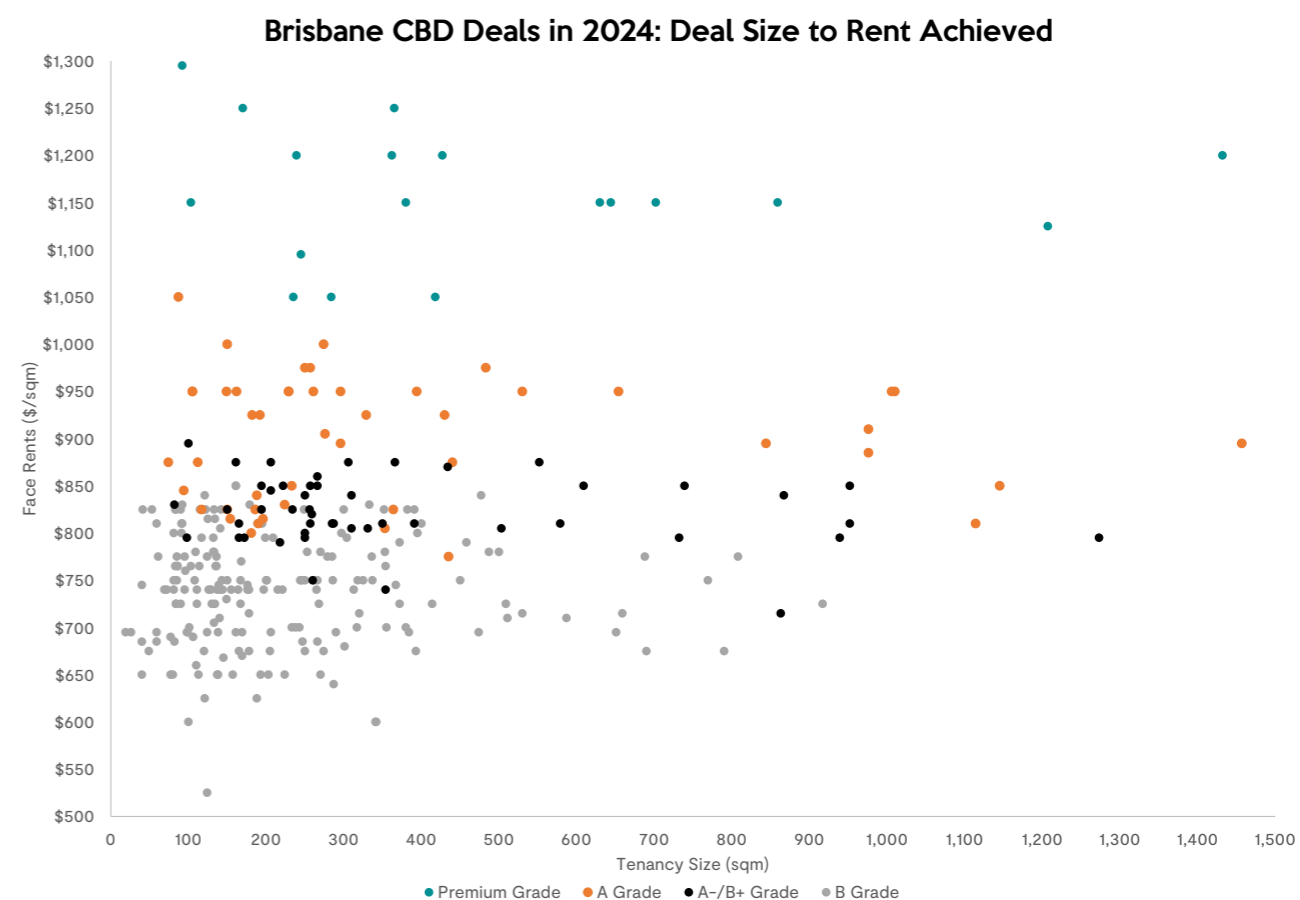
Brisbane's tightest market again – a title it retained throughout the entirety of 2024. A Grade has ended the leasing year with vacancy sitting at a meagre 3.95%, capping an extraordinary 24 month run since December 2022 where vacancy rounded out a troublesome year at almost 14%.

Despite a forgetful first half of the year, A Grade has delivered almost six consecutive months of positive absorption in an increasingly competitive and low-supply market to finish 2024. Government has once again been the market's mistress, albeit less prevalent than in 2023, taking occupation of ~9,200 sqm of new space, along with multiple buildings securing whole floor tenants, helping to lift annual net absorption by ~11,000 sqm.

Given the rental disparity between Premium (averaging \$1,142/sqm) and A Grade (averaging \$895/sqm), occupiers have realised the enhanced value proposition in A Grade and spoken through their actions, contributing to stronger net absorption numbers and vacancy performance compared to Premium Grade.

## Notable events in A Grade:

- Senex Energy committed to ~6,800 sqm in 70 Eagle St and will relocate upon completion of the repositioning of the asset;
- Santos relocated internally and absorbed the remaining few low-rise floors (~3,300 sqm) in 32 Turbot St, bringing the asset's vacancy to <1%;
- Federal Government (DEWR) have leased ~5,400 sqm in 300 George and a State Government department has secured ~3,800 sqm in 275 George St.



Deals >1,500 sqm have been omitted from this data set  
Rents are based on a combination of listed rents and transacted leasing data collected

# Stumps called on 2024: six of one, half a dozen of the other

## A-/B+ Grade:

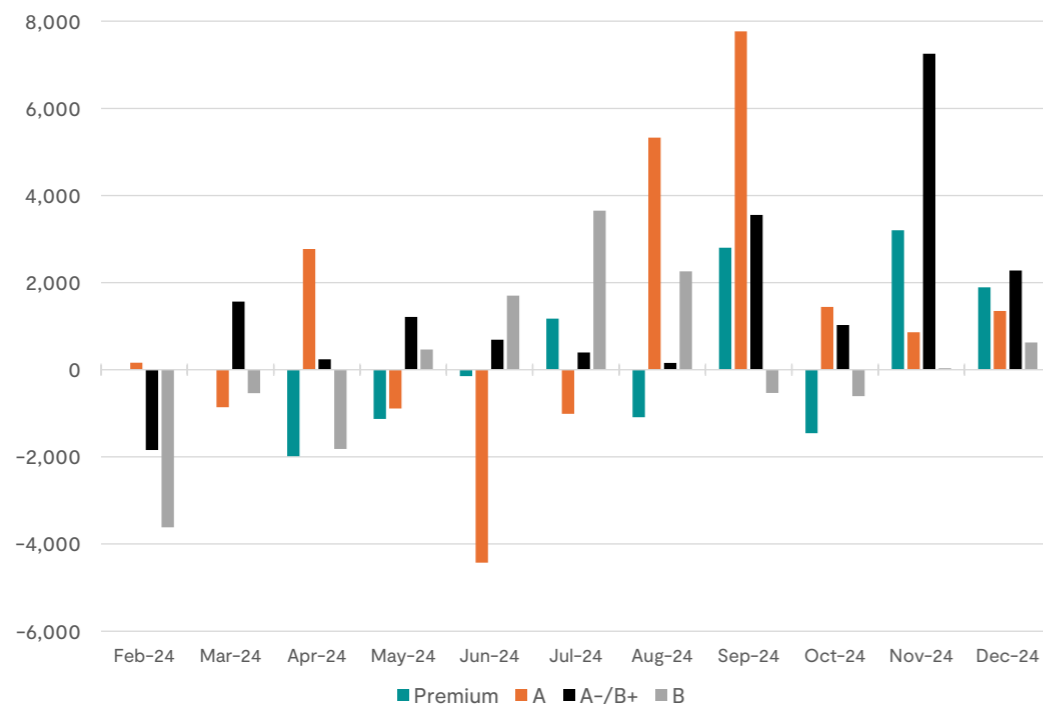
Annual vacancy change: -6.95% (14.67% to 7.72%)

Although A Grade holds its reign as the tightest market, A-/B+ Grade has obliterated the rest of the market in terms of improvement and vacancy contraction. A consistent decrease in vacancy rates since March 2024 has culminated in the vacancy rate reducing by 6.95% to settle at 7.72%, the first time the Grade has hit single digits since inception (January 2020). It has also achieved the highest net absorption (-16,500 sqm) attributed largely to leasing activity at 179 Turbot St (-4,900 sqm) and 333 Ann St (-6,100 sqm). The recent withdrawal of Telstra's sublease floors in 69 Ann St (-4,700 sqm) further supported the already tightening vacancy rate.

### Notable events in A-/B+ Grade:

- Bupa contracted their footprint by ~60% in 179 Turbot St, but no backfill vacancy was realised as Compare the Market (-6,300 sqm) relocated from the Fringe to absorb the space;
- 333 Ann St encountered a similar scenario when Federation University was to vacate several low-rise floors, however, the space was backfilled by Navitas (-5,300 sqm) prior to the vacancy hitting the market;
- 215 Adelaide St recorded the most leasing deals by count (7), amounting to ~3,500 sqm.

Brisbane CBD Net Absorption in 2024 - All Grades



## B Grade:

Annual vacancy change: -0.41% (14.97% to 14.56%)

B Grade proved the laggard of the pack, recording a modest 0.41% decline in vacancy, predominantly thanks to ~21,400 sqm of space being withdrawn from the market. While a majority of transactions occurred in the sub-500 sqm size range, a select number of whole floor deals were also concluded, contributing to a measly annual net absorption of ~1,600 sqm.

As noted in November's *Vacancy Tracker* Insights piece, we revealed a noticeable divide within the B Grade market, as assets continue to segregate between "B" and "C" Grade quality. As tenant preference shifts toward higher office quality offerings, it was "B" Grade assets that absorb most of the demand throughout the year, comprising ~79% and ~70% of transactional activity by NLA and deal count respectively. This theme is expected to develop further over time, which has the potential to render "C" Grade buildings to obsolescence.

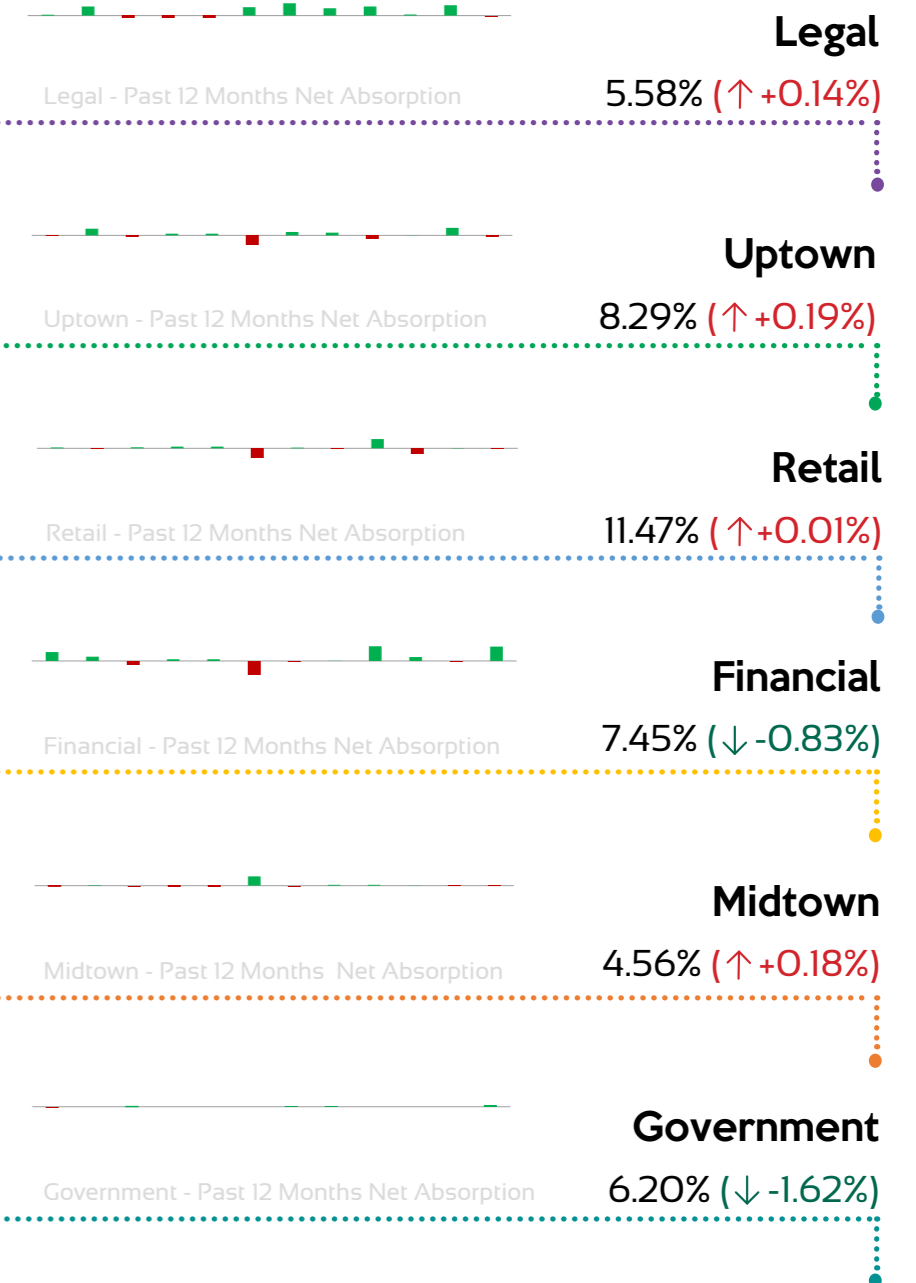
### Notable events in B Grade:

- Strategix Training signed the largest lease at 119 Charlotte St, occupying two full floors (~1,600 sqm);
- Schemes to convert 309 North Quay and 150 Charlotte St into residential and student accommodation resulted in the withdrawal of both assets in the market. This removed a combined ~21,400 sqm of assessable NLA and ~11,600 sqm of existing and pending vacancy (further work acknowledging the withdrawal of 41 George St which was not reflected on account of it being 100% Government occupied);
- Leasing transactions under 500 sqm accounted for 94.5% by count.

As all sub-markets contributed to the tightening of vacancy rates, Brisbane has firmly established itself as the nation's top-performing office market. This will further support face rental growth and continued appetite for investment opportunities from interstate and offshore investment groups. Stay tuned for Caden IP's 2025 leasing market outlook, which will be featured alongside the first *Vacancy Tracker* of the New Year.



# VACANCY BY PRECINCT





# Premium Grade

## Market summary

Total NLA	321,841m <sup>2</sup>
Total Direct Vacancy	↓ 13,285m <sup>2</sup>
Direct Vacancy Rate	↓ 4.13%
Sublease Vacancy	↑ 2,482m <sup>2</sup>
Total Vacancy Rate	↓ 4.90%
Pending Vacancy	↓ 567m <sup>2</sup>

### 1 Eagle Street - Waterfront Place



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Typical Floorplate	1,792 - 1,868m <sup>2</sup>
NLA	60,000m <sup>2</sup>
Direct Vacancy	2,812m <sup>2</sup>
Vacancy Rate %	4.69%
Pending Vacancy	269m <sup>2</sup>
Sublease Vacancy	269m <sup>2</sup>
Asking Rent \$	\$ 1,195 - \$ 1,300/m <sup>2</sup>
Precinct	Financial
Owner	Dexus
Car Parks	493

### 71 Eagle Street - Riparian Plaza



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Typical Floorplate	1,207 - 1,247m <sup>2</sup>
NLA	30,000m <sup>2</sup>
Direct Vacancy	8,449m <sup>2</sup>
Vacancy Rate %	28.16%
Pending Vacancy	298m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 1,125 - \$ 1,250/m <sup>2</sup>
Precinct	Financial
Owner	Bloomberg
Car Parks	213

### 80 Ann Street - Heritage Lanes



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Typical Floorplate	2,200m <sup>2</sup>
NLA	60,000m <sup>2</sup>
Direct Vacancy	365m <sup>2</sup>
Vacancy Rate %	0.61%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 890/m <sup>2</sup>
Precinct	Legal
Owner	Mirvac
Car Parks	121

### 111 Eagle Street - One One One



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Typical Floorplate	1,500m <sup>2</sup>
NLA	64,041m <sup>2</sup>
Direct Vacancy	897m <sup>2</sup>
Vacancy Rate %	1.40%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	1,501m <sup>2</sup>
Asking Rent \$	\$ 1,150 - \$ 1,300/m <sup>2</sup>
Precinct	Financial
Owner	GPT
Car Parks	115

### 123 Eagle Street - Riverside Centre



Typical Floorplate	1,500m <sup>2</sup>
NLA	51,600m <sup>2</sup>
Direct Vacancy	642m <sup>2</sup>
Vacancy Rate %	1.24%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	197m <sup>2</sup>
Asking Rent \$	\$ 1,150 - \$ 1,300/m <sup>2</sup>
Precinct	Financial
Owner	GPT
Car Parks	540

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### 480 Queen Street



Typical Floorplate	2,700m <sup>2</sup>
NLA	56,200m <sup>2</sup>
Direct Vacancy	120m <sup>2</sup>
Vacancy Rate %	0.21%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	515m <sup>2</sup>
Asking Rent \$	\$ 1,100 - \$ 1,200/m <sup>2</sup>
Precinct	Financial
Owner	Dexus
Car Parks	265

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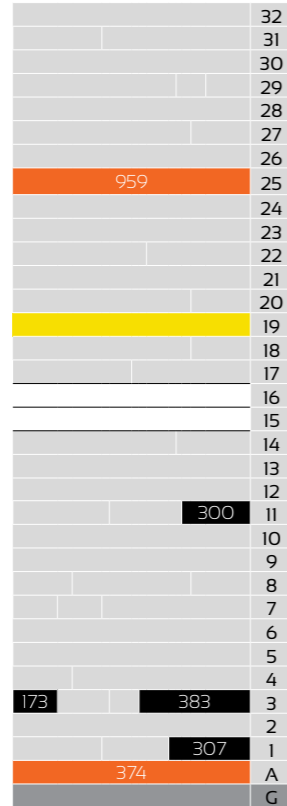


# A Grade

## Market summary

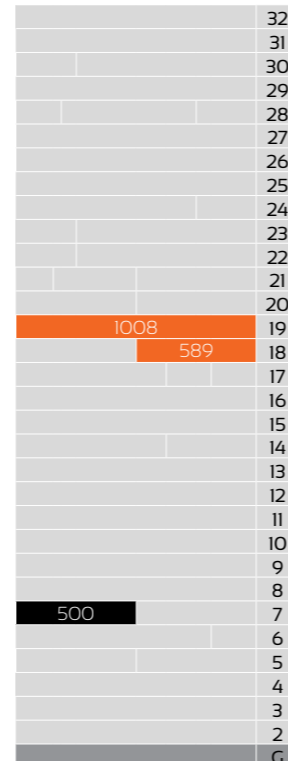
Total NLA	801,347m <sup>2</sup>
Total Direct Vacancy	↓ 23,129m <sup>2</sup>
Direct Vacancy Rate	↓ 2.89%
Sublease Vacancy	→ 8,515m <sup>2</sup>
Total Vacancy Rate	↓ 3.95%
Pending Vacancy	↑ 47,703m <sup>2</sup>

### 10 Eagle Street - Gold Tower



Typical Floorplate	950m <sup>2</sup>
NLA	28,190m <sup>2</sup>
Direct Vacancy	1,163m <sup>2</sup>
Vacancy Rate %	4.13%
Pending Vacancy	1,333m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 975 - \$ 995/m <sup>2</sup>
Precinct	Financial
Owner	Marquette
Car Parks	-

### 12 Creek Street - Blue Tower



Typical Floorplate	1,071m <sup>2</sup>
NLA	32,227m <sup>2</sup>
Direct Vacancy	500m <sup>2</sup>
Vacancy Rate %	1.55%
Pending Vacancy	1,597m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 975 - \$ 1,075/m <sup>2</sup>
Precinct	Financial
Owner	Marquette
Car Parks	311

### 12 Creek Street - The Annex



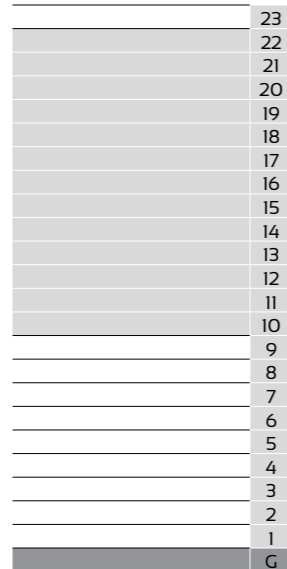
Typical Floorplate	625m <sup>2</sup>
NLA	7,074m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	625m <sup>2</sup>
Sublease Vacancy	855m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Financial
Owner	Marquette
Car Parks	311

### 32 Turbot Street - Santos Place



Typical Floorplate	1,100m <sup>2</sup>
NLA	35,382m <sup>2</sup>
Direct Vacancy	182m <sup>2</sup>
Vacancy Rate %	0.51%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 795 - \$ 820/m <sup>2</sup>
Precinct	Legal
Owner	Charter Hall
Car Parks	186

### 53 Albert Street



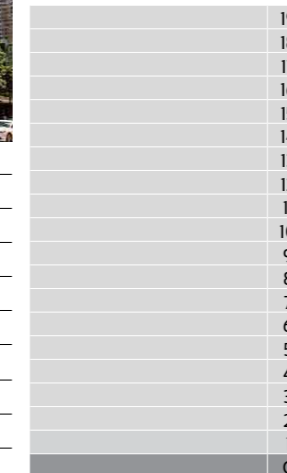
Typical Floorplate	1,450m <sup>2</sup>
NLA	18,440m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Midtown
Owner	JP Morgan/NTT UD
Car Parks	580

### 55 Elizabeth Street



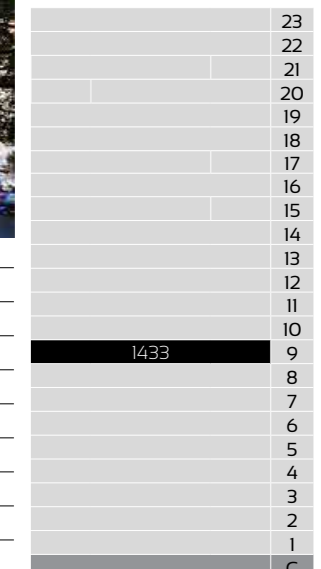
Typical Floorplate	1,200m <sup>2</sup>
NLA	18,000m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Government
Owner	Elanor
Car Parks	55

### 60 Albert Street - AM60



Typical Floorplate	1,157m <sup>2</sup>
NLA	21,263m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Government
Owner	Dexus
Car Parks	117

### 66 Eagle Street - Central Plaza 2



Typical Floorplate	1,433 - 1,460m <sup>2</sup>
NLA	31,844m <sup>2</sup>
Direct Vacancy	1,433m <sup>2</sup>
Vacancy Rate %	4.50%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 995/m <sup>2</sup>
Precinct	Financial
Owner	Deka Immobilien
Car Parks	214

### 70 Eagle Street - Central Plaza 3



Typical Floorplate	854m <sup>2</sup>
NLA	11,500m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	5,124m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Financial
Owner	Hancock Properties
Car Parks	63

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854	6
854	5
854	4
854	3
854	2
854	1
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### 100 Creek Street



Typical Floorplate	850m <sup>2</sup>
NLA	21,700m <sup>2</sup>
Direct Vacancy	1,052m <sup>2</sup>
Vacancy Rate %	4.85%
Pending Vacancy	269m <sup>2</sup>
Sublease Vacancy	720m <sup>2</sup>
Asking Rent \$	\$ 865/m <sup>2</sup>
Precinct	Financial
Owner	Cromwell
Car Parks	77

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853	9
269	8
720	7
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199	2
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### 123 Albert Street



Typical Floorplate	1,604m <sup>2</sup>
NLA	39,000m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	3,026m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Midtown
Owner	Dexus
Car Parks	382

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### 140 Creek Street



Typical Floorplate	1,200m <sup>2</sup>
NLA	27,495m <sup>2</sup>
Direct Vacancy	515m <sup>2</sup>
Vacancy Rate %	1.87%
Pending Vacancy	8,522m <sup>2</sup>
Sublease Vacancy	1,238m <sup>2</sup>
Asking Rent \$	\$ 950/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	AsheMorgan/M&G
Car Parks	254

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515	24
1235	23
1238	22
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1236	17
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### 140 Elizabeth Street



Typical Floorplate	1,000m <sup>2</sup>
NLA	12,353m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	9,942m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Shayher Group
Car Parks	-

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1073	9
1073	8
1073	7
1074	6
1074	5
1074	4
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### 145 Ann Street



Typical Floorplate	1,144m <sup>2</sup>
NLA	28,289m <sup>2</sup>
Direct Vacancy	4,491m <sup>2</sup>
Vacancy Rate %	15.88%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 875 - \$ 895/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	Aware Real Estate
Car Parks	127

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350	23
1136	22
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### 155 Charlotte Street - Midtown Centre



Typical Floorplate	1,900m <sup>2</sup>
NLA	44,000m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Midtown
Owner	AsheMorgan
Car Parks	-

	26
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	M
	G

### 175 Eagle Street



Typical Floorplate	1,159m <sup>2</sup>
NLA	22,339m <sup>2</sup>
Direct Vacancy	1,132m <sup>2</sup>
Vacancy Rate %	5.07%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 1,000/m <sup>2</sup>
Precinct	Financial
Owner	Hancock Properties
Car Parks	162

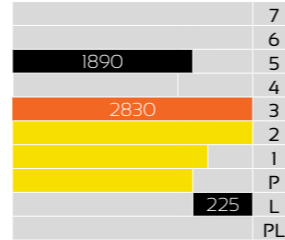
	19
	18
	17
	16
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	14
	13
	12
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	9
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	6
330	5
276	4
	3
	2
	1
	RP2
	RP1
	G

180 Ann Street



Typical Floorplate	1,245 - 2,062m <sup>2</sup>
NLA	57,465m <sup>2</sup>
Direct Vacancy	1,998m <sup>2</sup>
Vacancy Rate %	3.48%
Pending Vacancy	1,245m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 895 - \$ 925/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	Daisho
Car Parks	-

192 Ann Street



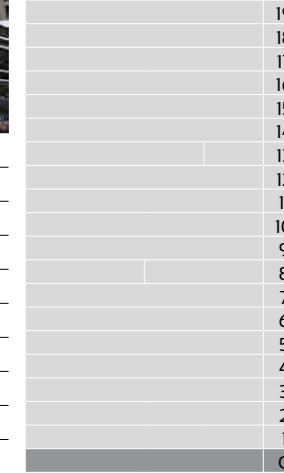
Typical Floorplate	2,830m <sup>2</sup>
NLA	24,066m <sup>2</sup>
Direct Vacancy	2,115m <sup>2</sup>
Vacancy Rate %	8.79%
Pending Vacancy	2,830m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 815 - \$ 825/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	Daisho
Car Parks	-

240 Queen Street



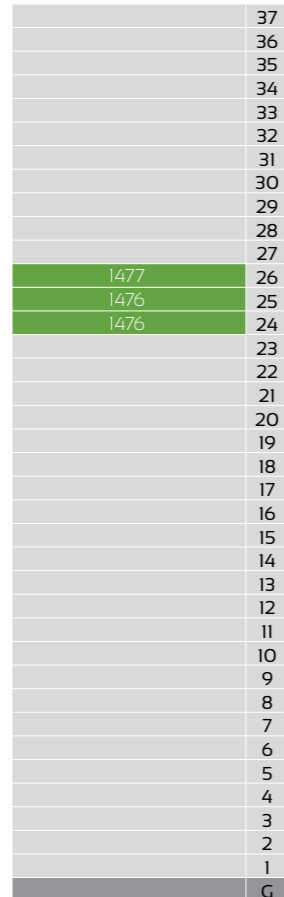
Typical Floorplate	970 - 1,017m <sup>2</sup>
NLA	28,287m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	2,519m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 915 - \$ 950/m <sup>2</sup>
Precinct	Financial
Owner	Quintessential
Car Parks	95

259 Queen Street



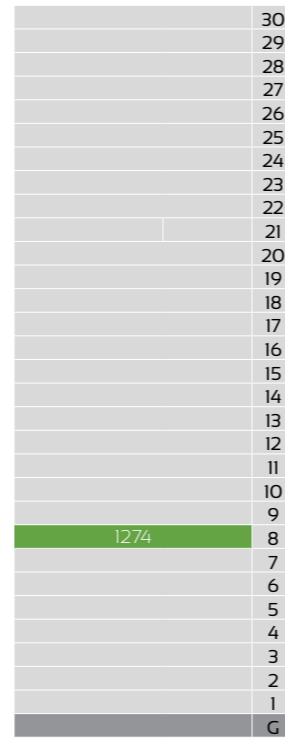
Typical Floorplate	1,600m <sup>2</sup>
NLA	24,789m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Financial
Owner	Investa
Car Parks	142

266 George Street



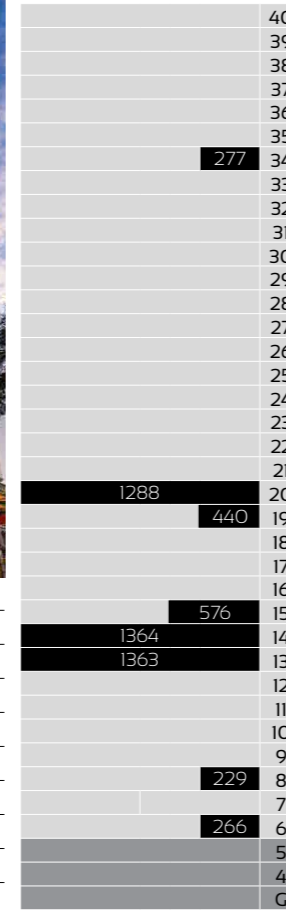
Typical Floorplate	1,550m <sup>2</sup>
NLA	58,175m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	4,428m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	-

275 George Street



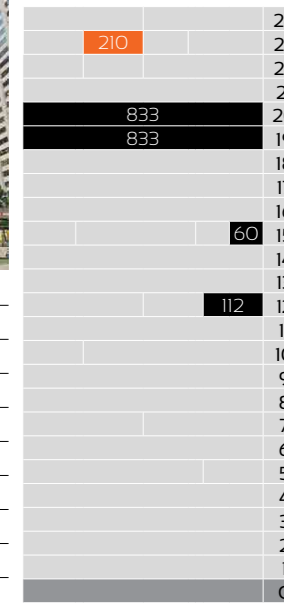
Typical Floorplate	1,302m <sup>2</sup>
NLA	41,738m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	1,274m <sup>2</sup>
Asking Rent \$	\$ 900/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	241

300 George Street



Typical Floorplate	1,396m <sup>2</sup>
NLA	48,000m <sup>2</sup>
Direct Vacancy	5,803m <sup>2</sup>
Vacancy Rate %	12.09%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 1,000 - \$ 1,300/m <sup>2</sup>
Precinct	Legal
Owner	Shayher Group
Car Parks	-

300 Queen Street

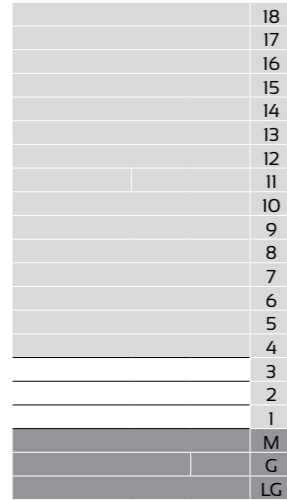


Typical Floorplate	833m <sup>2</sup>
NLA	19,532m <sup>2</sup>
Direct Vacancy	1,838m <sup>2</sup>
Vacancy Rate %	9.41%
Pending Vacancy	210m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 850 - \$ 875/m <sup>2</sup>
Precinct	Financial
Owner	ARA
Car Parks	-

### 310 Ann Street



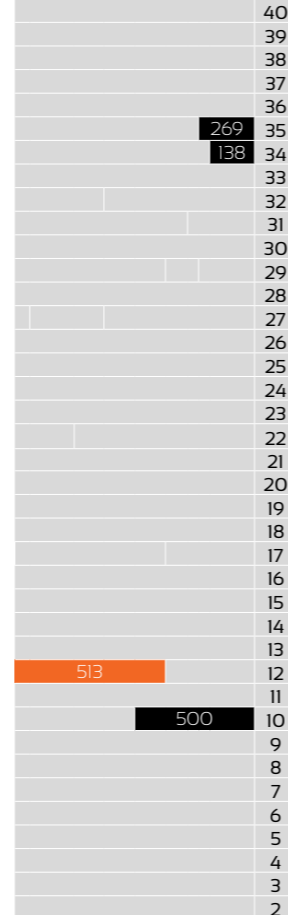
Typical Floorplate	1,147m <sup>2</sup>
NLA	18,344m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	AsheMorgan
Car Parks	85



### 345 Queen Street - Central Plaza 1



Typical Floorplate	1,100m <sup>2</sup>
NLA	40,760m <sup>2</sup>
Direct Vacancy	907m <sup>2</sup>
Vacancy Rate %	2.23%
Pending Vacancy	513m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 925 - \$ 975/m <sup>2</sup>
Precinct	Financial
Owner	ISPT
Car Parks	250



### 400 George Street



Typical Floorplate	1,369 - 1,454m <sup>2</sup>
NLA	41,119m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	9,948m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Legal
Owner	Cromwell
Car Parks	223





# A-/B+ Grade

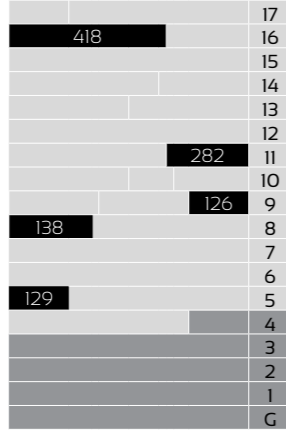
## Market summary

Total NLA	263,403m <sup>2</sup>
Total Direct Vacancy	↓ 17,207m <sup>2</sup>
Direct Vacancy Rate	↓ 6.53%
Sublease Vacancy	↓ 3,134m <sup>2</sup>
Total Vacancy Rate	↓ 7.72%
Pending Vacancy	↓ 8,824m <sup>2</sup>

40 Creek Street



Typical Floorplate	642m <sup>2</sup>
NLA	12,353m <sup>2</sup>
Direct Vacancy	1,093m <sup>2</sup>
Vacancy Rate %	8.85%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 850/m <sup>2</sup>
Precinct	Financial
Owner	PGA
Car Parks	70



69 Ann Street



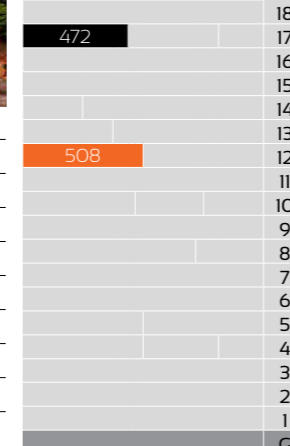
Typical Floorplate	1,192m <sup>2</sup>
NLA	26,287m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 815 - \$ 825/m <sup>2</sup>
Precinct	Legal
Owner	Charter Hall
Car Parks	168



120 Edward Street



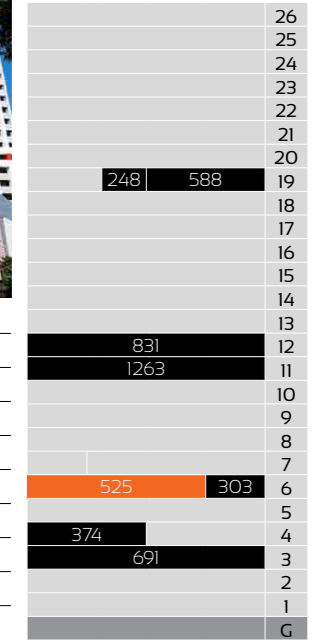
Typical Floorplate	967m <sup>2</sup>
NLA	15,161m <sup>2</sup>
Direct Vacancy	472m <sup>2</sup>
Vacancy Rate %	3.11%
Pending Vacancy	508m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 875/m <sup>2</sup>
Precinct	Midtown
Owner	Clarence Property
Car Parks	99



179 Turbot Street - Turbot Place



Typical Floorplate	1,046m <sup>2</sup>
NLA	24,975m <sup>2</sup>
Direct Vacancy	4,298m <sup>2</sup>
Vacancy Rate %	17.21%
Pending Vacancy	525m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 765 - \$ 795/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	Mercer
Car Parks	185



200 Adelaide Street



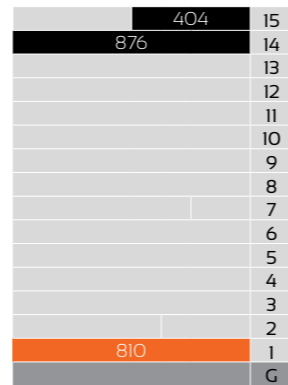
Typical Floorplate	1,257m <sup>2</sup>
NLA	5,939m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	Elanor
Car Parks	-



201 Charlotte Street



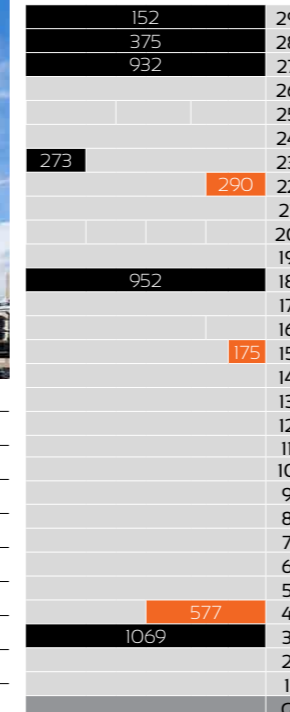
Typical Floorplate	876m <sup>2</sup>
NLA	13,420m <sup>2</sup>
Direct Vacancy	1,280m <sup>2</sup>
Vacancy Rate %	9.54%
Pending Vacancy	810m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 845/m <sup>2</sup>
Precinct	Financial
Owner	Kyko
Car Parks	149



215 Adelaide Street



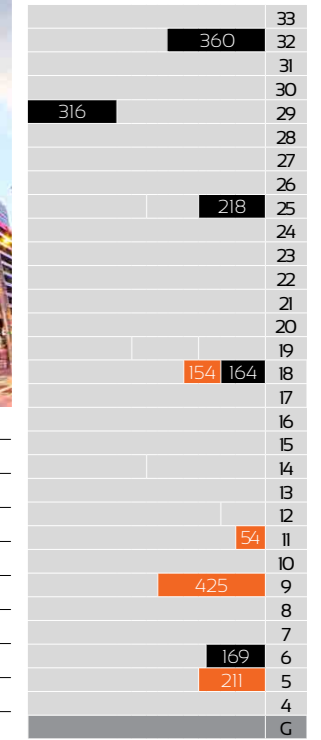
Typical Floorplate	952m <sup>2</sup>
NLA	26,000m <sup>2</sup>
Direct Vacancy	3,753m <sup>2</sup>
Vacancy Rate %	14.43%
Pending Vacancy	1,042m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 830 - \$ 850/m <sup>2</sup>
Precinct	Financial
Owner	Elanor
Car Parks	-



239 George Street



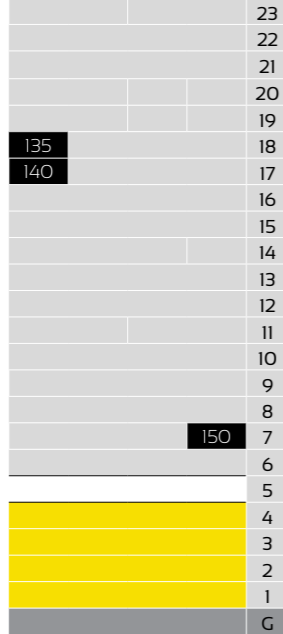
Typical Floorplate	877m <sup>2</sup>
NLA	24,398m <sup>2</sup>
Direct Vacancy	1,227m <sup>2</sup>
Vacancy Rate %	5.03%
Pending Vacancy	841m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 795 - \$ 810/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Proprium Capital
Car Parks	113



260 Queen Street



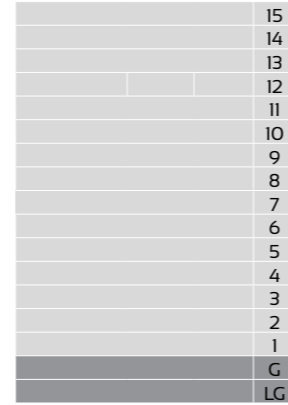
Typical Floorplate	436 - 1,060m <sup>2</sup>
NLA	11,600m <sup>2</sup>
Direct Vacancy	425m <sup>2</sup>
Vacancy Rate %	3.66%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 875 - \$ 895/m <sup>2</sup>
Precinct	Financial
Owner	Sam Chong
Car Parks	-



295 Ann Street



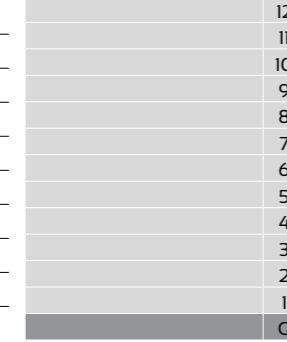
Typical Floorplate	1,200m <sup>2</sup>
NLA	20,508m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 875/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	AsheMorgan
Car Parks	254



299 Adelaide Street



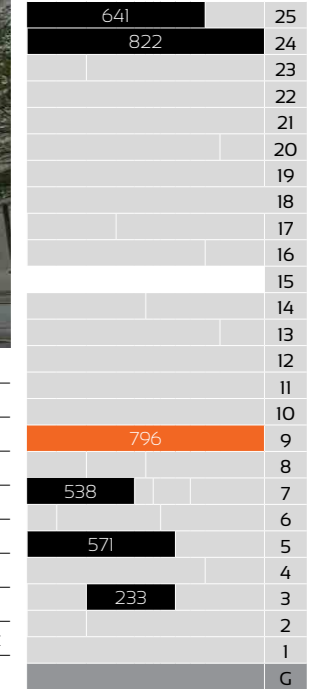
Typical Floorplate	670m <sup>2</sup>
NLA	9,659m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 750/m <sup>2</sup>
Precinct	Financial
Owner	UBS
Car Parks	46



307 Queen Street



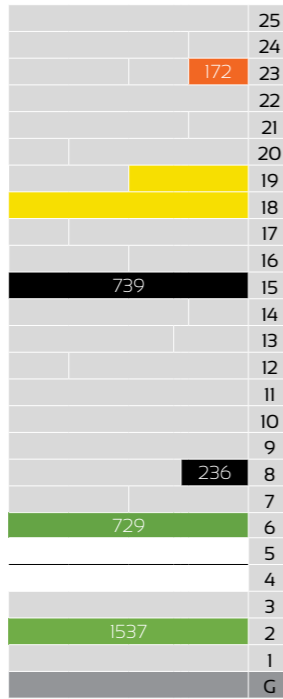
Typical Floorplate	796 - 822m <sup>2</sup>
NLA	19,617m <sup>2</sup>
Direct Vacancy	2,805m <sup>2</sup>
Vacancy Rate %	14.30%
Pending Vacancy	796m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 850 - \$ 925/m <sup>2</sup>
Precinct	Financial
Owner	PGIM/Growthpoint
Car Parks	89



324 Queen Street



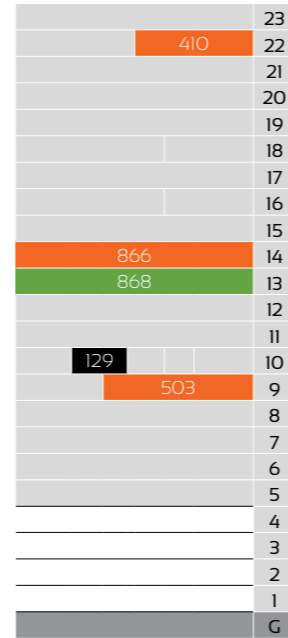
Typical Floorplate	739m <sup>2</sup>
NLA	19,954m <sup>2</sup>
Direct Vacancy	975m <sup>2</sup>
Vacancy Rate %	4.89%
Pending Vacancy	172m <sup>2</sup>
Sublease Vacancy	2,266m <sup>2</sup>
Asking Rent \$	\$ 840/m <sup>2</sup>
Precinct	Financial
Owner	Abacus
Car Parks	96



333 Ann Street



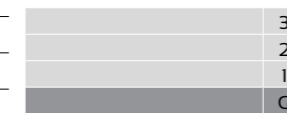
Typical Floorplate	867m <sup>2</sup>
NLA	16,476m <sup>2</sup>
Direct Vacancy	129m <sup>2</sup>
Vacancy Rate %	0.78%
Pending Vacancy	1,779m <sup>2</sup>
Sublease Vacancy	868m <sup>2</sup>
Asking Rent \$	\$ 840 - \$ 850/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	RAM
Car Parks	142



414 George Street



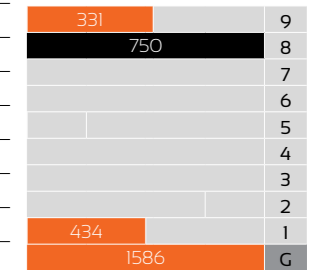
Typical Floorplate	1,650m <sup>2</sup>
NLA	3,956m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Legal
Owner	Fife Capital
Car Parks	-



545 Queen Street



Typical Floorplate	750m <sup>2</sup>
NLA	13,100m <sup>2</sup>
Direct Vacancy	750m <sup>2</sup>
Vacancy Rate %	5.73%
Pending Vacancy	2,351m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 750 - \$ 800/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	Cromwell
Car Parks	-







# B Grade

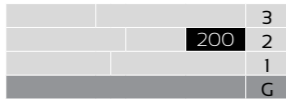
## Market summary

Total NLA	517,166m <sup>2</sup>
Total Direct Vacancy	↑ 73,009m <sup>2</sup>
Direct Vacancy Rate	↑ 14.12%
Sublease Vacancy	↓ 2,314m <sup>2</sup>
Total Vacancy Rate	↓ 14.56%
Pending Vacancy	↑ 17,714m <sup>2</sup>

### 2 Edward Street



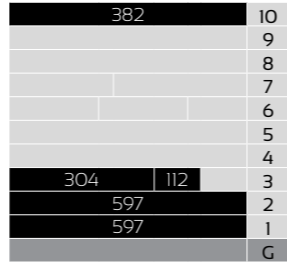
Typical Floorplate	701m <sup>2</sup>
NLA	3,479m <sup>2</sup>
Direct Vacancy	200m <sup>2</sup>
Vacancy Rate %	5.75%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 725/m <sup>2</sup>
Precinct	Midtown
Owner	George Group
Car Parks	-



### 10 Felix Street



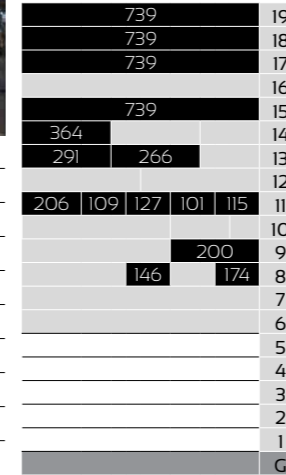
Typical Floorplate	382m <sup>2</sup>
NLA	4,741m <sup>2</sup>
Direct Vacancy	1,992m <sup>2</sup>
Vacancy Rate %	42.02%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 695/m <sup>2</sup>
Precinct	Financial
Owner	AIMS
Car Parks	49



### 15 Adelaide Street



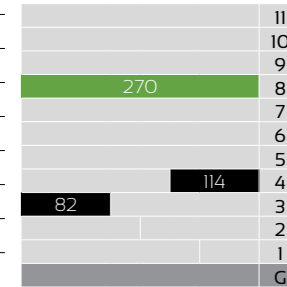
Typical Floorplate	740m <sup>2</sup>
NLA	10,449m <sup>2</sup>
Direct Vacancy	5,055m <sup>2</sup>
Vacancy Rate %	48.38%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 750 - \$ 760/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Proprium Capital
Car Parks	53



### 26 Wharf Street



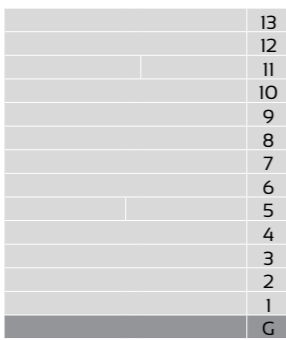
Typical Floorplate	270m <sup>2</sup>
NLA	3,052m <sup>2</sup>
Direct Vacancy	196m <sup>2</sup>
Vacancy Rate %	6.42%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	270m <sup>2</sup>
Asking Rent \$	\$ 650 - \$ 695/m <sup>2</sup>
Precinct	Financial
Owner	Renweed Pty Ltd
Car Parks	9



### 30 Makerston Street



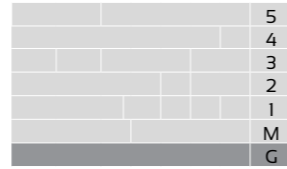
Typical Floorplate	1,021m <sup>2</sup>
NLA	14,938m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 795/m <sup>2</sup>
Precinct	Legal
Owner	Sentinel Property
Car Parks	162



### 33 Queen Street



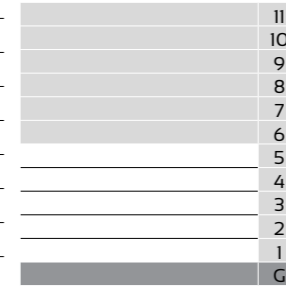
Typical Floorplate	396m <sup>2</sup>
NLA	3,324m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 825 - \$ 850/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Mackwell
Car Parks	0



### 40 Tank Street



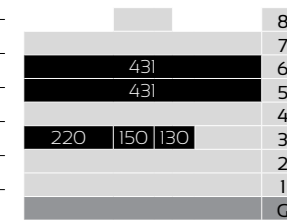
Typical Floorplate	1,048m <sup>2</sup>
NLA	6,218m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 705/m <sup>2</sup>
Precinct	Legal
Owner	Alceon
Car Parks	321



### 46 Charlotte Street



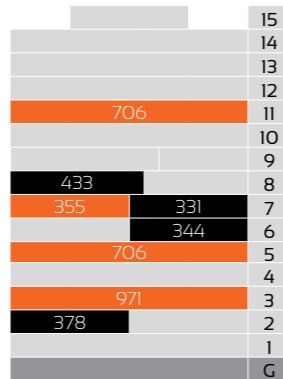
Typical Floorplate	433 - 790m <sup>2</sup>
NLA	4,112m <sup>2</sup>
Direct Vacancy	1,362m <sup>2</sup>
Vacancy Rate %	33.12%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 675/m <sup>2</sup>
Precinct	Government
Owner	Big Boom
Car Parks	30



### 60 Edward Street



Typical Floorplate	706m <sup>2</sup>
NLA	10,637m <sup>2</sup>
Direct Vacancy	1,486m <sup>2</sup>
Vacancy Rate %	13.97%
Pending Vacancy	2,738m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 850/m <sup>2</sup>
Precinct	Midtown
Owner	Sentinel
Car Parks	110



### 60 Queen Street



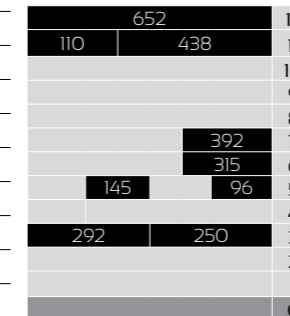
Typical Floorplate	798m <sup>2</sup>
NLA	1,596m <sup>2</sup>
Direct Vacancy	798m <sup>2</sup>
Vacancy Rate %	50.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 650/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	-



### 79 Adelaide Street



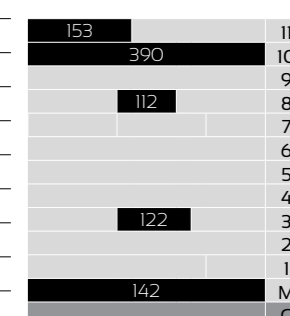
Typical Floorplate	604m <sup>2</sup>
NLA	11,524m <sup>2</sup>
Direct Vacancy	2,690m <sup>2</sup>
Vacancy Rate %	23.34%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 700 - \$ 705/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Coombes/Drivas
Car Parks	47



### 82 Eagle Street



Typical Floorplate	387m <sup>2</sup>
NLA	4,267m <sup>2</sup>
Direct Vacancy	919m <sup>2</sup>
Vacancy Rate %	21.54%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 670 - \$ 685/m <sup>2</sup>
Precinct	Financial
Owner	Jen Retail
Car Parks	12



### 93 Edward Street



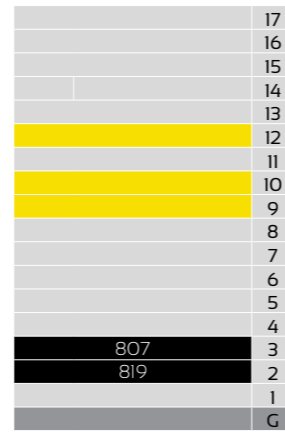
Typical Floorplate	380m <sup>2</sup>
NLA	741m <sup>2</sup>
Direct Vacancy	385m <sup>2</sup>
Vacancy Rate %	51.96%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 875/m <sup>2</sup>
Precinct	Financial
Owner	Pellegrino Group
Car Parks	-



### 95 North Quay



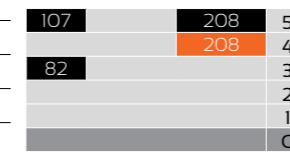
Typical Floorplate	473m <sup>2</sup>
NLA	8,417m <sup>2</sup>
Direct Vacancy	1,626m <sup>2</sup>
Vacancy Rate %	19.32%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 695 - \$ 725/m <sup>2</sup>
Precinct	Legal
Owner	EG Funds
Car Parks	99



### 99 Creek Street



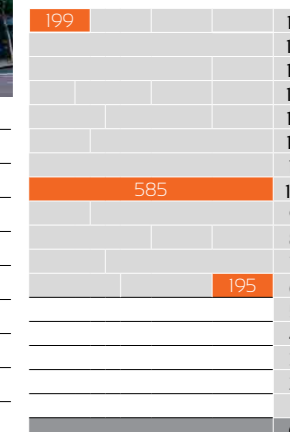
Typical Floorplate	700m <sup>2</sup>
NLA	4,400m <sup>2</sup>
Direct Vacancy	397m <sup>2</sup>
Vacancy Rate %	9.02%
Pending Vacancy	208m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 750/m <sup>2</sup>
Precinct	Financial
Owner	Coombes
Car Parks	24



### 100 Edward Street



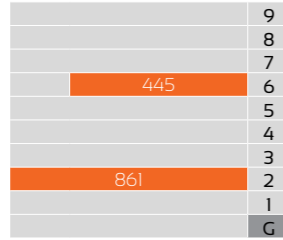
Typical Floorplate	585m <sup>2</sup>
NLA	7,154m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	979m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 850 - \$ 865/m <sup>2</sup>
Precinct	Midtown
Owner	SLMC
Car Parks	109



102 Adelaide Street



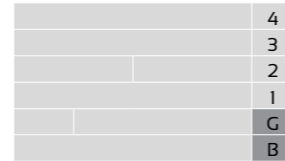
Typical Floorplate	950m <sup>2</sup>
NLA	10,335m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	1,306m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Sam Chong
Car Parks	0



109 Edward Street



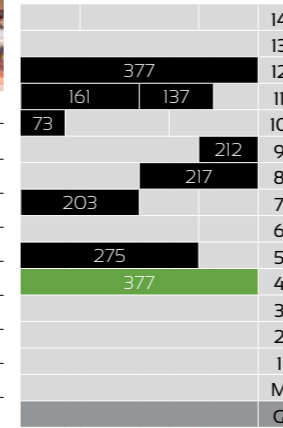
Typical Floorplate	495m <sup>2</sup>
NLA	2,674m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 725/m <sup>2</sup>
Precinct	Financial
Owner	Fife Capital
Car Parks	-



110 Eagle Street



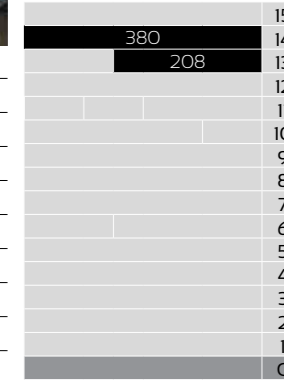
Typical Floorplate	377m <sup>2</sup>
NLA	5,474m <sup>2</sup>
Direct Vacancy	1,655m <sup>2</sup>
Vacancy Rate %	30.23%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	377m <sup>2</sup>
Asking Rent \$	\$ 725 - \$ 745/m <sup>2</sup>
Precinct	Financial
Owner	Capital Property
Car Parks	0



116 Adelaide Street



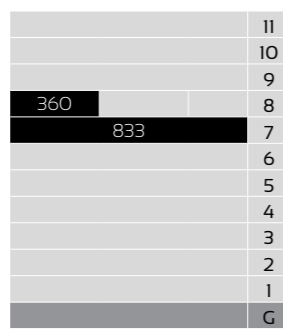
Typical Floorplate	376m <sup>2</sup>
NLA	6,773m <sup>2</sup>
Direct Vacancy	588m <sup>2</sup>
Vacancy Rate %	8.68%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 685/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Private
Car Parks	26



119 Charlotte Street



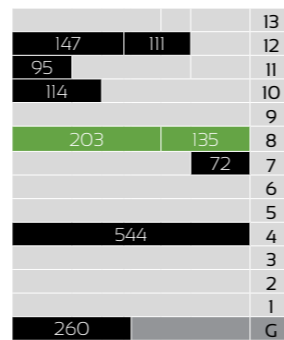
Typical Floorplate	830m <sup>2</sup>
NLA	7,842m <sup>2</sup>
Direct Vacancy	1,193m <sup>2</sup>
Vacancy Rate %	15.21%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 780 - \$ 800/m <sup>2</sup>
Precinct	Midtown
Owner	Samford Invest.
Car Parks	100



126 Margaret Street



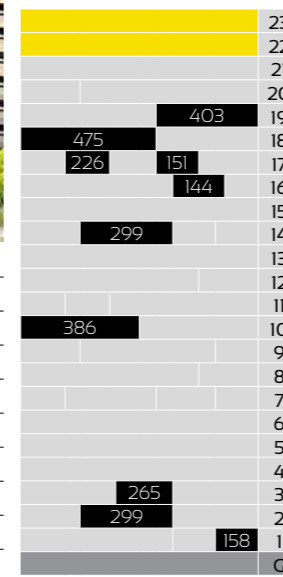
Typical Floorplate	355 - 544m <sup>2</sup>
NLA	5,528m <sup>2</sup>
Direct Vacancy	1,343m <sup>2</sup>
Vacancy Rate %	24.29%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	338m <sup>2</sup>
Asking Rent \$	\$ 695/m <sup>2</sup>
Precinct	Government
Owner	ADIG
Car Parks	49



127 Creek Street



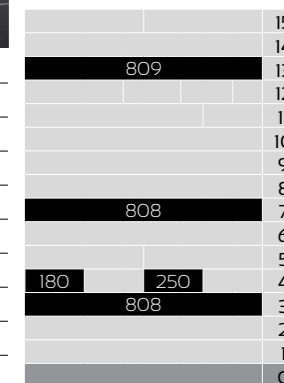
Typical Floorplate	790m <sup>2</sup>
NLA	18,246m <sup>2</sup>
Direct Vacancy	2,808m <sup>2</sup>
Vacancy Rate %	15.39%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 740 - \$ 760/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	Firmus Capital
Car Parks	95



133 Mary Street



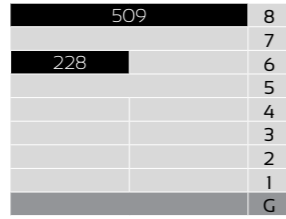
Typical Floorplate	807m <sup>2</sup>
NLA	13,021m <sup>2</sup>
Direct Vacancy	2,855m <sup>2</sup>
Vacancy Rate %	21.931%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 740 - \$ 775/m <sup>2</sup>
Precinct	Midtown
Owner	ESR
Car Parks	126



140 Ann Street



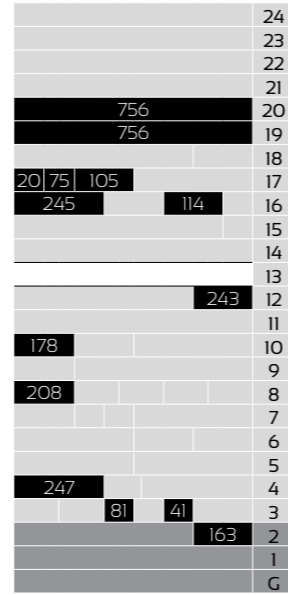
Typical Floorplate	500m <sup>2</sup>
NLA	3,860m <sup>2</sup>
Direct Vacancy	737m <sup>2</sup>
Vacancy Rate %	19.09%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 735 - \$ 745/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	Wesley Mission
Car Parks	0



141 Queen Street



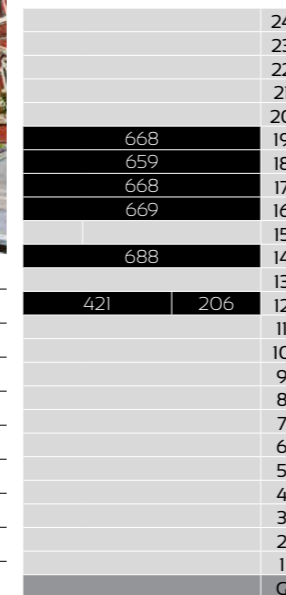
Typical Floorplate	756m <sup>2</sup>
NLA	14,483m <sup>2</sup>
Direct Vacancy	3,232m <sup>2</sup>
Vacancy Rate %	22.32%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 695 - \$ 800/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Shayher Group
Car Parks	207



143 Turbot Street



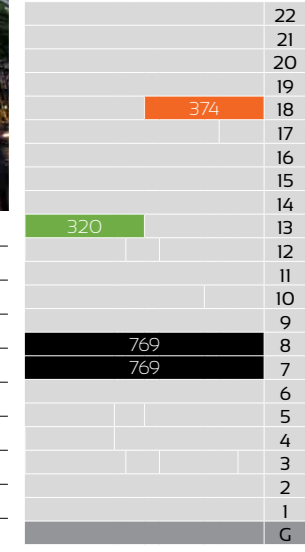
Typical Floorplate	700m <sup>2</sup>
NLA	20,029m <sup>2</sup>
Direct Vacancy	3,979m <sup>2</sup>
Vacancy Rate %	19.87%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 675/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	Private
Car Parks	-



144 Edward Street



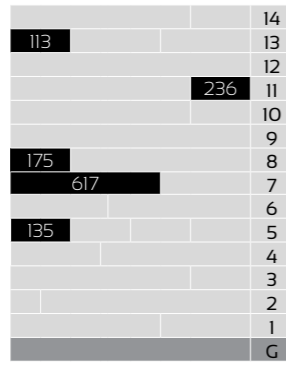
Typical Floorplate	769m <sup>2</sup>
NLA	16,197m <sup>2</sup>
Direct Vacancy	1,538m <sup>2</sup>
Vacancy Rate %	9.50%
Pending Vacancy	374m <sup>2</sup>
Sublease Vacancy	320m <sup>2</sup>
Asking Rent \$	\$ 825/m <sup>2</sup>
Precinct	Midtown
Owner	Precision Group
Car Parks	75



145 Eagle Street



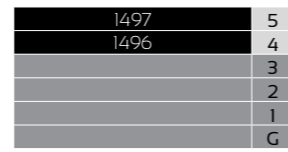
Typical Floorplate	804m <sup>2</sup>
NLA	11,469m <sup>2</sup>
Direct Vacancy	1,276m <sup>2</sup>
Vacancy Rate %	11.13%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 840 - \$ 860/m <sup>2</sup>
Precinct	Financial
Owner	BPQ Group
Car Parks	97



149 Adelaide Street



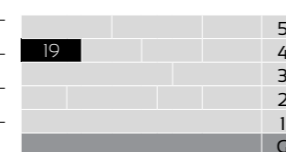
Typical Floorplate	1,496m <sup>2</sup>
NLA	2,993m <sup>2</sup>
Direct Vacancy	2,993m <sup>2</sup>
Vacancy Rate %	100.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 795/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Vicinity Centres
Car Parks	-



150 Edward Street



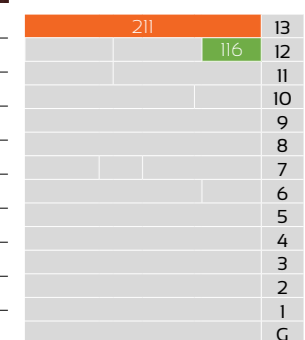
Typical Floorplate	385m <sup>2</sup>
NLA	2,052m <sup>2</sup>
Direct Vacancy	19m <sup>2</sup>
Vacancy Rate %	0.93%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 695/m <sup>2</sup>
Precinct	Midtown
Owner	Aileron
Car Parks	11



157 Ann Street



Typical Floorplate	432m <sup>2</sup>
NLA	6,679m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	211m <sup>2</sup>
Sublease Vacancy	116m <sup>2</sup>
Asking Rent \$	\$ 800/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	Quanta
Car Parks	45



### 160 Ann Street



Typical Floorplate	827m <sup>2</sup>
NLA	15,984m <sup>2</sup>
Direct Vacancy	803m <sup>2</sup>
Vacancy Rate %	5.02%
Pending Vacancy	2,882m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 750/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	Keppel Capital
Car Parks	62

		21
		20
		19
401		18
	827	17
	827	16
	827	15
		14
		13
		12
		11
		10
401	402	9
		8
		7
		6
		5
		4
		3
		2
		1
		G

### 167 Eagle Street



Typical Floorplate	608m <sup>2</sup>
NLA	14,872m <sup>2</sup>
Direct Vacancy	412m <sup>2</sup>
Vacancy Rate %	2.77%
Pending Vacancy	86m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 850 - \$ 900/m <sup>2</sup>
Precinct	Financial
Owner	BPQ Group
Car Parks	126

		24
		23
		22
		21
		20
		19
		18
		17
		16
		15
		14
		13
		12
		11
		10
		9
		8
		7
		6
	86	5
		4
		3
		2
	412	1
		G

### 171 Edward Street



Typical Floorplate	466m <sup>2</sup>
NLA	466m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Financial
Owner	The Hour Glass
Car Parks	-

		1
		G

### 179 North Quay



Typical Floorplate	586m <sup>2</sup>
NLA	8,525m <sup>2</sup>
Direct Vacancy	2,580m <sup>2</sup>
Vacancy Rate %	30.26%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 715 - \$ 720/m <sup>2</sup>
Precinct	Legal
Owner	AM Alpha
Car Parks	30

		14
	361	13
	585	12
	231	11
		10
	239	9
		8
		7
		6
		5
		4
		3
		2
	579	1
	585	G

### 190 Edward Street



Typical Floorplate	490m <sup>2</sup>
NLA	3,000m <sup>2</sup>
Direct Vacancy	700m <sup>2</sup>
Vacancy Rate %	23.33%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 715/m <sup>2</sup>
Precinct	Mall/Retail
Owner	The Hour Glass
Car Parks	-

		7
		6
		5
	210	4
		3
		2
		1
		G

### 193 North Quay



Typical Floorplate	726m <sup>2</sup>
NLA	7,260m <sup>2</sup>
Direct Vacancy	4,139m <sup>2</sup>
Vacancy Rate %	57.01%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	377m <sup>2</sup>
Asking Rent \$	\$ 695 - \$ 725/m <sup>2</sup>
Precinct	Legal
Owner	Aviator Capital
Car Parks	49

		10
		9
		8
		7
		6
	280	5
	300	4
	726	3
	726	2
	700	1
	681	G

### 199 George Street



Typical Floorplate	274m <sup>2</sup>
NLA	2,699m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 795/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Mackwell
Car Parks	16

		8
		7
		6
		5
		4
		3
		2
		1
		G

### 200 Mary Street



Typical Floorplate	718m <sup>2</sup>
NLA	13,352m <sup>2</sup>
Direct Vacancy	1,360m <sup>2</sup>
Vacancy Rate %	10.19%
Pending Vacancy	1,616m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 825 - \$ 850/m <sup>2</sup>
Precinct	Financial
Owner	Wingate
Car Parks	192

		19
		18
		17
	718	16
		15
		14
		13
		12
	224	11
		10
		9
	289	8
		7
		6
		5
		4
		3
		2
		1
		G

### 217 George Street



Typical Floorplate	350m <sup>2</sup>
NLA	4,052m <sup>2</sup>
Direct Vacancy	713m <sup>2</sup>
Vacancy Rate %	17.60%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 675 - \$ 685/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	0

138	191	10
229		8
		7
		6
155		5
		4
		3
		2
		1
		G

### 231 George Street



Typical Floorplate	342m <sup>2</sup>
NLA	3,007m <sup>2</sup>
Direct Vacancy	400m <sup>2</sup>
Vacancy Rate %	13.30%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 675/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	0

342	8
	7
	6
	5
	4
	3
	2
58	1
	G

### 232 Adelaide Street



Typical Floorplate	700m <sup>2</sup>
NLA	4,515m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 825/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	AsheMorgan
Car Parks	254

	R
	6
	5
	4
	3
	2
	1
	G

### 235 Edward Street



Typical Floorplate	530m <sup>2</sup>
NLA	2,150m <sup>2</sup>
Direct Vacancy	196m <sup>2</sup>
Vacancy Rate %	9.12%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 725/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Challenger
Car Parks	-

98	98	4
		3
		2
		1
		G

### 241 Adelaide Street



Typical Floorplate	509m <sup>2</sup>
NLA	10,836m <sup>2</sup>
Direct Vacancy	1,114m <sup>2</sup>
Vacancy Rate %	10.28%
Pending Vacancy	184m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 775/m <sup>2</sup>
Precinct	Financial
Owner	Abacus/Charter Hall
Car Parks	90

94	509	20
		19
		18
		17
		16
		15
		14
		13
		12
		11
		10
		9
		8
		7
511		6
		5
		4
		3
		2
		1
		G

### 243 Edward Street



Typical Floorplate	630m <sup>2</sup>
NLA	6,308m <sup>2</sup>
Direct Vacancy	868m <sup>2</sup>
Vacancy Rate %	13.76%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 725/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Drivas
Car Parks	8

		10
		9
190	125	8
		7
	390	6
85		5
		4
		3
		2
78		1
		G

### 247 Adelaide Street



Typical Floorplate	461m <sup>2</sup>
NLA	3,061m <sup>2</sup>
Direct Vacancy	431m <sup>2</sup>
Vacancy Rate %	14.08%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Financial
Owner	QLD Country Bank
Car Parks	0

	206	6
		5
		4
		3
		2
225		1
		G

### 262 Adelaide Street



Typical Floorplate	325m <sup>2</sup>
NLA	1,825m <sup>2</sup>
Direct Vacancy	216m <sup>2</sup>
Vacancy Rate %	11.84%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 795/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	Suave Group
Car Parks	0

	216	6
		5
		4
		3
		2
		1
		G
		B

### 283 Elizabeth Street



Typical Floorplate	360m <sup>2</sup>
NLA	2,084m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 725/m <sup>2</sup>
Precinct	Financial
Owner	Silverstone
Car Parks	0

	4
	3
	2
	1
	G
	LG

### 288 Edward Street



Typical Floorplate	688m <sup>2</sup>
NLA	19,959m <sup>2</sup>
Direct Vacancy	3,524m <sup>2</sup>
Vacancy Rate %	17.09%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	325m <sup>2</sup>
Asking Rent \$	\$ 750 - \$ 795/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	Marquette
Car Parks	49

	27
	26
	25
	24
	23
325	22
	21
688	20
325	19
325	19
	18
247	17
	16
	15
	14
	13
	12
	11
	10
	9
163	8
163	8
	7
	6
	5
	4
	3
688	2
925	1
	G

### 293 Queen Street



Typical Floorplate	713m <sup>2</sup>
NLA	5,031m <sup>2</sup>
Direct Vacancy	403m <sup>2</sup>
Vacancy Rate %	8.01%
Pending Vacancy	419m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 825/m <sup>2</sup>
Precinct	Financial
Owner	LaSalle
Car Parks	19

	7
	6
419	5
	4
403	3
	2
	1
	G

### 300 Adelaide Street



Typical Floorplate	653m <sup>2</sup>
NLA	13,134m <sup>2</sup>
Direct Vacancy	1,397m <sup>2</sup>
Vacancy Rate %	10.64%
Pending Vacancy	651m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 725 - \$ 750/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	Lei Shing Hong
Car Parks	36

	22
	21
	20
651	19
	18
	17
142	17
394	16
	15
	14
	13
	12
	11
130	11
	10
151	9
208	9
	8
216	7
156	7
	6
	5
	4
	3
	2
	1
	G
	B

### 300 Ann Street



Typical Floorplate	623m <sup>2</sup>
NLA	7,220m <sup>2</sup>
Direct Vacancy	216m <sup>2</sup>
Vacancy Rate %	2.99%
Pending Vacancy	350m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 795/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	F.A. Pidgeon
Car Parks	98

	15
	14
	13
	12
	11
	10
	9
	8
100	8
216	8
250	7
	6
	5
	4
	3
	2
	G

### 313 Adelaide Street



Typical Floorplate	917m <sup>2</sup>
NLA	15,940m <sup>2</sup>
Direct Vacancy	1,822m <sup>2</sup>
Vacancy Rate %	11.43%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 775/m <sup>2</sup>
Precinct	Financial
Owner	Whitehelm Capital
Car Parks	165

	21
	20
	19
	18
	17
	16
	15
917	14
	13
	12
	11
	10
	9
262	8
193	8
450	8
	7
	6
	5
	4
	3
	2
	1
	P3
	P2
	P1
	G

### 316 Adelaide Street



Typical Floorplate	548m <sup>2</sup>
NLA	7,257m <sup>2</sup>
Direct Vacancy	777m <sup>2</sup>
Vacancy Rate %	10.71%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 725 - \$ 750/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	MRL Investments
Car Parks	-

	13
	12
	11
	10
215	9
188	9
	8
112	7
180	7
	6
82	6
	5
	4
	3
	2
	1
	G

### 333 Adelaide Street



Typical Floorplate	562m <sup>2</sup>
NLA	7,454m <sup>2</sup>
Direct Vacancy	183m <sup>2</sup>
Vacancy Rate %	2.46%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 695/m <sup>2</sup>
Precinct	Financial
Owner	Stadia Capital
Car Parks	14

	13
	12
	11
	10
	9
129	9
	8
	7
	6
	5
	4
	3
	2
	1
	G
54	G



### 340 Adelaide Street



Typical Floorplate	853m <sup>2</sup>
NLA	13,059m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 725/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	Forza Capital
Car Parks	94

	16
	15
	14
	13
	12
	11
	10
	9
	8
	7
	6
	5
	4
	3
	2
	1
	G

### 348 Edward Street



Typical Floorplate	880m <sup>2</sup>
NLA	11,488m <sup>2</sup>
Direct Vacancy	640m <sup>2</sup>
Vacancy Rate %	5.57%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	191m <sup>2</sup>
Asking Rent \$	\$ 775/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	Centuria
Car Parks	131

	15
	14
	13
	12
	11
	10
	9
	8
	7
	6
	5
	4
	3
	2
	1
	G

### 355 Queen Street



Typical Floorplate	157m <sup>2</sup>
NLA	1,050m <sup>2</sup>
Direct Vacancy	471m <sup>2</sup>
Vacancy Rate %	44.86%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 650/m <sup>2</sup>
Precinct	Financial
Owner	Private
Car Parks	-

	6
	5
	4
	3
	2
	1
	G

### 359 Queen Street



Typical Floorplate	347m <sup>2</sup>
NLA	2,429m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Financial
Owner	Private
Car Parks	-

	7
	6
	5
	4
	3
	2
	1
	G

### 369 Ann Street



Typical Floorplate	590 - 920m <sup>2</sup>
NLA	6,700m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ TBC/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	BNG
Car Parks	72

	8
	7
	6
	5
	4
	3
	2
	1
	G

### 388 Queen Street



Typical Floorplate	371m <sup>2</sup>
NLA	6,275m <sup>2</sup>
Direct Vacancy	2,932m <sup>2</sup>
Vacancy Rate %	46.73%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 650 - \$ 675/m <sup>2</sup>
Precinct	Financial
Owner	Sam Chong
Car Parks	-

	14
	13
	12
	11
	10
	9
	8
	7
	6
	5
	4
	3
	2
	1
	G

### 410 Ann Street



Typical Floorplate	833 - 1,247m <sup>2</sup>
NLA	20,521m <sup>2</sup>
Direct Vacancy	374m <sup>2</sup>
Vacancy Rate %	1.82%
Pending Vacancy	3,741m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 690 - \$ 715/m <sup>2</sup>
Precinct	Transit/Uptown
Owner	Mirvac
Car Parks	694

	W
	6
	5
	4
	3
	2
	1
	G
	E
	12
	11
	10
	9
	8
	7
	6
	5
	4
	3
	2
	1
	G

### 410 Queen Street



Typical Floorplate	392m <sup>2</sup>
NLA	5,622m <sup>2</sup>
Direct Vacancy	767m <sup>2</sup>
Vacancy Rate %	13.64%
Pending Vacancy	549m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$ 825 - \$ 850/m <sup>2</sup>
Precinct	Financial
Owner	PGA
Car Parks	42

	14
	13
	12
	11
	10
	9
	8
	7
	6
	5
	4
	3
	2
	1
	G

420 George Street



Typical Floorplate	466m <sup>2</sup>	13
NLA	6,017m <sup>2</sup>	12
Direct Vacancy	0m <sup>2</sup>	11
Vacancy Rate %	0.00%	10
Pending Vacancy	0m <sup>2</sup>	9
Sublease Vacancy	0m <sup>2</sup>	8
Asking Rent \$	\$ 675/m <sup>2</sup>	7
Precinct	Legal	6
Owner	Dymocks	5
Car Parks	12	4
		3
		2
		1
		G

484 Adelaide Street



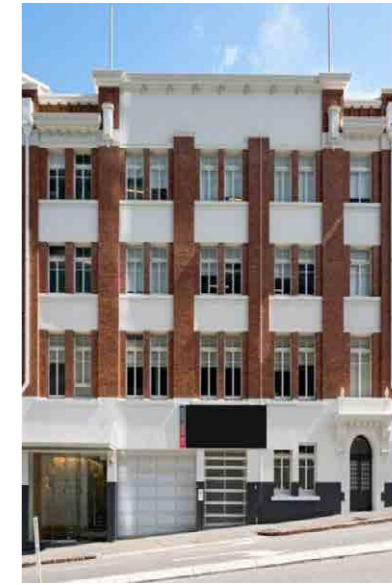
Typical Floorplate	484m <sup>2</sup>	
NLA	786m <sup>2</sup>	
Direct Vacancy	0m <sup>2</sup>	
Vacancy Rate %	0.00%	
Pending Vacancy	0m <sup>2</sup>	
Sublease Vacancy	0m <sup>2</sup>	
Asking Rent \$	\$ TBC/m <sup>2</sup>	
Precinct	Transit/Uptown	
Owner	Malouf Invest	
Car Parks	-	1
		G

488 Queen Street



Typical Floorplate	390 - 850m <sup>2</sup>	
NLA	4,382m <sup>2</sup>	
Direct Vacancy	1,820m <sup>2</sup>	
Vacancy Rate %	41.53%	
Pending Vacancy	0m <sup>2</sup>	
Sublease Vacancy	0m <sup>2</sup>	
Asking Rent \$	\$ 715/m <sup>2</sup>	
Precinct	Financial	
Owner	MRL Investments	
Car Parks	44	
		10
		9
		8
		7
		6
		5
		4
		3
		2
		1
		G

490 Adelaide Street



Typical Floorplate	410m <sup>2</sup>	
NLA	1,292m <sup>2</sup>	
Direct Vacancy	410m <sup>2</sup>	
Vacancy Rate %	31.73%	
Pending Vacancy	0m <sup>2</sup>	
Sublease Vacancy	0m <sup>2</sup>	
Asking Rent \$	\$ 750/m <sup>2</sup>	
Precinct	Transit/Uptown	
Owner	Malouf Invest	
Car Parks	-	3
		2
		1
		G

500 Queen Street



Typical Floorplate	422m <sup>2</sup>	60	130	14
NLA	7,219m <sup>2</sup>	213		13
Direct Vacancy	1,497m <sup>2</sup>	250		12
Vacancy Rate %	20.74%			11
Pending Vacancy	1,420m <sup>2</sup>			10
Sublease Vacancy	0m <sup>2</sup>	422		9
Asking Rent \$	\$ 795 - \$ 850/m <sup>2</sup>	422		8
Precinct	Financial			7
Owner	Shakespeare Group			6
Car Parks	54			5
				4
				3
				2
				1
				G

510 Adelaide Street



Typical Floorplate	TBCm <sup>2</sup>	
NLA	811m <sup>2</sup>	
Direct Vacancy	0m <sup>2</sup>	
Vacancy Rate %	0.00%	
Pending Vacancy	0m <sup>2</sup>	
Sublease Vacancy	0m <sup>2</sup>	
Asking Rent \$	\$ TBC/m <sup>2</sup>	
Precinct	Financial	
Owner	Malouf Invest	
Car Parks	-	3
		2
		1
		G

549 Queen Street



Typical Floorplate	522m <sup>2</sup>	
NLA	2,162m <sup>2</sup>	
Direct Vacancy	522m <sup>2</sup>	
Vacancy Rate %	24.14%	
Pending Vacancy	0m <sup>2</sup>	
Sublease Vacancy	0m <sup>2</sup>	
Asking Rent \$	\$ 775/m <sup>2</sup>	
Precinct	Transit/Uptown	
Owner	Malouf Invest	
Car Parks	19	
		3
		2
		1
		G



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**Vacancy Tracker:  
November 2024**



**Represented Tenant Report:  
3Q 24**



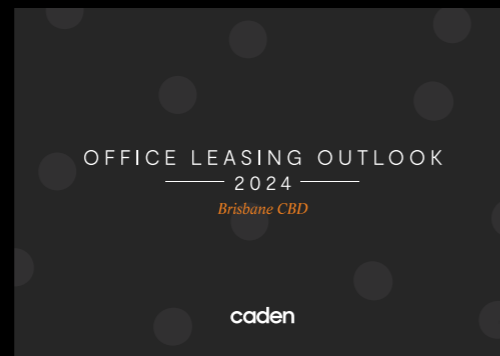
**Spec Suite Tracker:  
2Q & 3Q 24**



**Deals Transacted:  
2Q 24**



**Caden Stock Update:  
December 2024**



**Office Leasing Outlook 2024**

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