

Vacancy Tracker

February 2025



caden
Intellectual Property

A seemingly active start to 2025 amounts to not much...

Even with a sense of urgency and activity predominating discussions in the first month of the working there is not much to show for it with only a 0.12% reduction in CBD vacancy to kick off 2025. Casting an eye forward, two new developments are set for completion in late 2025/early 2026 which will be the sole blip in Brisbane vacancy for the near future, not enough to outshine the remarkable leasing performance Brisbane has witnessed over the past two years (11.59% to 7.40%).

December 2024:
7.52%

February 2025:
7.40%

Over the holiday season, Premium Grade saw a 0.15% decline in vacancy through several transactions. This reduction was driven by a part-floor lease (-950 sqm) at 71 Eagle Street and a couple of spec fit outs securing tenants at 1 Eagle Street and 123 Eagle Street. Returning tenancies prevented further tightening, though the Grade remains in a stronger position than a year ago, marginally tighter and with more deal activity.

Following a significant decline of 2.09% in vacancy during the second half of 2024, the A Grade market has not had the strong start it anticipated. Limited deal flow, combined with the return of whole floors to the market at 145 Ann St and 240 Queen St, has contributed to a 0.22% increase in vacancy this month. With its impending completion 360 Queen St has been added to official numbers but commences with ~75% precommitment.

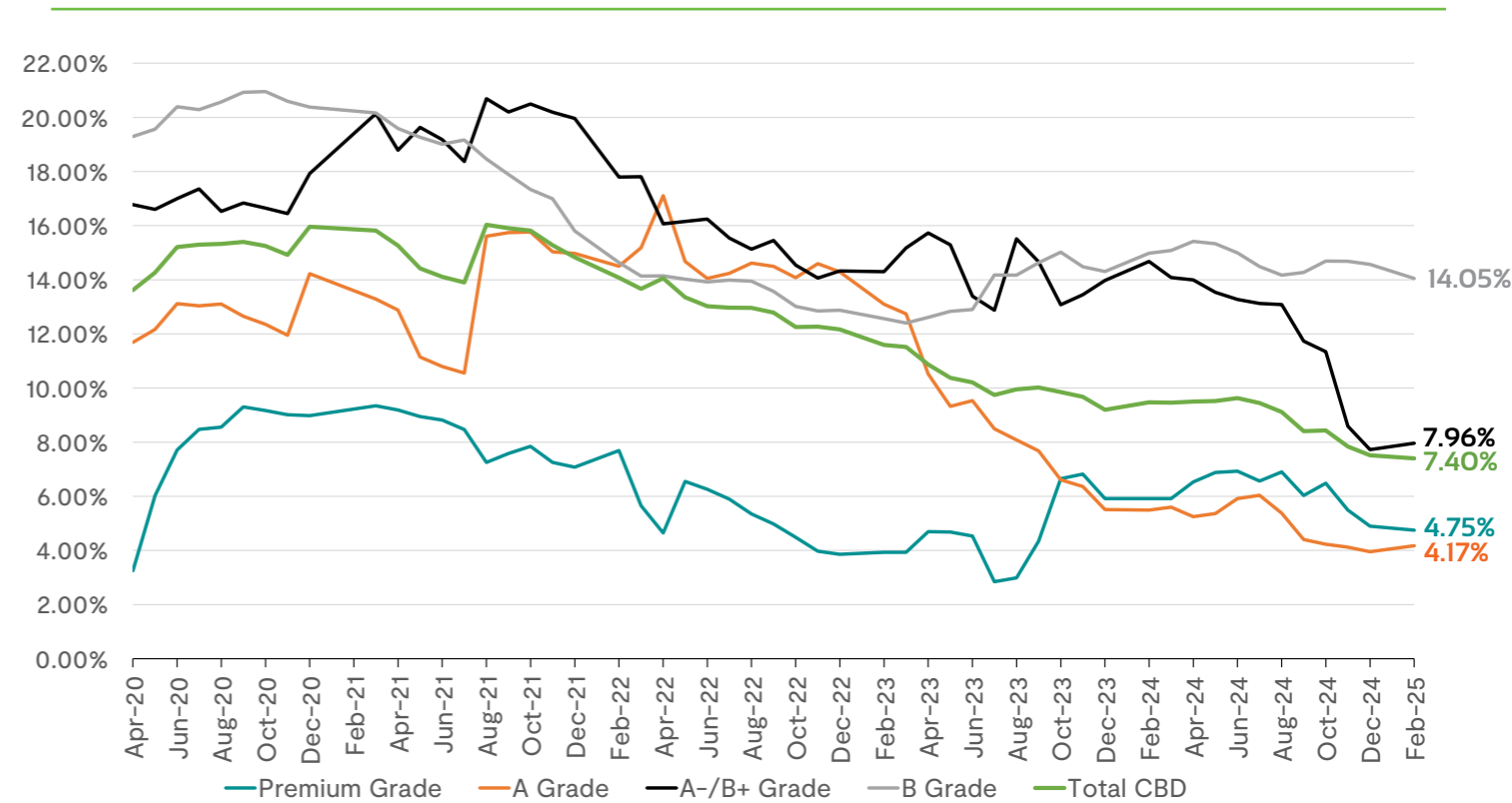
Even with relatively strong deal volumes, A-/B+ Grade followed a similar trajectory to A Grade. Leasing activity amounted to ~2,700 sqm but was overshadowed by ~3,300 sqm returning to the market, leading to a slight 0.24% vacancy increase. 215 Adelaide St was the most active building this month, securing around 1,100 sqm in deals while adding two spec suites on Levels 18 and 27. At the same

time, two full floors were returned to market.

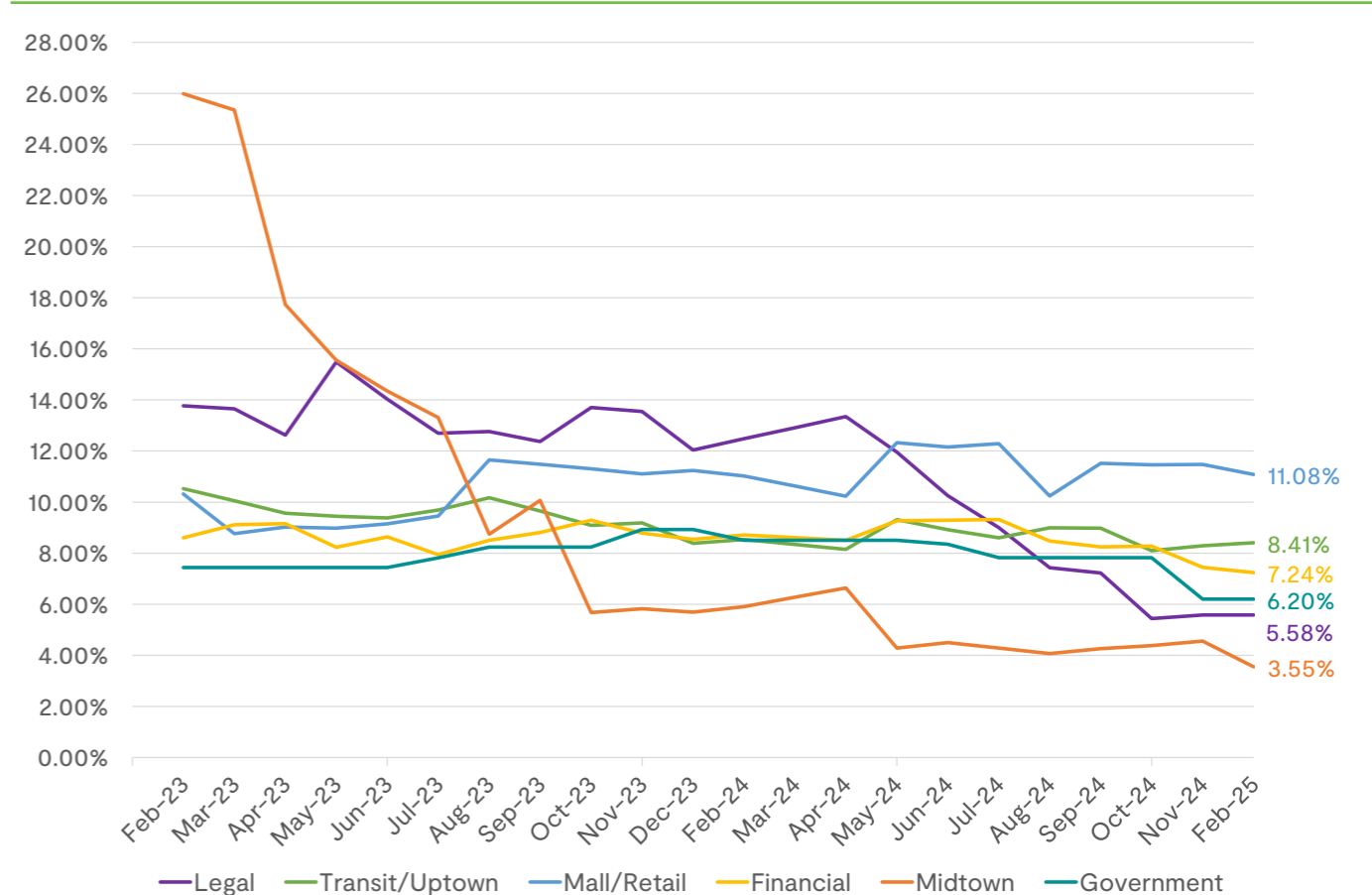
B Grade has seen one of the sharpest declines in vacancy rates over the past 12 months, with approximately -5,500 sqm of leasing activity driving the 0.51% reduction to 14.05%. This was underpinned by a rare turn of events, with the Grade recording not one, but two multi-floor transactions during the reporting period. Toll Group leased two floors at 144 Edward St (~1,500 sqm), while a signed Heads of Agreement took out ~1,400 sqm at 15 Adelaide St. Both tenants are expanding their footprint to accommodate growth.

→ Toll Group's recent lease at 144 Edward St has further constrained Midtown's vacancy rate, reducing it by 1.01% to 3.55%. This precinct largely consists of fitted <500 sqm suites with the largest vacancy being two full floors at 123 Albert St. Whilst the latter is expected to take some time to lease, the smaller fitted spaces are expected to be taken up promptly throughout the year which will reinforce Midtown as the CBD's tightest precinct.

Vacancy Rate by Grade (Apr '20 - Feb '25)



Vacancy Rate by Precinct (Feb '23 - Feb '25)



What's in store for the Brisbane CBD in 2025?

Here at Caden we are bullish on the prospect of a fruitful 2025 for not only Brisbane's leasing market, but the leasing and capital markets across the country. Each year brings new opportunities, challenges, and trends that shape investment decisions, drive tenant demand, and culminate in vacancy movement. In this Insights piece, we delve into our outlook for the Brisbane CBD office market, leveraging our expanding data pool to articulate how we envision things playing out.

This year, our analysis focuses on one key area: the expected shift in vacancy rates through backfill supply set to be realised in 2H25, and how this will impact deal parameters and the ongoing transformation within the office sector — especially the divergence between Prime and Secondary Grade markets.

Premium Grade:

Jan-25 to Jul-25:

Vacancy Change: **-1.2%** to 3.7%
 Projected Net Absorption: **+3,931 sqm**

Premium Grade will be faced with minimal vacancy exposure in the six months to Jul-25, with our records indicating a meagre -300 sqm of supply additions. With strong take up expected for best-in-class office accommodation, we anticipate a 1.2% contraction to 3.7% at Jul-25.

Jul-25 to Dec-25:

Vacancy Change: **+1.6%** to 5.3%
 Projected Net Absorption: **-5,196 sqm**

A softening is expected in 2H25 to account for the backfill supply additions through the completion of 360 Queen St. Two notable occupiers will be relocating to this new development, HopgoodGanim and Herbert Smith Freehills, expected to vacate -5,300 sqm and -5,000 sqm in 1 Eagle St and 480 Queen St, respectively. Despite strong absorption assumed in our vacancy model, it won't be enough to offset this supply resulting in Premium Grade to soften +1.6% to 5.3% at years' end.

A Grade

Jan-25 to Jul-25:

Vacancy Change: **-1.1%** to 2.8%
 Projected Net Absorption: **+9,179 sqm**

Momentum may be tough to generate in the first half of 2025 for A Grade owners as the space that remains in the Grade at its now 3.9% vacancy rate is not the Grade's best space. There are some trickier leasing deals to be done to generate positive net absorption, and although demand may be strong enough, we see limited opportunities for the major vacancy tranches (145 Ann St & 300 George St) to get dealt within this timeframe.

Jul-25 to Dec-25:

Vacancy Change: **+1.5%** to 4.3%
 Projected Net Absorption: **-13,625 sqm**

2H25 will be a challenging period due to the delivery of 205 North Quay and 360 Queen St and the subsequent backfill vacancy amounting to ~48,000 sqm from various occupiers committed to both developments respectively. A loosely similar scenario unfolded in Brisbane in 2021 with the redevelopment of Midtown Centre (44,000 sqm A Grade office building), though it is worth noting that a higher percentage of upcoming space has been pre-committed in 2025. This may also be somewhat well-timed for A Grade as the supply of single and multi-floor opportunities has become drastically undercooked. As there will be a greater pool of desirable spaces entering the market in 2H (as noted in the below table), it was expected that some of these spaces will be absorbed and mitigate supply pressures over the period.

Building	Anticipated Vacancy (sqm)
140 Creek St	8,522
140 Elizabeth St	9,942
400 George St	9,948
70 Eagle St (building refurbishment)	4,270

Premium & A Grade Vacancy Forecast



What's in store for the Brisbane CBD in 2025?

A-/B+ Grade:

Jan-25 to Jul-25:

Vacancy Change: -1.6% to 6.2%

Projected Net Absorption: +4,122 sqm

A-/B+ Grade is poised to build on its recent strong absorption, only enhanced by the limited opportunities available to tenants in A Grade, an effect which will be coupled with limited supply additions amounting to ~2,500 sqm in A-/B+, providing the foundations for the Grade to contract through 1H25 to 6.2%. As rents in higher Grades continue to rise and the availability of better space reduces, we see A-/B+ as the key performer for a second year in a row.

Jul-25 to Dec-25:

Vacancy Change: -0.4% to 5.7%

Projected Net Absorption: +1,103 sqm

The second half of the year is expected to see continued contraction in the A-/B+ Grade market, albeit at a more measured pace, as a larger volume of space (~3,900 sqm) returns to the market. While absorption is expected to remain strong, we have adopted a more conservative outlook, recognising that A Grade landlords will actively target occupiers looking to relocate. This competition from higher Grade assets may limit the ability of A-/B+ Grade buildings to capture tenant demand.

B Grade:

Jan-25 to Jul-25:

Vacancy Change: -1.9% to 12.6%

Projected Net Absorption: +10,016 sqm

With knowledge of several whole floor deals nearing completion, the B Grade office market is expected for a strong start to the year with significant absorption expected in the early months. As full floor transactions are typically scarce, the usual wave of smaller deals (<500 sqm) will only stand to further the improvement. Whilst further larger transactions is expected to remain limited, we anticipate demand for part floor suites to remain strong and chip away at vacancy in 1H.

Jul-25 to Dec-25:

Vacancy Change: -0.2% to 12.4%

Projected Net Absorption: +1,304 sqm

Much like other grades, we expect B Grade to encounter a plateau in 2H25 due the pressure created by the backfill space hitting the market. Prime Grade landlords will become more "competitive" on deal parameters and therefore the shift in preference for higher grade assets may be even more compelling over this period. We cast an eye to 2026 as the year of opportunity for B Grade owners once the bulk of backfill space has been absorbed and the market has taken a breath – that is when B Grade may be the last game in town.

Overall Brisbane CBD Market:

Jan-25 to Jul-25:

Vacancy Change: -1.4% to 6.1%

Projected Net Absorption: +27,248 sqm

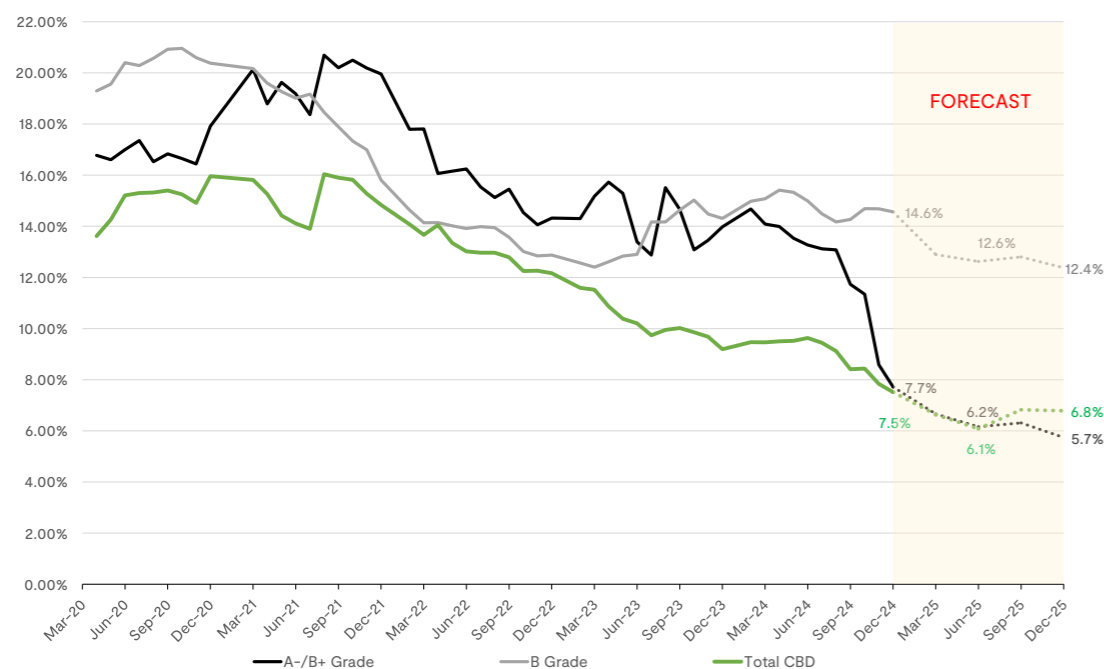
Jul-25 to Dec-25:

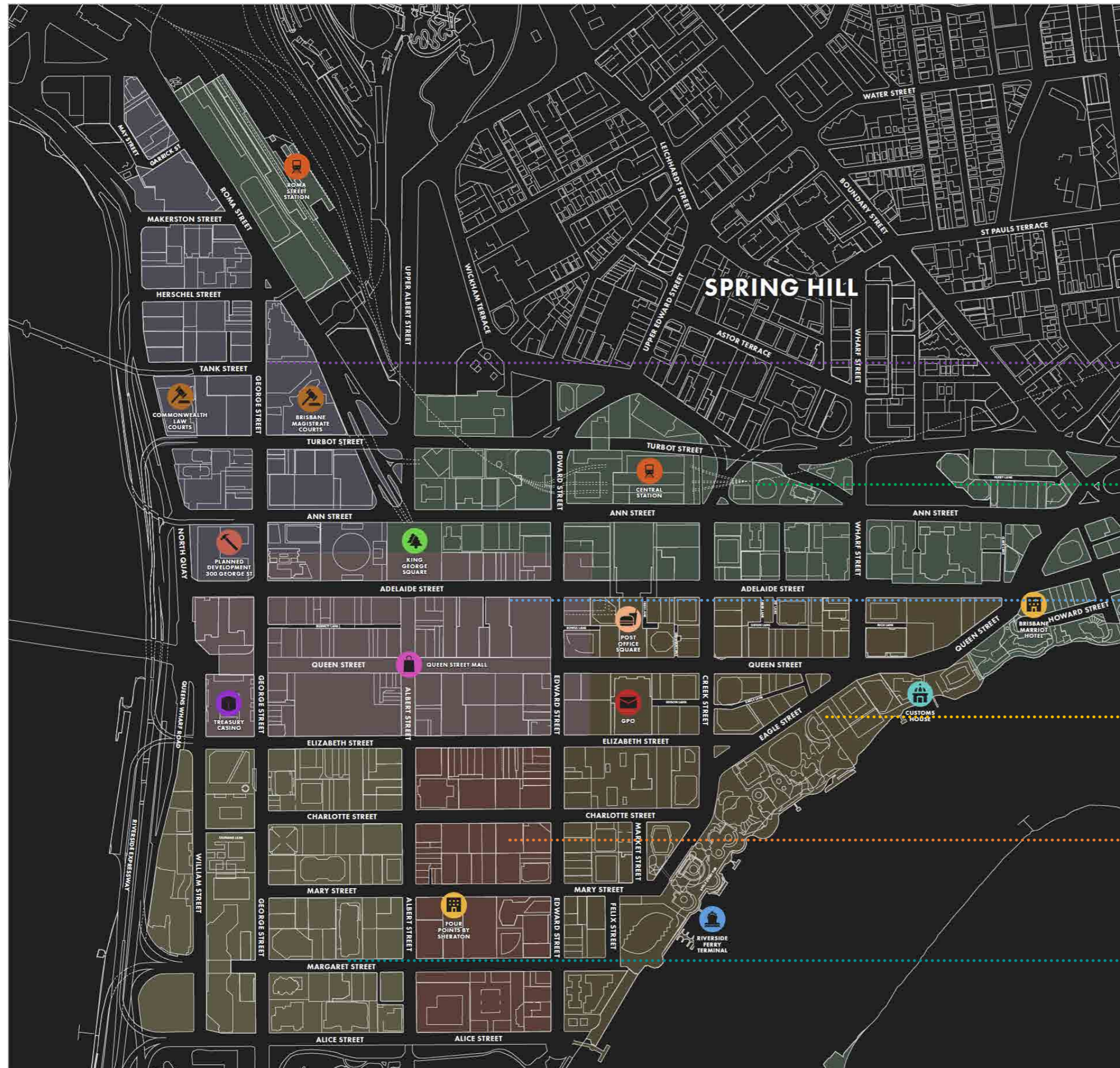
Vacancy Change: +0.7% to 6.8%

Projected Net Absorption: -16,414 sqm

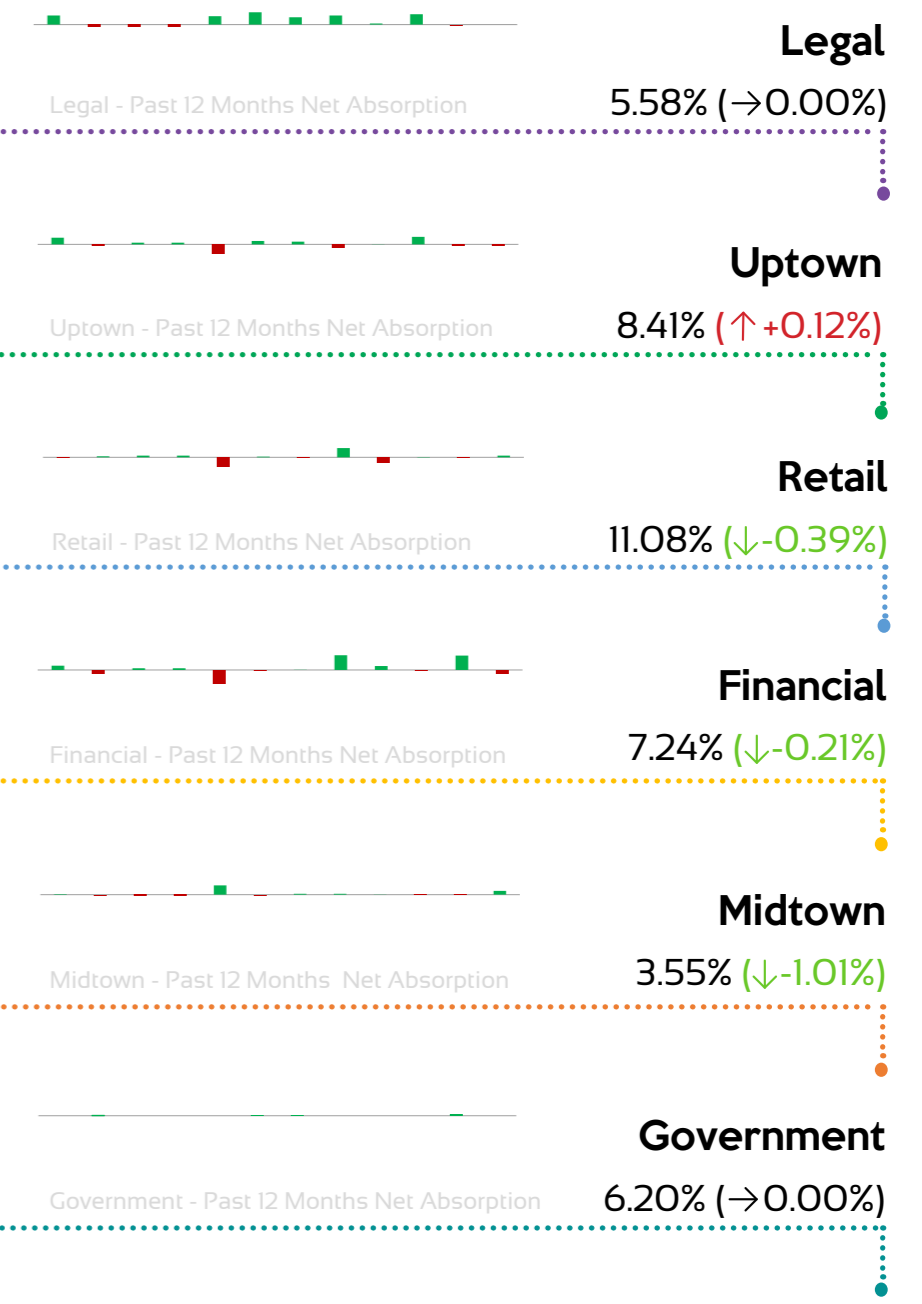
Overall, we expect leasing momentum to continue positively in 1H25 and then to be offset in 2H25 as the market is met with substantial backfill space. Any reduction in vacancy through 1H25 is expected to place upward pressure on rents, which will cushion some of the risks in the second half of the year when backfill supply hits the market and results in a net neutral leasing environment. We also foresee the repurposing of existing fit outs continuing to be a key strategy for landlords to capture occupier demand needs and minimise downtime. Additionally, as the calibre and quality of office continues to increase, the upgrade and repositioning of secondary assets will be essential to staying competitive in an increasingly discerning market.

A-/B+ & B Grade Vacancy Forecast





VACANCY BY PRECINCT





Premium Grade

Market summary

Total NLA	321,841m ²
Total Direct Vacancy	↓ 12,794m ²
Direct Vacancy Rate	↓ 3.98%
Sublease Vacancy	↑ 2,482m ²
Total Vacancy Rate	↓ 4.75%
Pending Vacancy	↑ 15,558m ²

1 Eagle Street - Waterfront Place



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Typical Floorplate	1,792 - 1,868m ²
NLA	60,000m ²
Direct Vacancy	2,918m ²
Vacancy Rate %	4.86%
Pending Vacancy	5,376m ²
Sublease Vacancy	269m ²
Asking Rent \$	\$ 1,195 - \$ 1,300/m ²
Precinct	Financial
Owner	Dexus
Car Parks	493

71 Eagle Street - Riparian Plaza



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Typical Floorplate	1,207 - 1,247m ²
NLA	30,000m ²
Direct Vacancy	7,785m ²
Vacancy Rate %	25.95%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 1,125 - \$ 1,250/m ²
Precinct	Financial
Owner	Bloomberg
Car Parks	213

80 Ann Street - Heritage Lanes



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

111 Eagle Street - One One One



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Typical Floorplate	1,500m ²
NLA	64,041m ²
Direct Vacancy	897m ²
Vacancy Rate %	1.40%
Pending Vacancy	0m ²
Sublease Vacancy	1,501m ²
Asking Rent \$	\$ 1,150 - \$ 1,375/m ²
Precinct	Financial
Owner	GPT
Car Parks	115

123 Eagle Street - Riverside Centre



Typical Floorplate	1,500m ²
NLA	51,600m ²
Direct Vacancy	709m ²
Vacancy Rate %	1.37%
Pending Vacancy	0m ²
Sublease Vacancy	197m ²
Asking Rent \$	\$ 1,150 - \$ 1,300/m ²
Precinct	Financial
Owner	GPT
Car Parks	540

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197	37
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427	34
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480 Queen Street



Typical Floorplate	2,700m ²
NLA	56,200m ²
Direct Vacancy	120m ²
Vacancy Rate %	0.21%
Pending Vacancy	10,182m ²
Sublease Vacancy	515m ²
Asking Rent \$	\$ 1,100 - \$ 1,200/m ²
Precinct	Financial
Owner	Dexus
Car Parks	265

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1697	32
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1697	19
1697	18
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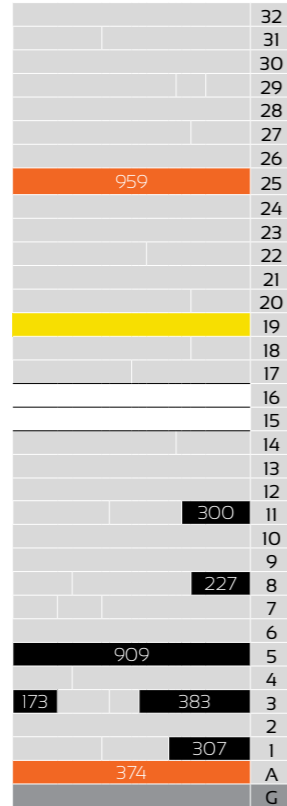


A Grade

Market summary

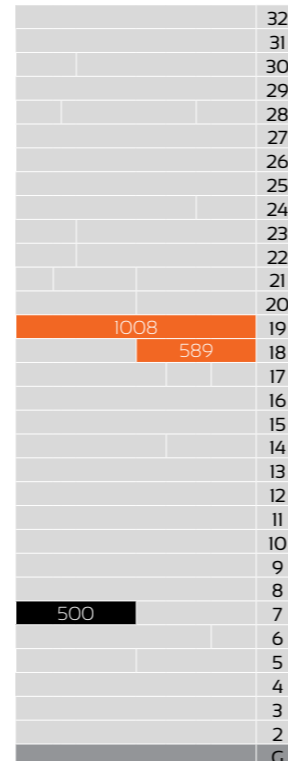
Total NLA	↑ 846,347m ²
Total Direct Vacancy	↑ 26,789m ²
Direct Vacancy Rate	↑ 3.17%
Sublease Vacancy	→ 8,515m ²
Total Vacancy Rate	↑ 4.17%
Pending Vacancy	↑ 58,692m ²

10 Eagle Street - Gold Tower



Typical Floorplate	950m ²
NLA	28,190m ²
Direct Vacancy	2,299m ²
Vacancy Rate %	8.16%
Pending Vacancy	1,333m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 975 - \$ 995/m ²
Precinct	Financial
Owner	Marquette
Car Parks	-

12 Creek Street - Blue Tower



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

12 Creek Street - The Annex



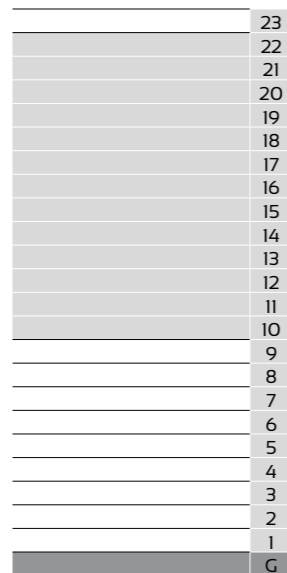
Typical Floorplate	625m ²
NLA	7,074m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	625m ²
Sublease Vacancy	855m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Financial
Owner	Marquette
Car Parks	311

32 Turbot Street - Santos Place



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

53 Albert Street



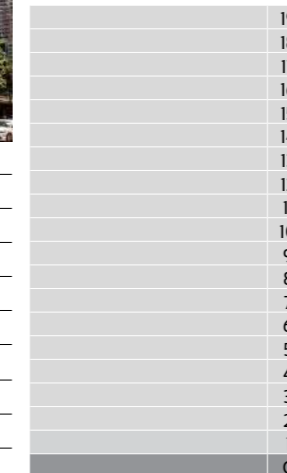
Typical Floorplate	1,450m ²
NLA	18,440m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Midtown
Owner	JP Morgan/NTT UD
Car Parks	580

55 Elizabeth Street



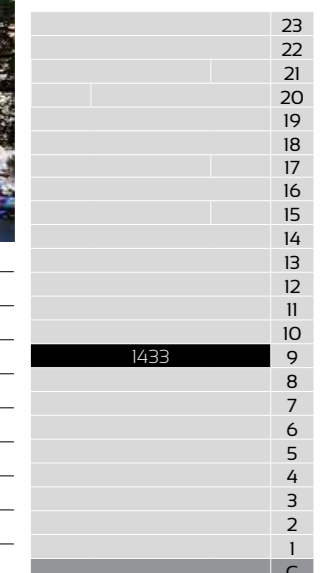
Typical Floorplate	1,200m ²
NLA	18,000m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Government
Owner	Elanor
Car Parks	55

60 Albert Street - AM60



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

66 Eagle Street - Central Plaza 2



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

70 Eagle Street - Central Plaza 3



Typical Floorplate	854m ²
NLA	11,500m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	5,124m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 950/m ²
Precinct	Financial
Owner	Hancock Properties
Car Parks	63

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854	6
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100 Creek Street



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

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853	9
269	8
720	7
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123 Albert Street



Typical Floorplate	1,604m ²
NLA	39,000m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	3,026m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 950/m ²
Precinct	Midtown
Owner	Dexus
Car Parks	382

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140 Creek Street



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

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515	24
1235	23
1238	22
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140 Elizabeth Street



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

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1073	9
1073	8
1073	7
1074	6
1074	5
1074	4
1027	3
1401	2
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145 Ann Street



Typical Floorplate	1,144m ²
NLA	28,289m ²
Direct Vacancy	5,500m ²
Vacancy Rate %	19.44%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 885 - \$ 895/m ²
Precinct	Transit/Uptown
Owner	Aware Real Estate
Car Parks	127

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240	23
1136	22
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435	20
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155 Charlotte Street - Midtown Centre



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

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175 Eagle Street



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

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180 Ann Street



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

192 Ann Street



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225	PL

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

240 Queen Street



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Typical Floorplate	970 - 1,017m ²
NLA	28,287m ²
Direct Vacancy	1,515m ²
Vacancy Rate %	5.36%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 915 - \$ 950/m ²
Precinct	Financial
Owner	Quintessential
Car Parks	95

259 Queen Street



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

266 George Street



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1477	25
1476	24
1476	23
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Typical Floorplate	1,550m ²
NLA	58,175m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	4,428m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	-

275 George Street



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1274	8
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	G

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

300 George Street



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277	33
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1288	19
440	18
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1364	13
1363	12
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229	7
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266	5
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	G

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

300 Queen Street



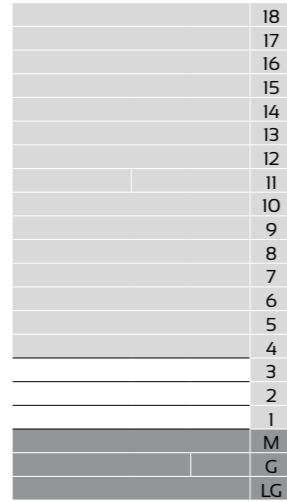
	24
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210	22
145	21
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833	19
833	18
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60	14
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112	11
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441	5
	4
769	3
	2
	1
	G

Typical Floorplate	833m ²
NLA	19,532m ²
Direct Vacancy	1,838m ²
Vacancy Rate %	9.41%
Pending Vacancy	1,592m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 875 - \$ 895/m ²
Precinct	Financial
Owner	ARA
Car Parks	128

310 Ann Street



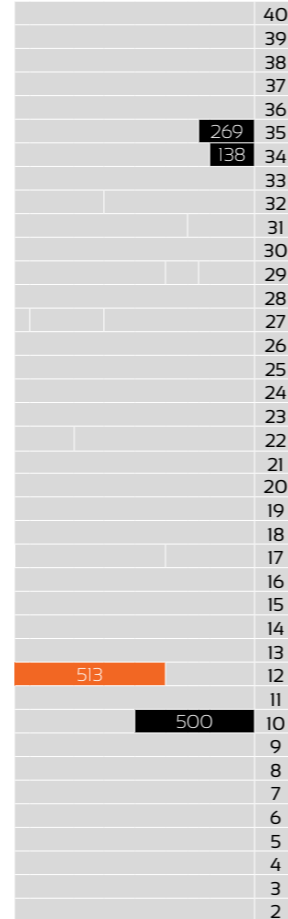
Typical Floorplate	1,147m ²
NLA	18,344m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Transit/Uptown
Owner	AsheMorgan
Car Parks	85



345 Queen Street - Central Plaza 1



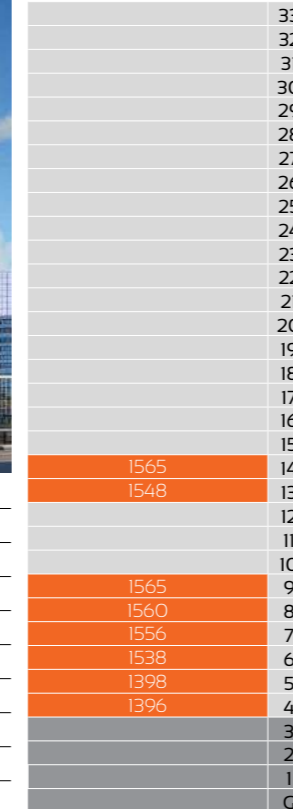
Typical Floorplate	1,100m ²
NLA	40,760m ²
Direct Vacancy	907m ²
Vacancy Rate %	2.23%
Pending Vacancy	513m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 925 - \$ 975/m ²
Precinct	Financial
Owner	ISPT
Car Parks	250



360 Queen Street



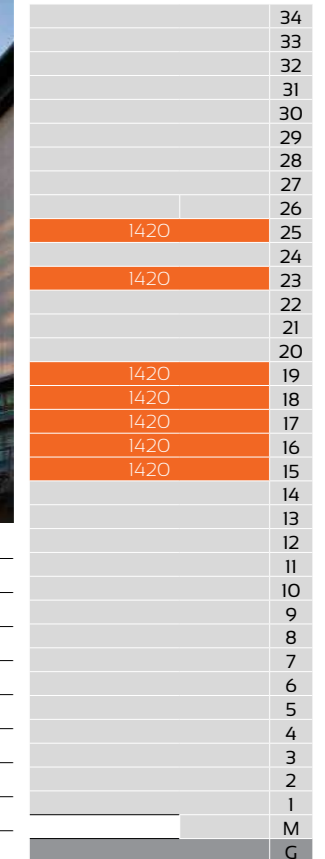
Typical Floorplate	1,396 - 1,626m ²
NLA	45,000m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	12,126m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 1,100/m ²
Precinct	Financial
Owner	Charter Hall/Investa
Car Parks	TBC

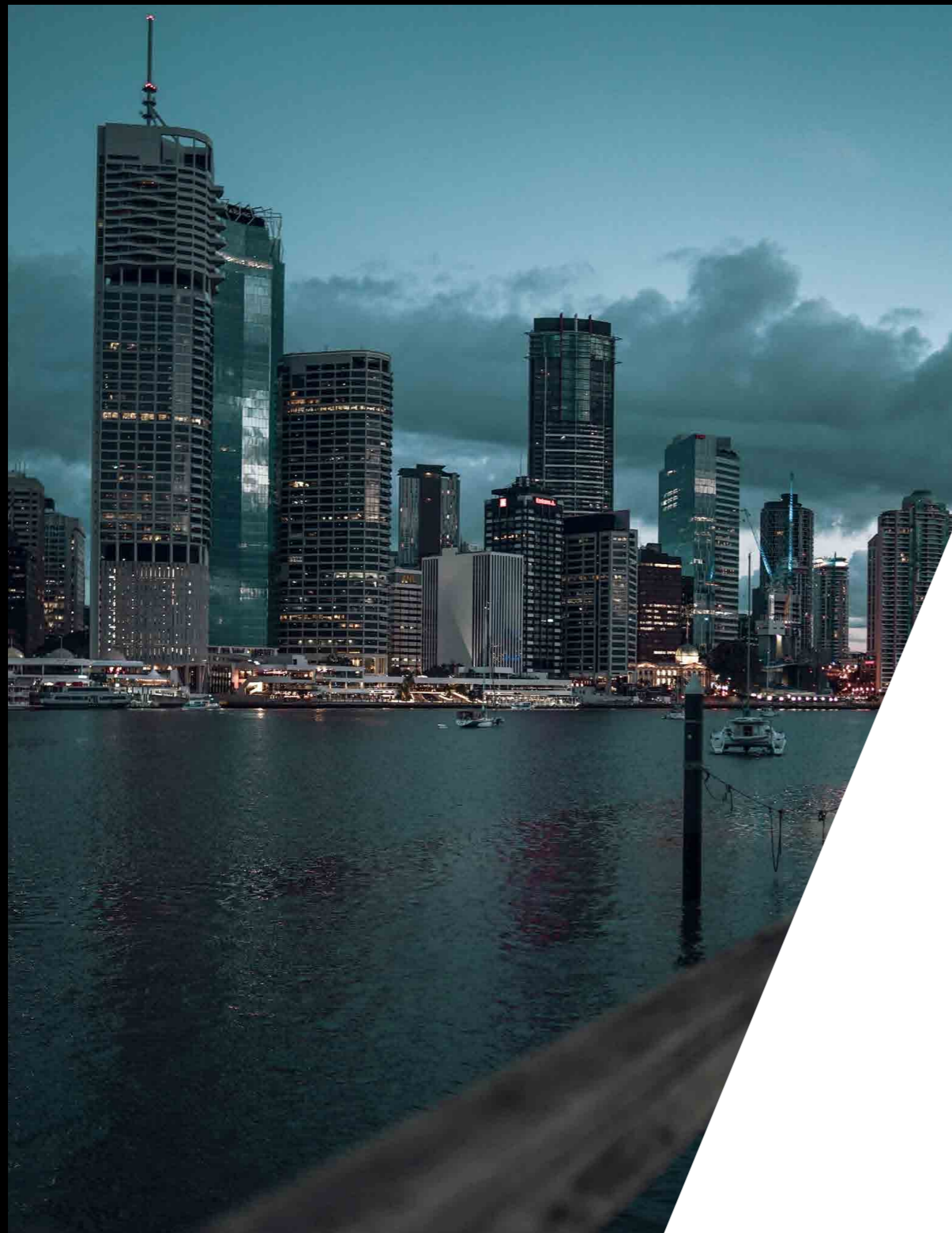


400 George Street



Typical Floorplate	1,369 - 1,454m ²
NLA	41,119m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	9,948m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 995 - \$ 1,050/m ²
Precinct	Legal
Owner	Cromwell
Car Parks	223





A-/B+ Grade

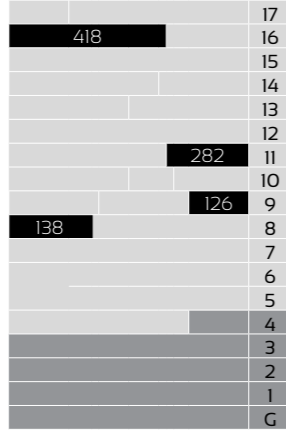
Market summary

Total NLA	263,403m ²
Total Direct Vacancy	↑ 17,735m ²
Direct Vacancy Rate	↑ 6.73%
Sublease Vacancy	↑ 3,234m ²
Total Vacancy Rate	↑ 7.96%
Pending Vacancy	↓ 8,611m ²

40 Creek Street



Typical Floorplate	642m ²
NLA	12,353m ²
Direct Vacancy	964m ²
Vacancy Rate %	7.80%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 860/m ²
Precinct	Financial
Owner	PGA
Car Parks	70



69 Ann Street



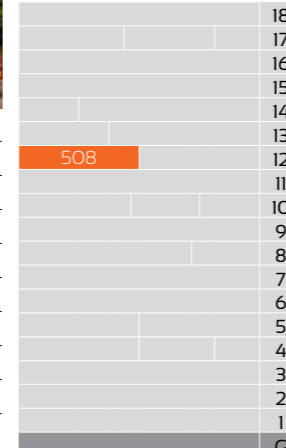
Typical Floorplate	1,192m ²
NLA	26,287m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 815 - \$ 825/m ²
Precinct	Legal
Owner	Charter Hall
Car Parks	168



120 Edward Street



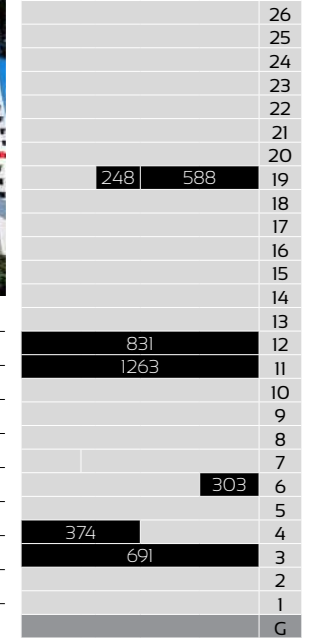
Typical Floorplate	967m ²
NLA	15,161m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	508m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 875/m ²
Precinct	Midtown
Owner	Clarence Property
Car Parks	99



179 Turbot Street - Turbot Place



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



200 Adelaide Street



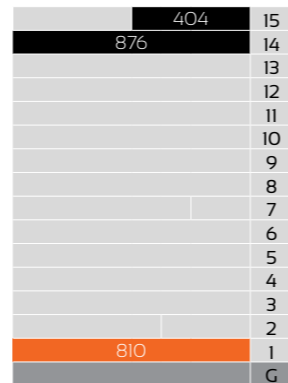
Typical Floorplate	1,257m ²
NLA	5,939m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Transit/Uptown
Owner	Elanor
Car Parks	-



201 Charlotte Street



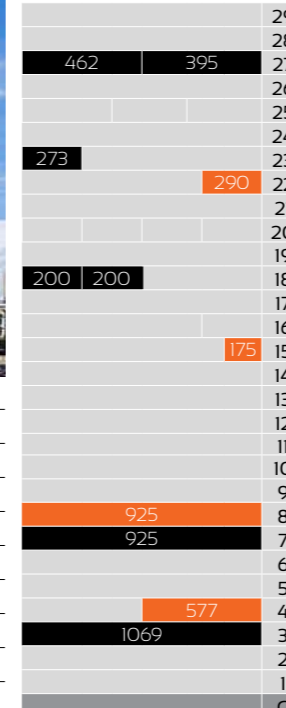
Typical Floorplate	876m ²
NLA	13,420m ²
Direct Vacancy	1,280m ²
Vacancy Rate %	9.54%
Pending Vacancy	810m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 845/m ²
Precinct	Financial
Owner	Kyko
Car Parks	149



215 Adelaide Street



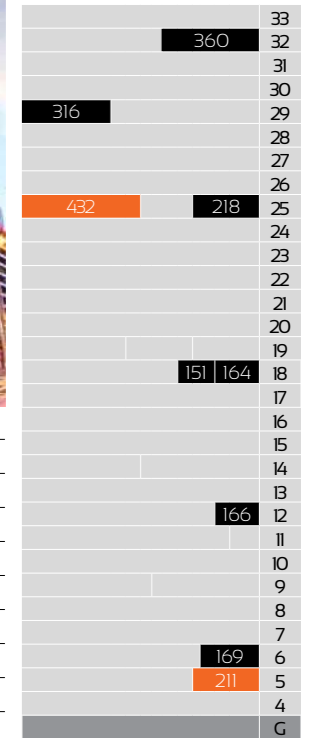
Typical Floorplate	952m ²
NLA	26,000m ²
Direct Vacancy	3,524m ²
Vacancy Rate %	13.55%
Pending Vacancy	1,792m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 850/m ²
Precinct	Financial
Owner	Elanor
Car Parks	-



239 George Street



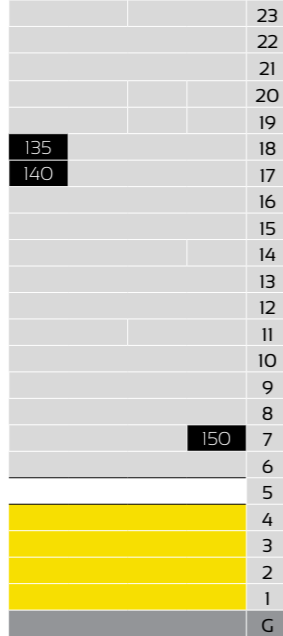
Typical Floorplate	877m ²
NLA	24,398m ²
Direct Vacancy	1,544m ²
Vacancy Rate %	6.33%
Pending Vacancy	643m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$800 - \$ 840/m ²
Precinct	Mall/Retail
Owner	Proprium Capital
Car Parks	113



260 Queen Street



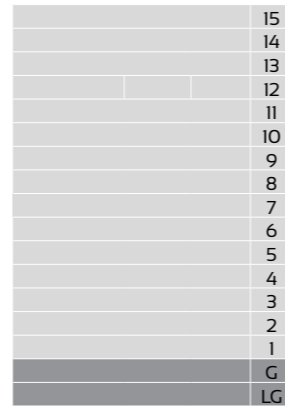
Typical Floorplate	436 - 1,060m ²
NLA	11,600m ²
Direct Vacancy	425m ²
Vacancy Rate %	3.66%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 875 - \$ 895/m ²
Precinct	Financial
Owner	Sam Chong
Car Parks	-



295 Ann Street



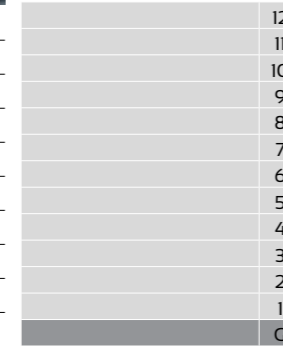
Typical Floorplate	1,200m ²
NLA	20,508m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 875/m ²
Precinct	Transit/Uptown
Owner	AsheMorgan
Car Parks	254



299 Adelaide Street



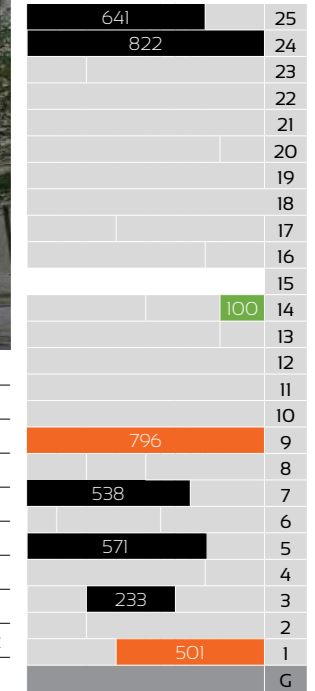
Typical Floorplate	670m ²
NLA	9,659m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 750/m ²
Precinct	Financial
Owner	UBS
Car Parks	46



307 Queen Street



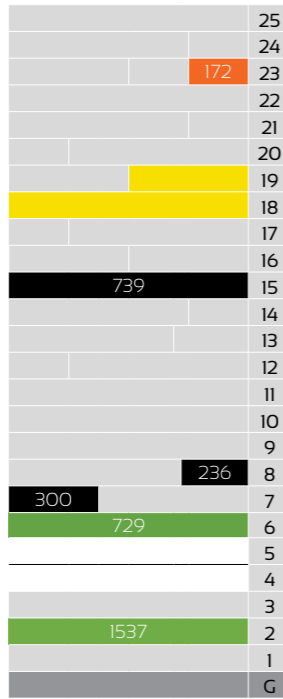
Typical Floorplate	796 - 822m ²
NLA	19,617m ²
Direct Vacancy	2,805m ²
Vacancy Rate %	14.30%
Pending Vacancy	1,297m ²
Sublease Vacancy	100m ²
Asking Rent \$	\$ 865 - \$ 925/m ²
Precinct	Financial
Owner	PGIM/Growthpoint
Car Parks	89



324 Queen Street



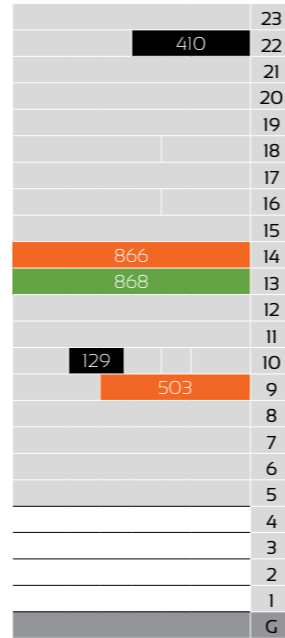
Typical Floorplate	739m ²
NLA	19,954m ²
Direct Vacancy	1,275m ²
Vacancy Rate %	6.39%
Pending Vacancy	172m ²
Sublease Vacancy	2,266m ²
Asking Rent \$	\$ 840/m ²
Precinct	Financial
Owner	Abacus
Car Parks	96



333 Ann Street



Typical Floorplate	867m ²
NLA	16,476m ²
Direct Vacancy	539m ²
Vacancy Rate %	3.27%
Pending Vacancy	1,369m ²
Sublease Vacancy	868m ²
Asking Rent \$	\$ 840 - \$ 850/m ²
Precinct	Transit/Uptown
Owner	RAM
Car Parks	142



414 George Street



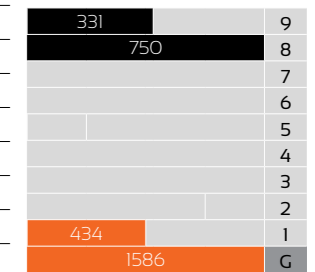
Typical Floorplate	1,650m ²
NLA	3,956m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Legal
Owner	Fife Capital
Car Parks	-



545 Queen Street



Typical Floorplate	750m ²
NLA	13,100m ²
Direct Vacancy	1,081m ²
Vacancy Rate %	8.25%
Pending Vacancy	2,020m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 750 - \$ 800/m ²
Precinct	Transit/Uptown
Owner	Cromwell
Car Parks	-





B Grade

Market summary

Total NLA	517,166m ²
Total Direct Vacancy	↓ 70,725m ²
Direct Vacancy Rate	↓ 13.68%
Sublease Vacancy	↓ 1,937m ²
Total Vacancy Rate	↓ 14.05%
Pending Vacancy	↑ 22,681m ²

2 Edward Street



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

			3
		200	2
			1
			G

10 Felix Street



Typical Floorplate	382m ²
NLA	4,741m ²
Direct Vacancy	2,374m ²
Vacancy Rate %	50.07%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 750/m ²
Precinct	Financial
Owner	AIMS
Car Parks	49

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				7
				6
				5
				4
		304	112	3
			597	2
			597	1
				G

15 Adelaide Street



Typical Floorplate	740m ²
NLA	10,449m ²
Direct Vacancy	3,441m ²
Vacancy Rate %	32.93%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 750 - \$ 795/m ²
Precinct	Mall/Retail
Owner	Proprium Capital
Car Parks	53

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												16
										739		15
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										146	174	7
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26 Wharf Street



Typical Floorplate	270m ²
NLA	3,052m ²
Direct Vacancy	270m ²
Vacancy Rate %	8.85%
Pending Vacancy	0m ²
Sublease Vacancy	270m ²
Asking Rent \$	\$ 650 - \$ 695/m ²
Precinct	Financial
Owner	Renweed Pty Ltd
Car Parks	9

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										270			2
													1
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30 Makerston Street



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

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33 Queen Street



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

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40 Tank Street



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

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46 Charlotte Street



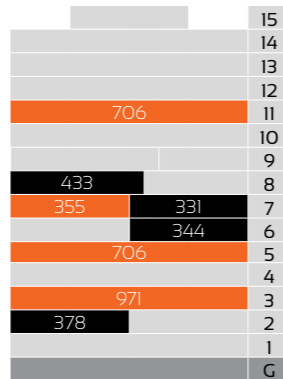
Typical Floorplate	433 - 790m ²
NLA	4,112m ²
Direct Vacancy	1,362m ²
Vacancy Rate %	33.12%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 675/m ²
Precinct	Government
Owner	Big Boom
Car Parks	30

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													431			5
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																3
													220	150	130	2
																1
																G

60 Edward Street



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



60 Queen Street



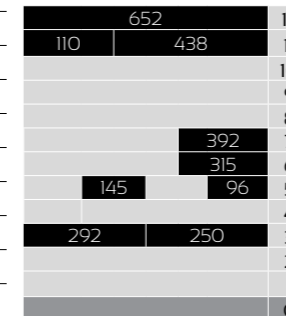
Typical Floorplate	798m ²
NLA	1,596m ²
Direct Vacancy	798m ²
Vacancy Rate %	50.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 650/m ²
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	-



79 Adelaide Street



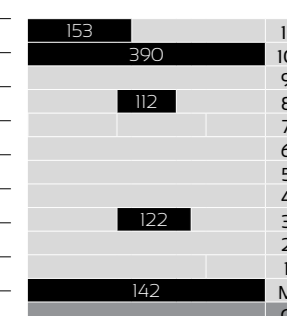
Typical Floorplate	604m ²
NLA	11,524m ²
Direct Vacancy	2,690m ²
Vacancy Rate %	23.34%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 705 - \$ 720/m ²
Precinct	Mall/Retail
Owner	Coombes/Drivas
Car Parks	47



82 Eagle Street



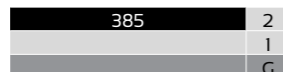
Typical Floorplate	387m ²
NLA	4,267m ²
Direct Vacancy	919m ²
Vacancy Rate %	21.54%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 670 - \$ 685/m ²
Precinct	Financial
Owner	Jen Retail
Car Parks	12



93 Edward Street



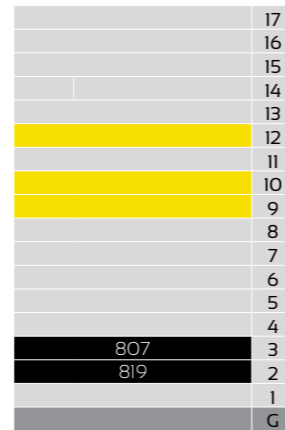
Typical Floorplate	380m ²
NLA	741m ²
Direct Vacancy	385m ²
Vacancy Rate %	51.96%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 875/m ²
Precinct	Financial
Owner	Pellegrino Group
Car Parks	-



95 North Quay



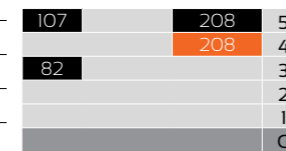
Typical Floorplate	473m ²
NLA	8,417m ²
Direct Vacancy	1,626m ²
Vacancy Rate %	19.32%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 695 - \$ 725/m ²
Precinct	Legal
Owner	EG Funds
Car Parks	99



99 Creek Street



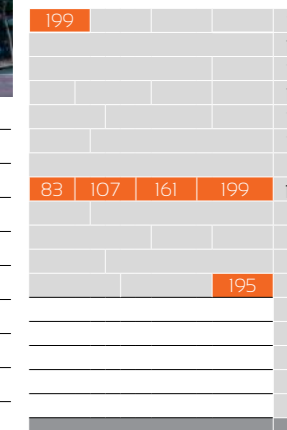
Typical Floorplate	700m ²
NLA	4,400m ²
Direct Vacancy	397m ²
Vacancy Rate %	9.02%
Pending Vacancy	208m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 750/m ²
Precinct	Financial
Owner	Coombes
Car Parks	24



100 Edward Street



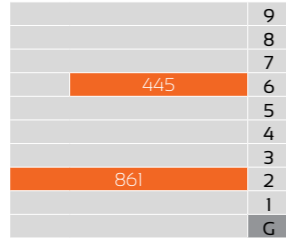
Typical Floorplate	585m ²
NLA	7,154m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	944m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 865/m ²
Precinct	Midtown
Owner	SLMC
Car Parks	109



102 Adelaide Street



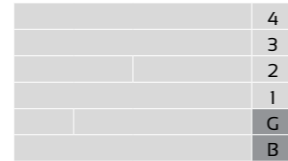
Typical Floorplate	950m ²
NLA	10,335m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	1,306m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Mall/Retail
Owner	Sam Chong
Car Parks	0



109 Edward Street



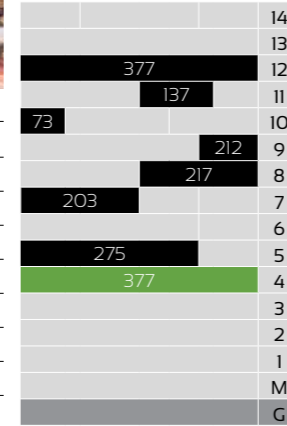
Typical Floorplate	495m ²
NLA	2,674m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 725/m ²
Precinct	Financial
Owner	Fife Capital
Car Parks	-



110 Eagle Street



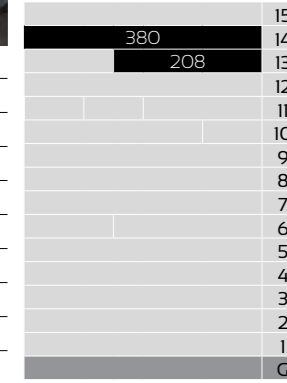
Typical Floorplate	377m ²
NLA	5,474m ²
Direct Vacancy	1,494m ²
Vacancy Rate %	27.29%
Pending Vacancy	0m ²
Sublease Vacancy	377m ²
Asking Rent \$	\$ 750 - \$ 775/m ²
Precinct	Financial
Owner	Capital Property
Car Parks	0



116 Adelaide Street



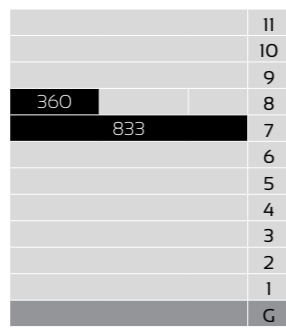
Typical Floorplate	376m ²
NLA	6,773m ²
Direct Vacancy	588m ²
Vacancy Rate %	8.68%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 715 - \$ 720/m ²
Precinct	Mall/Retail
Owner	Private
Car Parks	26



119 Charlotte Street



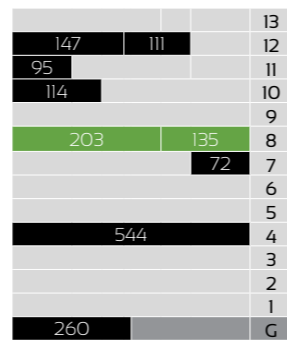
Typical Floorplate	830m ²
NLA	7,842m ²
Direct Vacancy	1,193m ²
Vacancy Rate %	15.21%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 780 - \$ 800/m ²
Precinct	Midtown
Owner	Samford Invest.
Car Parks	100



126 Margaret Street



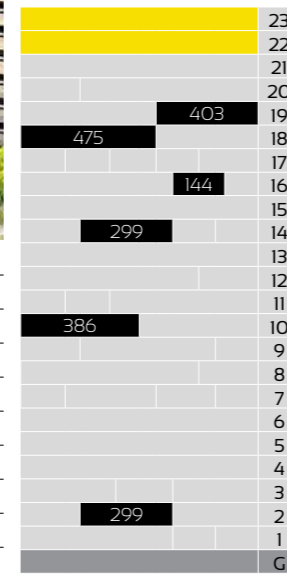
Typical Floorplate	355 - 544m ²
NLA	5,528m ²
Direct Vacancy	1,343m ²
Vacancy Rate %	24.29%
Pending Vacancy	0m ²
Sublease Vacancy	338m ²
Asking Rent \$	\$ 695/m ²
Precinct	Government
Owner	ADIG
Car Parks	49



127 Creek Street



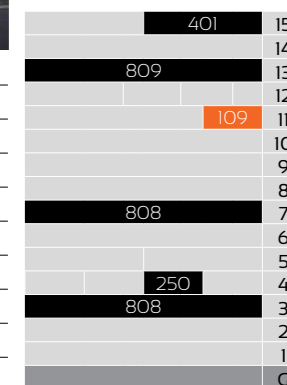
Typical Floorplate	790m ²
NLA	18,246m ²
Direct Vacancy	2,006m ²
Vacancy Rate %	10.99%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 750 - \$ 760/m ²
Precinct	Transit/Uptown
Owner	Firmus Capital
Car Parks	95



133 Mary Street



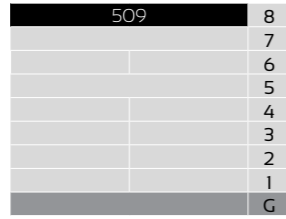
Typical Floorplate	807m ²
NLA	13,021m ²
Direct Vacancy	3,076m ²
Vacancy Rate %	23.62%
Pending Vacancy	109m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 740 - \$ 775/m ²
Precinct	Midtown
Owner	ESR
Car Parks	126



140 Ann Street



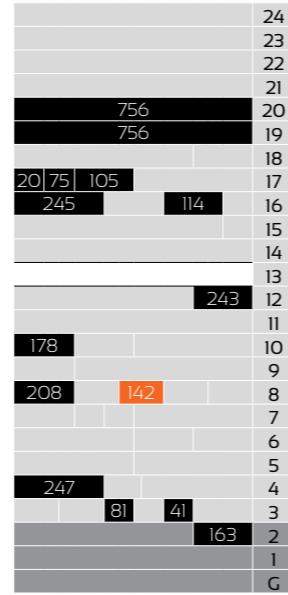
Typical Floorplate	500m ²
NLA	3,860m ²
Direct Vacancy	509m ²
Vacancy Rate %	13.19%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 735 - \$ 745/m ²
Precinct	Transit/Uptown
Owner	Wesley Mission
Car Parks	0



141 Queen Street



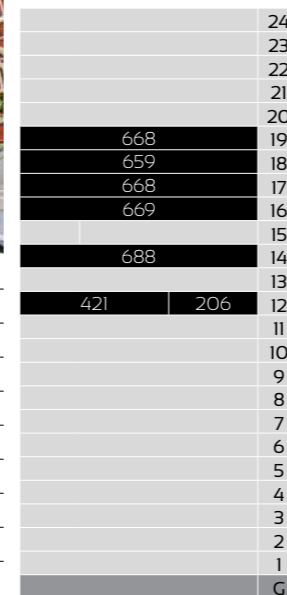
Typical Floorplate	756m ²
NLA	14,483m ²
Direct Vacancy	3,232m ²
Vacancy Rate %	22.32%
Pending Vacancy	142m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 695 - \$ 800/m ²
Precinct	Mall/Retail
Owner	Shayher Group
Car Parks	207



143 Turbot Street



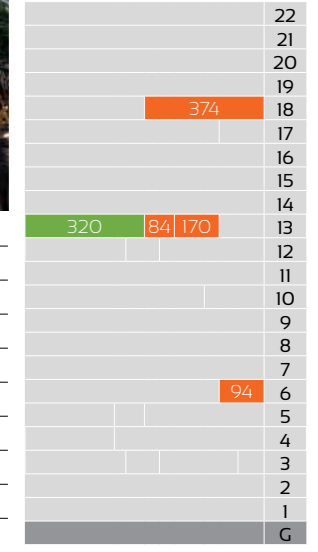
Typical Floorplate	700m ²
NLA	20,029m ²
Direct Vacancy	3,979m ²
Vacancy Rate %	19.87%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 675/m ²
Precinct	Transit/Uptown
Owner	Private
Car Parks	-



144 Edward Street



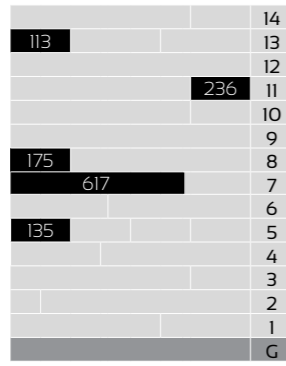
Typical Floorplate	769m ²
NLA	16,197m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	722m ²
Sublease Vacancy	320m ²
Asking Rent \$	\$ 855/m ²
Precinct	Midtown
Owner	Precision Group
Car Parks	75



145 Eagle Street



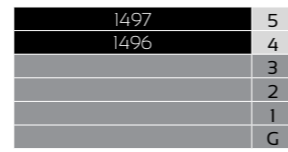
Typical Floorplate	804m ²
NLA	11,469m ²
Direct Vacancy	1,276m ²
Vacancy Rate %	11.13%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 860 - \$ 880/m ²
Precinct	Financial
Owner	BPQ Group
Car Parks	97



149 Adelaide Street



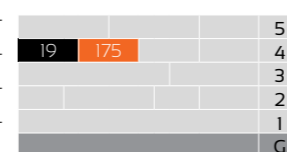
Typical Floorplate	1,496m ²
NLA	2,993m ²
Direct Vacancy	2,993m ²
Vacancy Rate %	100.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 795/m ²
Precinct	Mall/Retail
Owner	Vicinity Centres
Car Parks	-



150 Edward Street



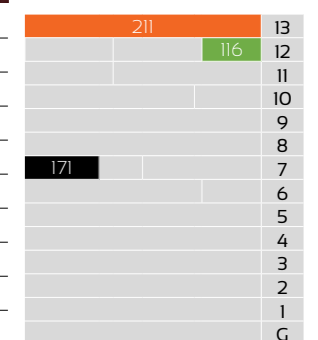
Typical Floorplate	385m ²
NLA	2,052m ²
Direct Vacancy	19m ²
Vacancy Rate %	0.93%
Pending Vacancy	175m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 695/m ²
Precinct	Midtown
Owner	Aileron
Car Parks	11



157 Ann Street



Typical Floorplate	432m ²
NLA	6,679m ²
Direct Vacancy	171m ²
Vacancy Rate %	2.56%
Pending Vacancy	0m ²
Sublease Vacancy	116m ²
Asking Rent \$	\$ 800/m ²
Precinct	Transit/Uptown
Owner	Quanta
Car Parks	45



160 Ann Street



Typical Floorplate	827m ²
NLA	15,984 ²
Direct Vacancy	803m ²
Vacancy Rate %	5.02%
Pending Vacancy	2,882m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 750/m ²
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	9
402	8
	7
	6
	5
	4
	3
	2
	1
	G

167 Eagle Street



Typical Floorplate	608m ²
NLA	14,872m ²
Direct Vacancy	738m ²
Vacancy Rate %	4.96%
Pending Vacancy	189m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 880 - \$ 900/m ²
Precinct	Financial
Owner	BPQ Group
Car Parks	126

	24
	23
	22
189	21
	20
	19
	18
	17
	16
	15
	14
	13
	12
	11
	10
	9
	8
	7
240	6
86	5
	4
	3
	2
412	1
	G

171 Edward Street



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

	1
	G

179 North Quay



Typical Floorplate	586m ²
NLA	8,525m ²
Direct Vacancy	2,580m ²
Vacancy Rate %	30.26%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 715 - \$ 720/m ²
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 ²
NLA	3,000m ²
Direct Vacancy	700m ²
Vacancy Rate %	23.33%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 715/m ²
Precinct	Mall/Retail
Owner	The Hour Glass
Car Parks	-

	7
	6
210	5
	4
	3
	2
	1
	G

193 North Quay



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

	10
377	9
	8
	7
280	6
300	5
726	4
726	3
726	2
700	1
681	G

199 George Street



Typical Floorplate	274m ²
NLA	2,699m ²
Direct Vacancy	305m ²
Vacancy Rate %	11.30%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 850/m ²
Precinct	Mall/Retail
Owner	Mackwell
Car Parks	16

	8
	7
	6
	5
	4
	3
	2
	1
175	G
130	G

200 Mary Street



Typical Floorplate	718m ²
NLA	13,352m ²
Direct Vacancy	2,094m ²
Vacancy Rate %	15.68%
Pending Vacancy	1,234m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 825 - \$ 850/m ²
Precinct	Financial
Owner	Wingate
Car Parks	192

	19
	18
	17
183	16
	15
	14
	13
	12
224	11
227	10
718	9
289	8
	7
	6
	5
349	4
229	3
131	2
	1
	G

217 George Street



Typical Floorplate	350m ²
NLA	4,052m ²
Direct Vacancy	713m ²
Vacancy Rate %	17.60%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 675 - \$ 685/m ²
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 ²
NLA	3,007m ²
Direct Vacancy	400m ²
Vacancy Rate %	13.30%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 675/m ²
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 ²
NLA	4,515m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 825/m ²
Precinct	Transit/Uptown
Owner	AsheMorgan
Car Parks	254

		R
		6
		5
		4
		3
		2
		1
		G

235 Edward Street



Typical Floorplate	530m ²
NLA	2,150m ²
Direct Vacancy	462m ²
Vacancy Rate %	21.49%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 725/m ²
Precinct	Mall/Retail
Owner	Challenger
Car Parks	-

		98	4
	98		3
			2
		266	1
			G

241 Adelaide Street



Typical Floorplate	509m ²
NLA	10,836m ²
Direct Vacancy	1,597m ²
Vacancy Rate %	14.74%
Pending Vacancy	435m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 795/m ²
Precinct	Financial
Owner	Abacus/Charter Hall
Car Parks	90

			20
			19
			18
	94		17
		509	16
			15
	285		14
		184	13
			12
			11
			10
			9
		150	8
			7
	511		6
		95	5
			4
			3
			2
			1
			L
			G

243 Edward Street



Typical Floorplate	630m ²
NLA	6,308m ²
Direct Vacancy	743m ²
Vacancy Rate %	11.78%
Pending Vacancy	224m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 725/m ²
Precinct	Mall/Retail
Owner	Drivas
Car Parks	8

			10
			9
	190		8
			7
		390	6
	85		5
			4
		224	3
			2
	78		1
			G

247 Adelaide Street



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

		206	6
			5
			4
			3
			2
		225	1
			G

262 Adelaide Street



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

		216	6
			5
			4
			3
			2
			1
			G
			B

283 Elizabeth Street



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

	4
	3
	2
	1
	G
	LG

288 Edward Street



Typical Floorplate	688m ²
NLA	19,959m ²
Direct Vacancy	3,524m ²
Vacancy Rate %	17.09%
Pending Vacancy	0m ²
Sublease Vacancy	325m ²
Asking Rent \$	\$ 750 - \$ 795/m ²
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 ²
NLA	5,031m ²
Direct Vacancy	403m ²
Vacancy Rate %	8.01%
Pending Vacancy	419m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 825/m ²
Precinct	Financial
Owner	LaSalle
Car Parks	19

	7
	6
419	5
	4
403	3
	2
	1
	G

300 Adelaide Street



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

	22
	21
	20
651	19
	18
142	17
394	16
	15
	14
	13
	12
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 ²
NLA	7,220m ²
Direct Vacancy	122m ²
Vacancy Rate %	1.69%
Pending Vacancy	686m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 825/m ²
Precinct	Transit/Uptown
Owner	F.A. Pidgeon
Car Parks	98

	15
	14
	13
	12
	11
436	10
	9
122	8
250	7
	6
	5
	4
	3
	2
	G

313 Adelaide Street



Typical Floorplate	917m ²
NLA	15,940m ²
Direct Vacancy	1,822m ²
Vacancy Rate %	11.43%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 775/m ²
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 ²
NLA	7,257m ²
Direct Vacancy	777m ²
Vacancy Rate %	10.71%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 725 - \$ 750/m ²
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 ²
NLA	7,454m ²
Direct Vacancy	183m ²
Vacancy Rate %	2.46%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 695/m ²
Precinct	Financial
Owner	Stadia Capital
Car Parks	14

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

340 Adelaide Street



Typical Floorplate	853m ²
NLA	13,059m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 725/m ²
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 ²
NLA	11,488m ²
Direct Vacancy	340m ²
Vacancy Rate %	2.96%
Pending Vacancy	230m ²
Sublease Vacancy	191m ²
Asking Rent \$	\$ 775/m ²
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 ²
NLA	1,050m ²
Direct Vacancy	471m ²
Vacancy Rate %	44.86%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 650/m ²
Precinct	Financial
Owner	Private
Car Parks	-

	6
	5
	4
	3
	2
	1
	G

359 Queen Street



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

	7
	6
	5
	4
	3
	2
	1
	G

369 Ann Street



Typical Floorplate	590 - 920m ²
NLA	6,700m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	2,699m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Transit/Uptown
Owner	BNG
Car Parks	72

	8
	7
	6
	5
	4
	3
	2
	1
	G

388 Queen Street



Typical Floorplate	371m ²
NLA	6,275m ²
Direct Vacancy	2,847m ²
Vacancy Rate %	45.37%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 700 - \$ 750/m ²
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 ²
NLA	20,521m ²
Direct Vacancy	374m ²
Vacancy Rate %	1.82%
Pending Vacancy	3,741m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 690 - \$ 715/m ²
Precinct	Transit/Uptown
Owner	Mirvac
Car Parks	694

	WEST TOWER	W	
		6	
		5	
		4	
		3	
		2	
		1	
		G	
		EAST TOWER	E
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		6	
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		4	
		3	
		2	
		1	
		G	

410 Queen Street



Typical Floorplate	392m ²
NLA	5,622m ²
Direct Vacancy	528m ²
Vacancy Rate %	9.39%
Pending Vacancy	1,005m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 825 - \$ 850/m ²
Precinct	Financial
Owner	PGA
Car Parks	42

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

420 George Street



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

484 Adelaide Street



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

488 Queen Street



Typical Floorplate	390 - 850m ²	
NLA	4,382m ²	
Direct Vacancy	1,820m ²	
Vacancy Rate %	41.53%	
Pending Vacancy	0m ²	
Sublease Vacancy	0m ²	
Asking Rent \$	\$ 715/m ²	
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 ²	
NLA	1,292m ²	
Direct Vacancy	410m ²	
Vacancy Rate %	31.73%	
Pending Vacancy	0m ²	
Sublease Vacancy	0m ²	
Asking Rent \$	\$ 750/m ²	
Precinct	Transit/Uptown	
Owner	Malouf Invest	
Car Parks	-	3
		2
		1
		G

500 Queen Street



Typical Floorplate	422m ²	14
NLA	7,219m ²	13
Direct Vacancy	1,437m ²	12
Vacancy Rate %	19.91%	11
Pending Vacancy	1,642m ²	10
Sublease Vacancy	0m ²	9
Asking Rent \$	\$ 795 - \$ 850/m ²	8
Precinct	Financial	7
Owner	Shakespeare Group	6
Car Parks	54	5
		4
		3
		2
		1
		G

510 Adelaide Street



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

549 Queen Street



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



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