

Vacancy Tracker

April 2025



caden
Intellectual Property

SHADES OF 2024 AS 2025 HEADS BACKWARDS

Despite the arrival of school holidays and Easter, strong leasing activity continues to be demonstrated with ~8,200sqm of transactions occurring since our last report. However, this has been dampened by supply retuning to market, surpassing deal flow across most Grades, causing total CBD vacancy to increase 0.17% to 7.70% at the commencement of 2Q.

March 2025:
7.53%

April 2025:
7.70%

April figures see a second month in a row where we see an increase to total CBD vacancy rates. Deal activity levels seem strong, but the timing of supply re-entering the market has been enough to offset positive absorption. We keep a tentative eye on this as 1Q '25 mirrors the slow start to 2024.

After a few consecutive months of vacancy tightening Premium Grade has suffered a minor setback with no leasing activity occurring and the sole change being a deal falling over in 80 Ann St, resulting in a 0.11% softening for the Grade. Despite the increase, the market has been recalibrated and Premium is again positioned as the tightest market, with vacancy sitting at 4.71%.

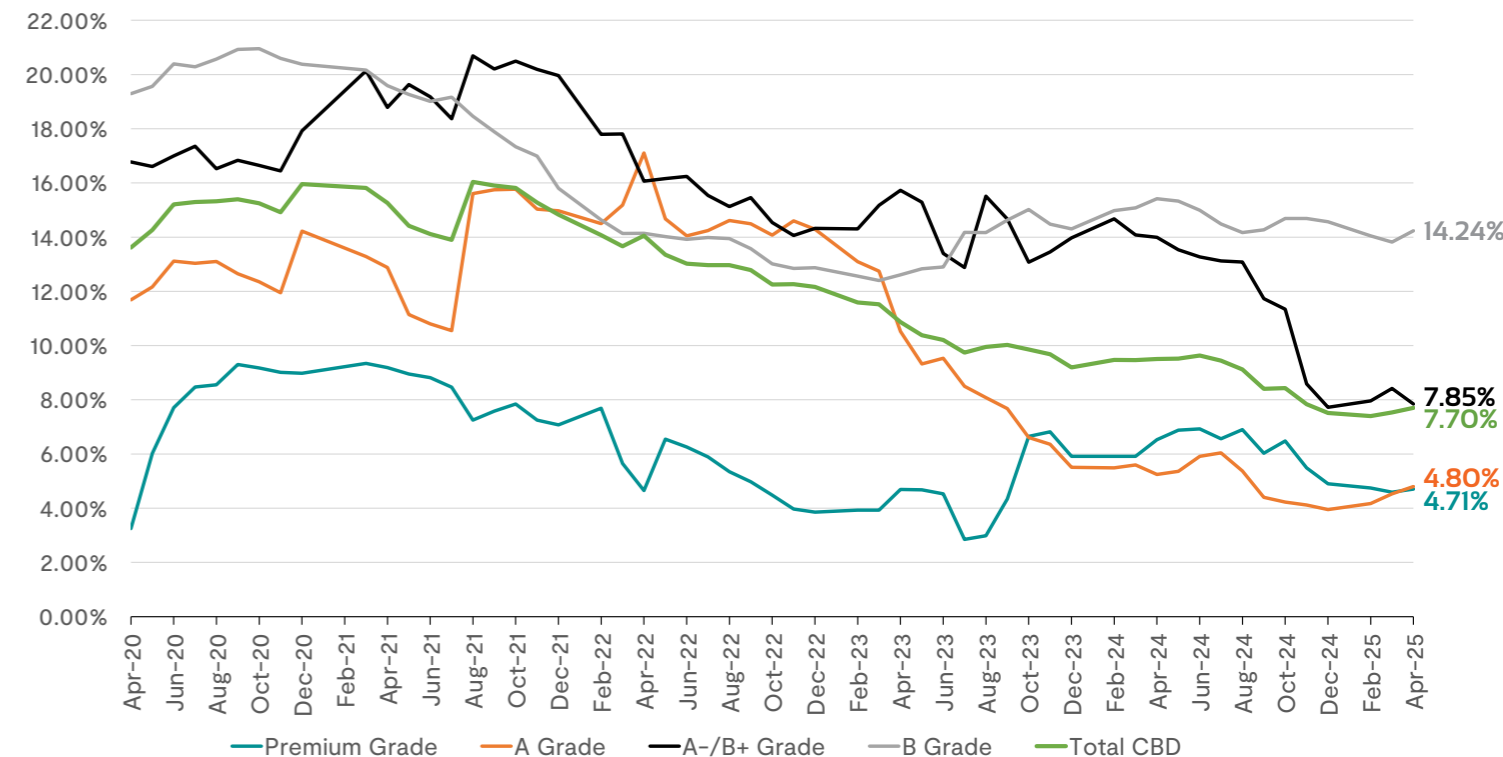
A Grade has also been dealt a blow after negative absorption amounting to ~2,200 sqm has caused vacancy to increase 0.27%. A whole floor and several other tenancies returning in Blue Tower (12 Creek St) drove most of this, pushing A Grade vacancy to 4.80% and concluding its run as the dominant Grade. One notable deal to highlight was an internal tenant securing a whole floor (~1,400 sqm) in 400 George St, though it didn't impact to the calculation of vacancy as it was noted 'pending'.

A-/B+ Grade is back on a winning trajectory with a 0.57% decrease in vacancy largely driven by a whole and half floor transacting in 324 Queen St and 201 Charlotte St respectively. Multiple sub 500 sqm deals were also evident, contributing to positive net absorption levels reaching ~1,500 sqm. This month's 0.57% decline marks the biggest vacancy change across all markets in 2025 so far.

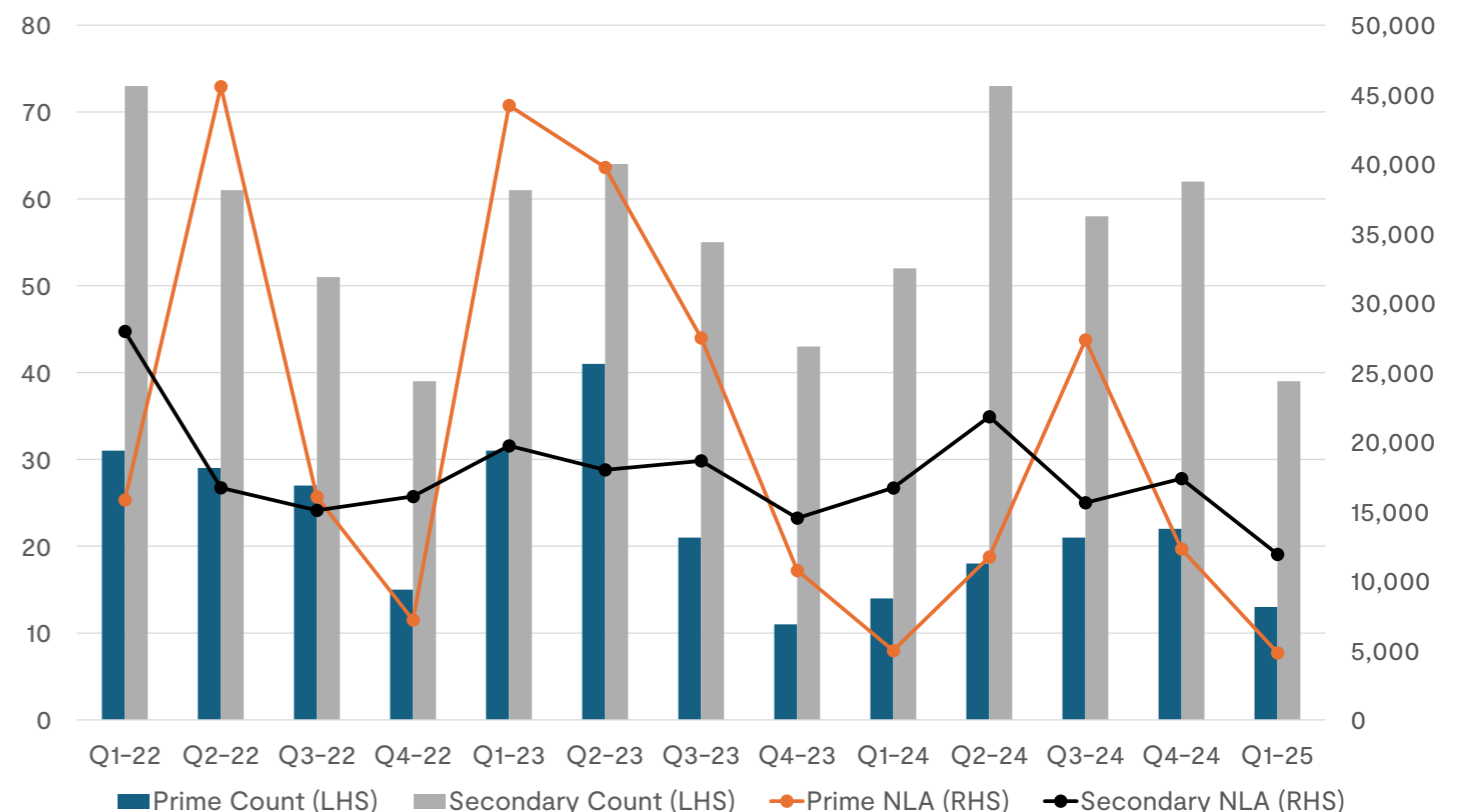
Following several months of declining vacancy and B Grade falling below 14%, there appeared to be early indicators of renewed activity. Although strong transaction volumes reached ~3,900 sqm, it wasn't enough to offset the supply retuning to market this month seeing negative net absorption reaching ~2,100 sqm. This influenced a 0.42% increase to B Grade vacancy, reverting above the 14% threshold at 14.24%.

→ With 1Q in the books we can now conclusively declare that the first three months of 2025 have been the least productive in terms of deal output in the post-Covid era beginning 1Q '22, with both Count and NLA sitting at recent lows. We can only speculate as to the cause of this lull, though look at global and local economic uncertainty as a possible contributor. One solace we look to is that other low quarters in recent years have been followed by improved records in subsequent quarters.

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



Prime & Secondary Grade Transactions by Count & NLA (1Q '22 to 1Q '25)



Structural Vacancy: Is Brisbane's vacancy rate even lower than the headline figure?

Structural Vacancy is a term used to describe space that is effectively hopelessly vacant – it has been left unoccupied for an extended period and there is no direct plan or capital going in its direction to bring about a new occupant. Structural Vacancy exists in just about all real estate markets and may subtly skew overall vacancy figures away from the reality, depending on the amount that is present. This is something that we have kept an eye on in the same way that we keep track of the diametrically opposed “Structural Occupancy,” a term created by Caden IP to reflect the number of assets that are 100% occupied by Government with no horizon on them being reinserted to the active commercial market in the near future.

In this article we wanted to provide an update on Structural Vacancy in Brisbane to gauge its impact on overall Vacancy levels, and also to question if there is a low level of vacancy and of market favourability to landlords that may actually bring these spaces into contention by default.

For the purpose of this analysis, we wanted to start broad by identifying space across the CBD that had remained unoccupied for more than 5 years – a key element when identifying Structural Vacancy. Initial findings returned 32 tenancies amounting to ~21,000 sqm of vacancies that had exceeded 5 years unoccupied within the Brisbane CBD. A breakdown by Grade is highlighted in Figure 1.

Figure 1: Long term vacancy (≥5 years) by Grade (sqm)

Premium	A	A-/B+	B	Total CBD
1,203	4,015	4,444	11,345	21,007

These numbers are not immaterial and, if taken out of calculations, impact vacancy rates across the market. Figure 2 indicates Premium and A Grade would record a modest contraction, reflecting their low exposure to long-term vacancy, as you would expect. In contrast, this adjustment would result in a meaningful reduction across the A-/B+ (1.69%) and B Grade (2.20%) markets, where long-term vacancy is more prevalent. Overall, the total CBD would be 1.08% tighter and sit closer to 6.6% as opposed to 7.7%.

However, it's important not to stop the analysis there as it is just about impossible to classify Premium and A Grade space as “hopelessly vacant” in a market with sub-10% overall vacancy, and sub-5% vacancy in those Grades. As such, we need to overlay the additional element that is landlord sentiment toward the building and their capacity for capital investment to generate a leasing outcome. One example of this may be 179 Turbot St that under its previous ownership structure greatly struggled for market traction, though with a revitalised approach has been able to make a huge dent in its vacancy exposure, removing its qualification as Structurally Vacant.

Trimming the candidate list with this in mind leaves us with 11,345 sqm of possible Structural Vacancy (in our subjective view), which happens to be captured entirely within the B Grade sector. These buildings have not had investment directed to them in a way that would bring about leasing outcomes and are not being proactively marketed, so we have deemed them to be the true Structural Vacancy in this instance.

Figure 2: Revised vacancy rates by Grade after accounting for premises unoccupied for ≥5 years

	Premium	A	A-/B+	B	Total CBD
Total NLA	321,841	846,347	263,403	517,166	1,948,757
Current Vacancy (sqm)	15,151	40,622	20,668	73,636	150,077
Structural Vacancy (sqm)	1,203	4,015	4,444	11,345	21,007
New vacancy (excluding Structural)	13,948	36,607	16,224	62,291	129,070
Vacancy Rate as of Apr-25	4.71%	4.80%	7.85%	14.24%	7.70%
Revised Vacancy (excluding Structural)	4.33%	4.33%	6.16%	12.04%	6.62%
Structural Vacancy % Adjustment	0.38%	0.47%	1.69%	2.20%	1.08%

When this 11,345 sqm is taken from the market given its relative “inactivity”, Figure 3 highlights Structural Vacancy reduces B Grade vacancy rates by 2.20% and the overall CBD vacancy rate declines by 0.58%. This is nowhere near as material as Figure 2 proposed, though would have a meaningful impact on the B Grade market. It is no coincidence that these buildings are also some of those that are ultimately drawing down the average asking rents in B Grade, as they would be approx. \$100/sqm cheaper than the bulk of the Grade.

Figure 3: Adjusted B Grade structural vacancy

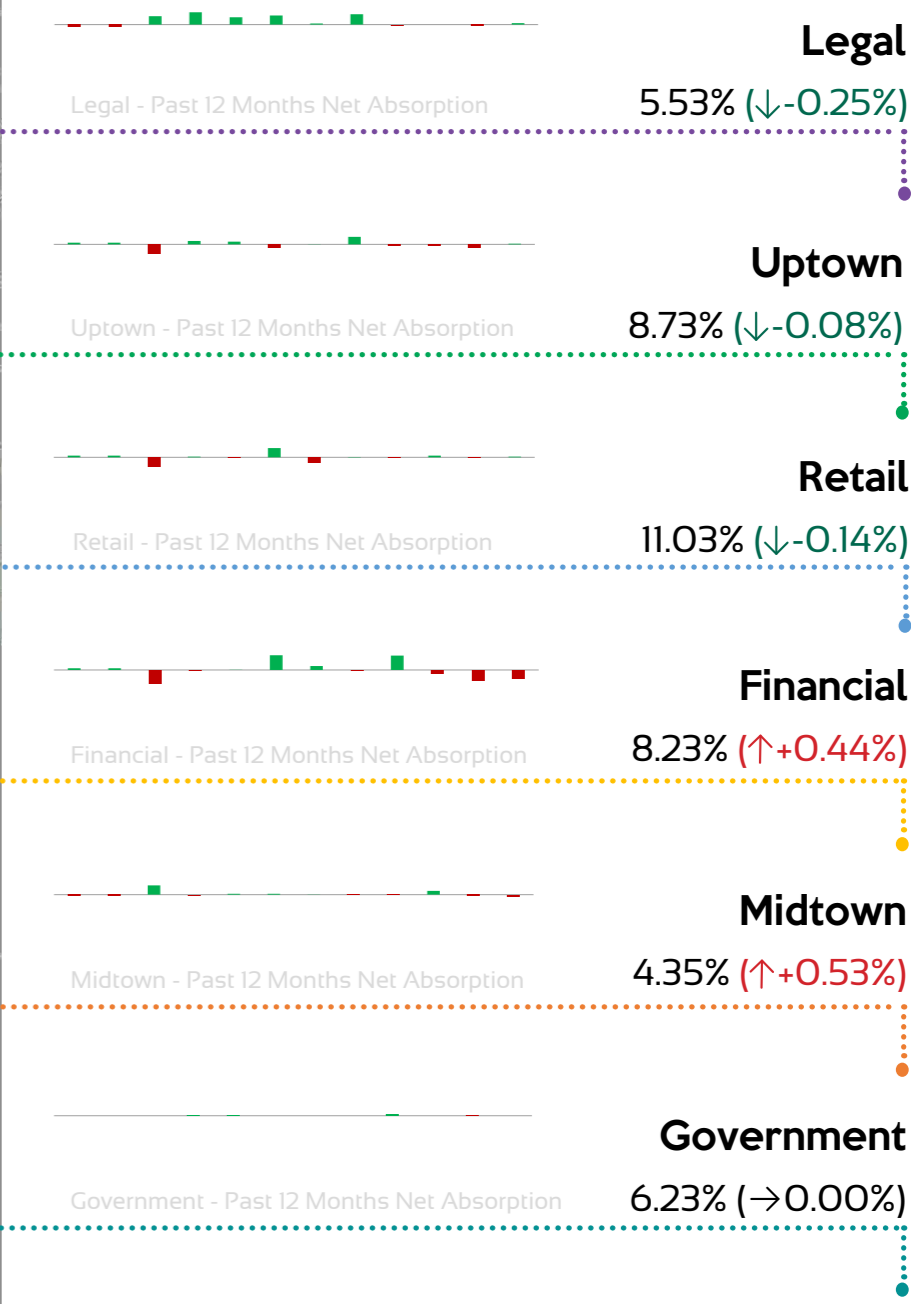
	Premium	A	A-/B+	B	Total CBD
Total NLA	321,841	846,347	263,403	517,166	1,948,757
Current Vacancy (sqm)	15,151	40,622	20,668	73,636	150,077
Structural Vacancy (sqm)	-	-	-	11,345	11,345
New vacancy (excluding Structural)	15,151	40,622	20,668	62,291	138,732
Vacancy Rate as of Apr-25	4.71%	4.80%	7.85%	14.24%	7.70%
Revised Vacancy (excluding Structural)	4.71%	4.80%	7.85%	12.04%	7.12%
Structural Vacancy % Adjustment	-	-	-	-2.20%	-0.58%

With all this considered, it is fair to say that this level of Structural Vacancy is not currently having a major impact on the Brisbane market, though we have been proactively saved from greater exposure with the removal of 150 Charlotte St from figures which could have been an early contender for this category, as well as the conversion of 41 George St to Purpose Built Student Accommodation (PBSA). Looking at the current Structural Vacancy list behind the scenes, we would also identify 143 Turbot St as a candidate for possible conversion or demolition, a practical end outcome for an asset that will struggle to attract any long-term tenants in its current form.

Beyond that, for the buildings that are not set for conversion but hold Structural Vacancy, we don't see market conditions improving to a point that they will become viable for some time. When overall vacancy dips below the 5% mark we expect that tenants may be forced to consider such spaces, but until that point there remains well in excess of 100,000 sqm of vacancy in the CBD and tenants will have choice. Our 2025 forecasts do not see this level of vacancy being approached in the next 12 months, though there is a chance that a lack of oncoming supply in 2027/28 may see the overall vacancy creeping closer to the point that these Structural Vacancies become relevant.



VACANCY BY PRECINCT





Premium Grade

Market summary

Total NLA	321,841m ²
Total Direct Vacancy	↑ 12,938m ²
Direct Vacancy Rate	↑ 4.02%
Sublease Vacancy	↑ 2,213m ²
Total Vacancy Rate	↑ 4.71%
Pending Vacancy	→ 15,558m ²

1 Eagle Street - Waterfront Place



Typical Floorplate	1,792 - 1,868m²
NLA	60,000m²
Direct Vacancy	2,448m²
Vacancy Rate %	4.08%
Pending Vacancy	5,376m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 1,200 - \$ 1,300/m²
Precinct	Financial
Owner	Dexus
Car Parks	493

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269	34
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71 Eagle Street - Riparian Plaza



Typical Floorplate	1,207 - 1,247m²
NLA	30,000m²
Direct Vacancy	7,785m²
Vacancy Rate %	25.95%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 1,125 - \$ 1,250/m²
Precinct	Financial
Owner	Bloomberg
Car Parks	213

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80 Ann Street - Heritage Lanes



Typical Floorplate	2,200m²
NLA	60,000m²
Direct Vacancy	365m²
Vacancy Rate %	0.61%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 890/m²
Precinct	Legal
Owner	Mirvac
Car Parks	121

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111 Eagle Street - One One One



Typical Floorplate	1,500m²
NLA	64,041m²
Direct Vacancy	1,793m²
Vacancy Rate %	2.80%
Pending Vacancy	0m²
Sublease Vacancy	1,501m²
Asking Rent \$	\$ 1,150 - \$ 1,375/m²
Precinct	Financial
Owner	GPT
Car Parks	115

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123 Eagle Street - Riverside Centre



Typical Floorplate	1,500m²
NLA	51,600m²
Direct Vacancy	427m²
Vacancy Rate %	0.83%
Pending Vacancy	0m²
Sublease Vacancy	197m²
Asking Rent \$	\$ 1,150 - \$ 1,300/m²
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	2,700m²
NLA	56,200m²
Direct Vacancy	120m²
Vacancy Rate %	0.21%
Pending Vacancy	10,182m²
Sublease Vacancy	515m²
Asking Rent \$	\$ 1,200 - \$ 1,250/m²
Precinct	Financial
Owner	Dexus
Car Parks	265

1697	33
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1697	31
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120	28
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1697	20
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A Grade

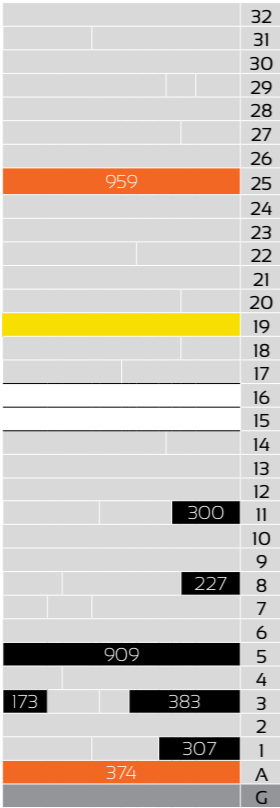
Market summary

Total NLA	846,347m ²
Total Direct Vacancy	↑ 29,083m ²
Direct Vacancy Rate	↑ 3.44%
Sublease Vacancy	↓ 11,539m ²
Total Vacancy Rate	↑ 4.80%
Pending Vacancy	↓ 56,860m ²

10 Eagle Street - Gold Tower



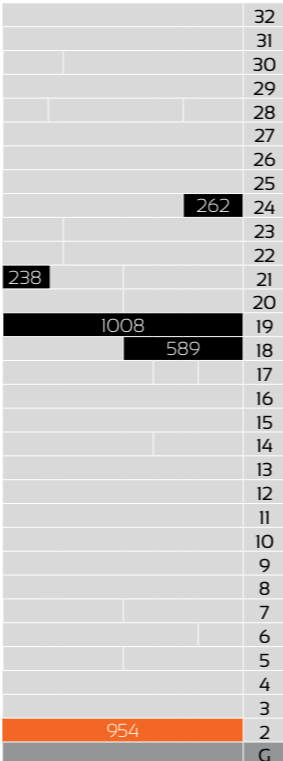
Typical Floorplate	950m²
NLA	28,190m²
Direct Vacancy	2,299m²
Vacancy Rate %	8.16%
Pending Vacancy	1,333m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 975 - \$ 1,075/m²
Precinct	Financial
Owner	Marquette
Car Parks	-



12 Creek Street - Blue Tower



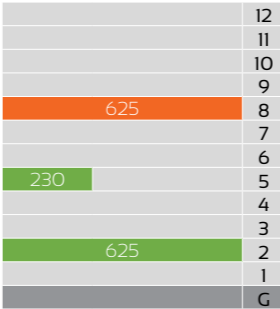
Typical Floorplate	1,071m²
NLA	32,227m²
Direct Vacancy	2,097m²
Vacancy Rate %	6.51%
Pending Vacancy	954m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 975 - \$ 1,075/m²
Precinct	Financial
Owner	Marquette
Car Parks	311



12 Creek Street - The Annex



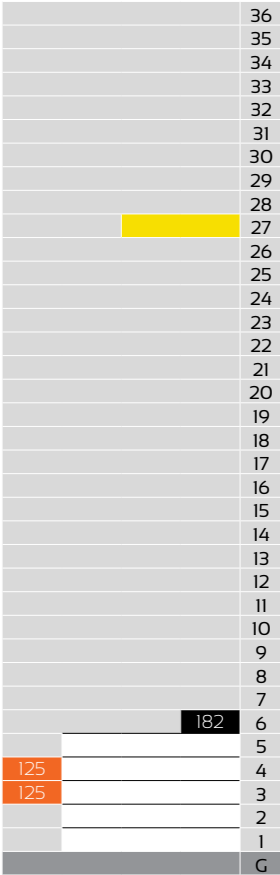
Typical Floorplate	625m²
NLA	7,074m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	625m²
Sublease Vacancy	855m²
Asking Rent \$	\$ 1,150/m²
Precinct	Financial
Owner	Marquette
Car Parks	311



32 Turbot Street - Santos Place



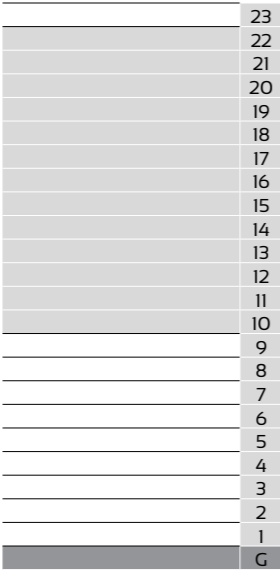
Typical Floorplate	1,100m²
NLA	35,382m²
Direct Vacancy	182m²
Vacancy Rate %	0.51%
Pending Vacancy	250m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 815 - \$ 850/m²
Precinct	Legal
Owner	Charter Hall
Car Parks	186



53 Albert Street



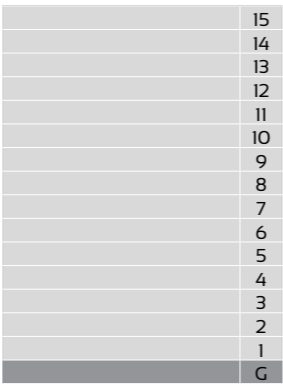
Typical Floorplate	1,450m²
NLA	18,440m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ TBC/m²
Precinct	Midtown
Owner	NTT UD
Car Parks	580



55 Elizabeth Street



Typical Floorplate	1,200m²
NLA	18,000m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ TBC/m²
Precinct	Government
Owner	Elanor
Car Parks	55



60 Albert Street - AM60



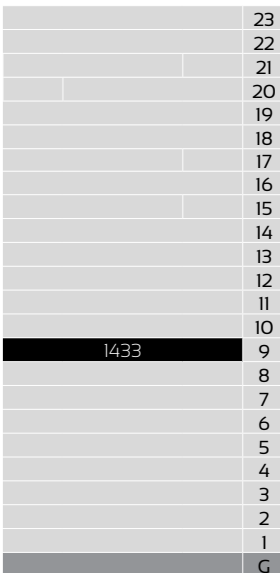
Typical Floorplate	1,157m²
NLA	21,263m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ TBC/m²
Precinct	Government
Owner	Dexus
Car Parks	117



66 Eagle Street - Central Plaza 2



Typical Floorplate	1,433 - 1,460m²
NLA	31,844m²
Direct Vacancy	1,433m²
Vacancy Rate %	4.50%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 995/m²
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	853m ²
Vacancy Rate %	3.93%
Pending Vacancy	662m ²
Sublease Vacancy	720m ²
Asking Rent \$	\$ 865/m ²
Precinct	Financial
Owner	Cromwell
Car Parks	77

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853	9
720	8
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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 \$	\$ 1,000 - \$ 1,050/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

515	25
1235	24
1238	23
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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	-

1073	10
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	239m ²
Asking Rent \$	\$ 885 - \$ 895/m ²
Precinct	Transit/Uptown
Owner	Aware Real Estate
Car Parks	127

	27
239	26
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240	23
1136	22
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435	20
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1102	11
372	10
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1114	3
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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	142

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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	250m 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



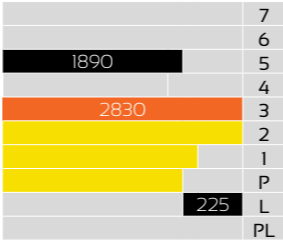
Typical Floorplate	1,245 - 2,062m²
NLA	57,465m²
Direct Vacancy	1,998m²
Vacancy Rate %	3.48%
Pending Vacancy	1,245m²
Sublease Vacancy	2,785m²
Asking Rent \$	\$ 895 - \$ 925/m²
Precinct	Transit/Uptown
Owner	Daisho
Car Parks	-



192 Ann Street



Typical Floorplate	2,830m²
NLA	24,066m²
Direct Vacancy	2,115m²
Vacancy Rate %	8.79%
Pending Vacancy	2,830m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 815 - \$ 825/m²
Precinct	Transit/Uptown
Owner	Daisho
Car Parks	-



266 George Street



Typical Floorplate	1,550m²
NLA	58,175m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	4,428m²
Asking Rent \$	\$ TBC/m²
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	-



275 George Street



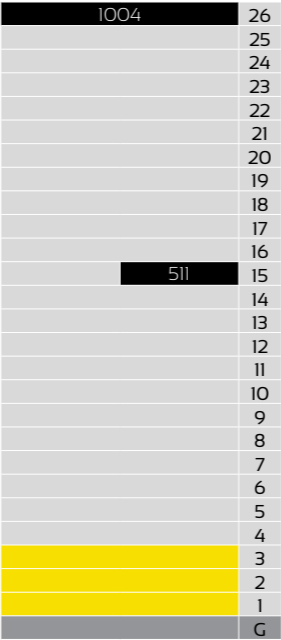
Typical Floorplate	1302m²
NLA	41,738m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	1,274m²
Asking Rent \$	\$ 900/m²
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	241



240 Queen Street



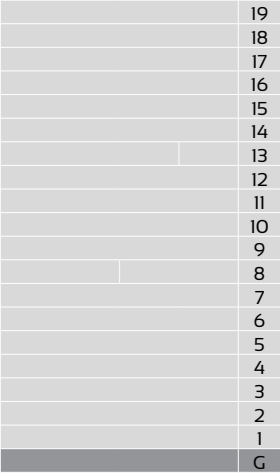
Typical Floorplate	970 - 1,017m²
NLA	28,287m²
Direct Vacancy	1,515m²
Vacancy Rate %	5.36%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 915 - \$ 950/m²
Precinct	Financial
Owner	Quintessential
Car Parks	95



259 Queen Street



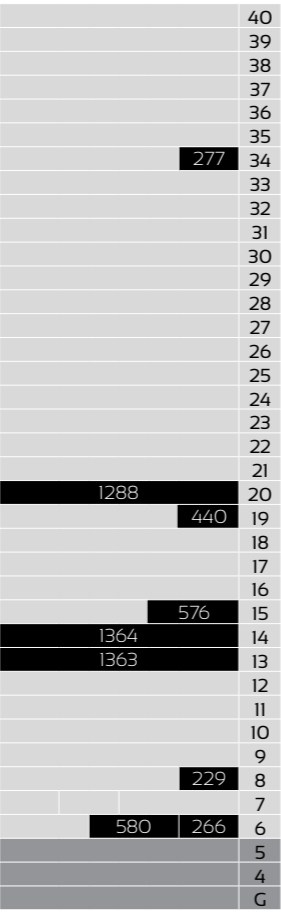
Typical Floorplate	1,600m²
NLA	24,789m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ TBC/m²
Precinct	Financial
Owner	Investa
Car Parks	142



300 George Street



Typical Floorplate	1,396m²
NLA	48,000m²
Direct Vacancy	6,383m²
Vacancy Rate %	13.30%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 1,000 - \$ 1,300/m²
Precinct	Legal
Owner	Shayher Group
Car Parks	-



300 Queen Street



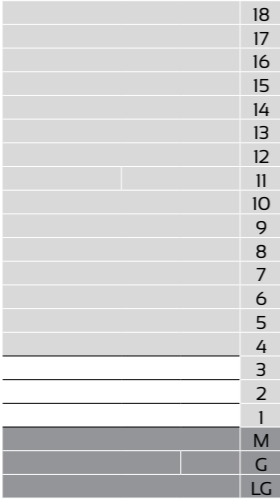
Typical Floorplate	833m²
NLA	19,532m²
Direct Vacancy	1,923m²
Vacancy Rate %	9.85%
Pending Vacancy	1,447m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 875 - \$ 895/m²
Precinct	Financial
Owner	ARA
Car Parks	128



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	1,138m ²
Vacancy Rate %	2.79%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 950 - \$ 995/m ²
Precinct	Financial
Owner	ISPT
Car Parks	250



360 Queen Street



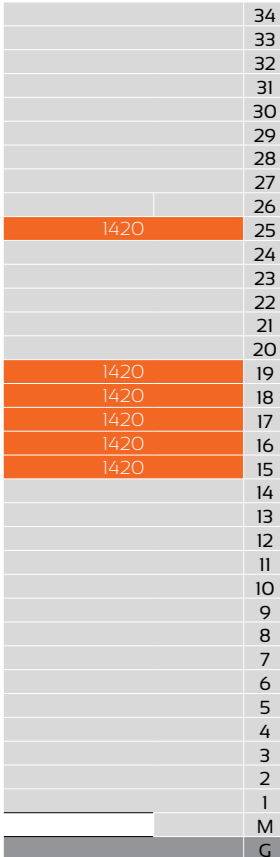
Typical Floorplate	1,396 - 1,626m ²
NLA	45,000m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	12,126m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 1,125/m ²
Precinct	Financial
Owner	Charter Hall/Investa
Car Parks	TBC

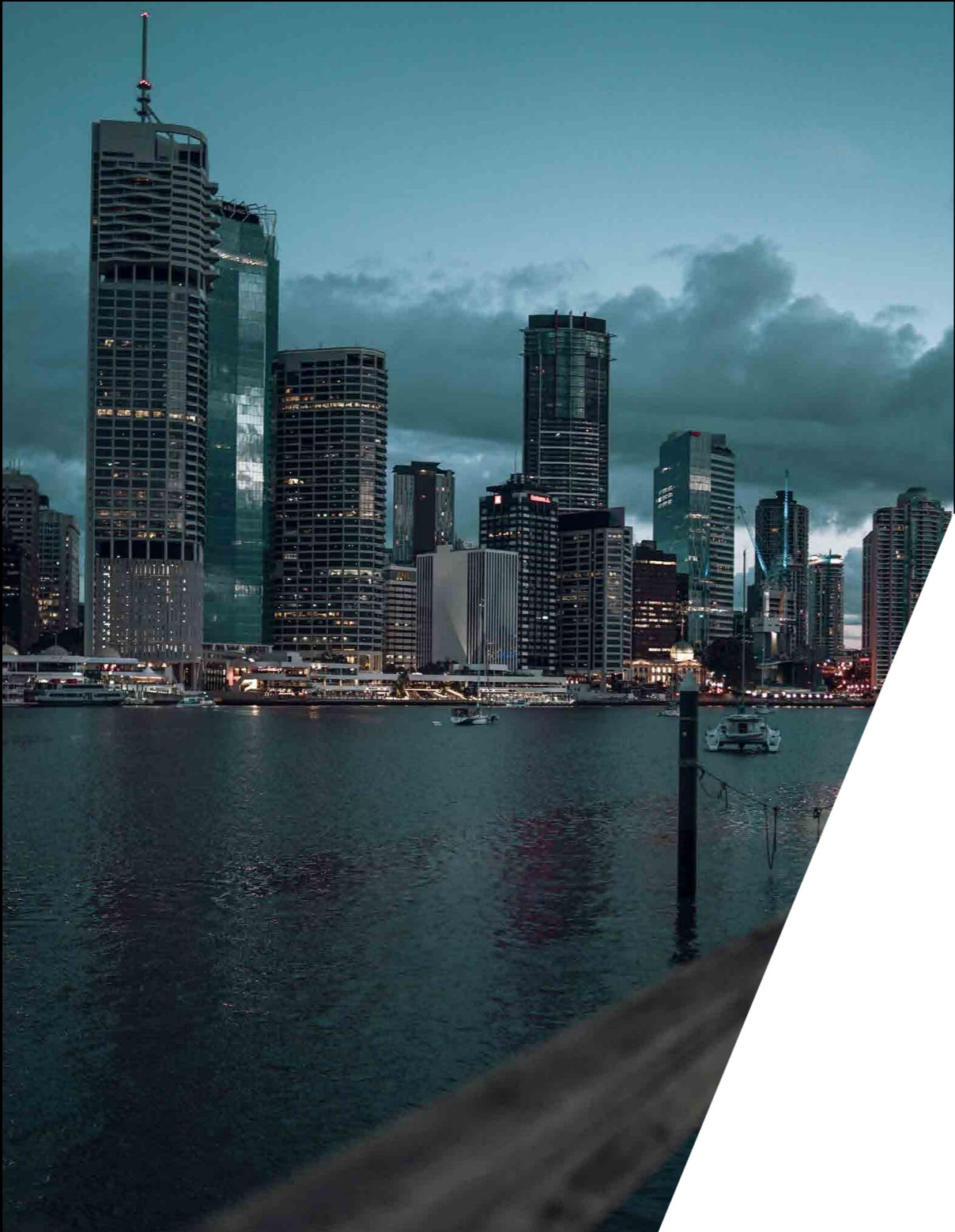


400 George Street



Typical Floorplate	1,369 - 1,454m ²
NLA	41,119m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	8,524m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 995 - \$ 1,050/m ²
Precinct	Legal
Owner	Cromwell
Car Parks	223





A-/B+ Grade

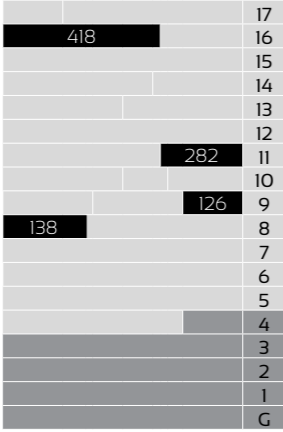
Market summary

Total NLA	263,403m ²
Total Direct Vacancy	↓ 17,434m ²
Direct Vacancy Rate	↓ 6.62%
Sublease Vacancy	→ 3,234m ²
Total Vacancy Rate	↓ 7.85%
Pending Vacancy	↑ 9,120m 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 \$	\$ 865/m ²
Precinct	Financial
Owner	PGA
Car Parks	70



69 Ann Street



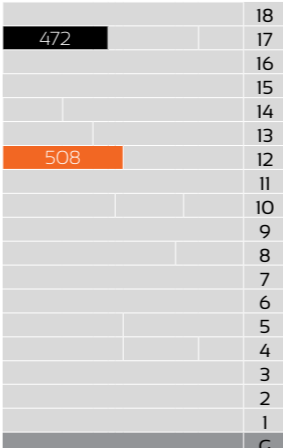
Typical Floorplate	1,192m ²
NLA	26,287m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 815 - \$ 825/m ²
Precinct	Legal
Owner	Charter Hall
Car Parks	168



120 Edward Street



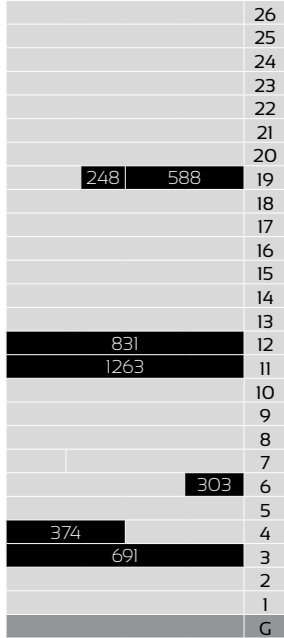
Typical Floorplate	967m ²
NLA	15,161m ²
Direct Vacancy	472m ²
Vacancy Rate %	3.11%
Pending Vacancy	508m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 895/m ²
Precinct	Midtown
Owner	Clarence Property
Car Parks	99



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



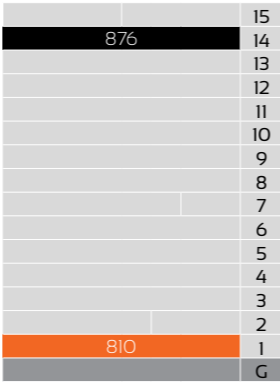
Typical Floorplate	1,257m ²
NLA	5,939m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Transit/Uptown
Owner	Elanor
Car Parks	-



201 Charlotte Street



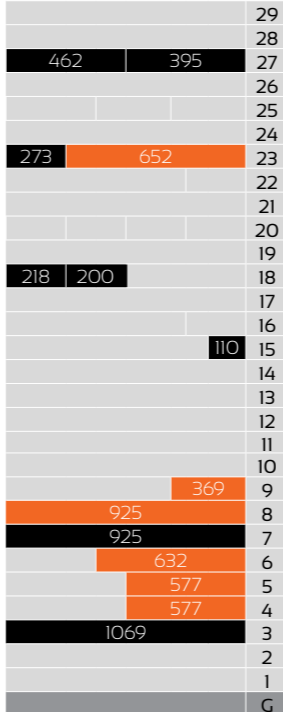
Typical Floorplate	876m ²
NLA	13,420m ²
Direct Vacancy	876m ²
Vacancy Rate %	6.53%
Pending Vacancy	810m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 875 - \$ 895/m ²
Precinct	Financial
Owner	Kyko
Car Parks	149



215 Adelaide Street



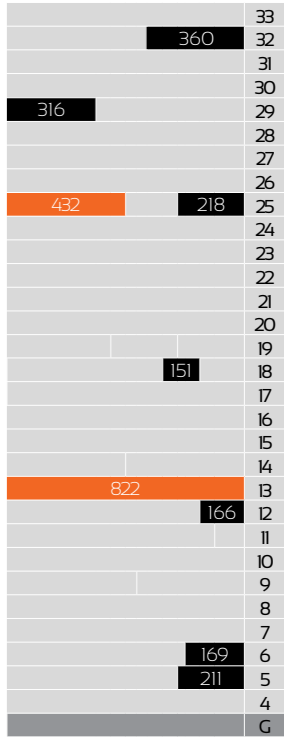
Typical Floorplate	952m ²
NLA	26,000m ²
Direct Vacancy	3,652m ²
Vacancy Rate %	14.05%
Pending Vacancy	3,732m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 850 - \$ 875/m ²
Precinct	Financial
Owner	Elanor
Car Parks	-



239 George Street



Typical Floorplate	877m ²
NLA	24,398m ²
Direct Vacancy	1,591m ²
Vacancy Rate %	6.52%
Pending Vacancy	1,254m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 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	-

	23
	22
	21
	20
	19
135	18
140	17
	16
	15
	14
	13
	12
	11
	10
	9
	8
	7
150	6
	5
	4
	3
	2
	1
	G

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

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

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

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

307 Queen Street



Typical Floorplate	796 - 822m ²
NLA	19,617m ²
Direct Vacancy	3,300m ²
Vacancy Rate %	16.82%
Pending Vacancy	796m ²
Sublease Vacancy	100m ²
Asking Rent \$	\$ 865 - \$ 925/m ²
Precinct	Financial
Owner	PGIM/Growthpoint
Car Parks	89

	641	25
	822	24
144		23
		22
		21
		20
		19
		18
		17
		16
		15
	100	14
		13
		12
		11
		10
	796	9
		8
	538	7
	83	6
	571	5
		4
		3
		2
	501	1
		G

324 Queen Street



Typical Floorplate	739m ²
NLA	19,954m ²
Direct Vacancy	236m ²
Vacancy Rate %	1.18%
Pending Vacancy	0m ²
Sublease Vacancy	2,266m ²
Asking Rent \$	\$ 840/m ²
Precinct	Financial
Owner	Abacus
Car Parks	96

	25
	24
	23
	22
	21
	20
	19
	18
	17
	16
	15
	14
	13
	12
	11
	10
	9
	8
236	7
	6
729	5
	4
	3
1537	2
	1
	G

333 Ann Street



Typical Floorplate	867m ²
NLA	16,476m ²
Direct Vacancy	539m ²
Vacancy Rate %	3.27%
Pending Vacancy	0m ²
Sublease Vacancy	868m ²
Asking Rent \$	\$ 840 - \$ 850/m ²
Precinct	Transit/Uptown
Owner	RAM
Car Parks	142

	410	23
		22
		21
		20
		19
		18
		17
		16
		15
		14
	868	13
		12
		11
	129	10
		9
		8
		7
		6
		5
		4
		3
		2
		1
		G

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	-

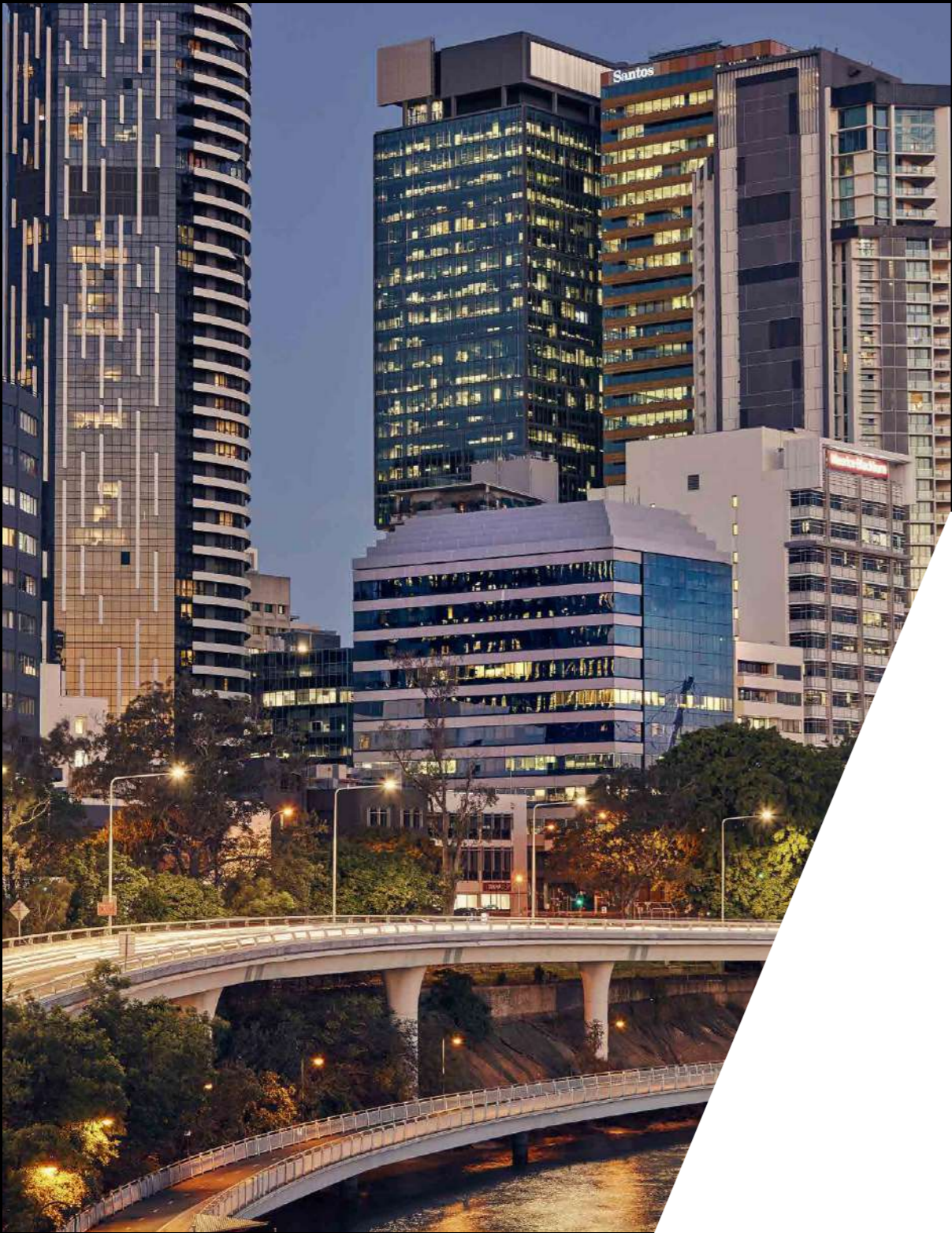
	3
	2
	1
	G

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	-

	331	9
	750	8
		7
		6
		5
		4
		3
		2
	434	1
	1586	G



B Grade

Market summary

Total NLA	517,166m ²
Total Direct Vacancy	↑ 71,184m ²
Direct Vacancy Rate	↑ 13.76%
Sublease Vacancy	↓ 2,452m ²
Total Vacancy Rate	↑ 14.24%
Pending Vacancy	↓ 21,330m ²

2 Edward Street



Typical Floorplate	701m²
NLA	3,479m²
Direct Vacancy	219m²
Vacancy Rate %	6.29%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 725/m²
Precinct	Midtown
Owner	George Group
Car Parks	-

		3
	219	2
		1
		G

10 Felix Street



Typical Floorplate	382m²
NLA	4,741m²
Direct Vacancy	2,530m²
Vacancy Rate %	53.36%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 750/m²
Precinct	Financial
Owner	AIMS
Car Parks	49

	373	10
	382	9
		8
		7
		6
	165	6
		5
		4
	304	3
	597	2
	597	1
		G

30 Makerston Street



Typical Floorplate	1,021m²
NLA	14,938m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 795/m²
Precinct	Legal
Owner	Sentinel Property
Car Parks	162

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

33 Queen Street



Typical Floorplate	396m²
NLA	3,324m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 825 - \$ 850/m²
Precinct	Mall/Retail
Owner	Mackwell
Car Parks	0

		5
		4
		3
		2
		1
		M
		G

15 Adelaide Street



Typical Floorplate	740m²
NLA	10,449m²
Direct Vacancy	3,484m²
Vacancy Rate %	33.34%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 795 - \$ 850/m²
Precinct	Mall/Retail
Owner	Proprium Capital
Car Parks	53

		19
		18
	739	17
		16
	739	15
	364	14
	291	13
	266	12
127	115	11
		10
		9
	200	8
	146	7
		6
		5
		4
		3
		2
		1
		G

40 Tank Street



Typical Floorplate	1,048m²
NLA	6,218m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 705/m²
Precinct	Legal
Owner	Alceon
Car Parks	321

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

26 Wharf Street



Typical Floorplate	270m²
NLA	3,052m²
Direct Vacancy	270m²
Vacancy Rate %	8.85%
Pending Vacancy	89m²
Sublease Vacancy	270m²
Asking Rent \$	\$ 750/m²
Precinct	Financial
Owner	Renweed Pty Ltd
Car Parks	9

		11
		10
		9
	270	8
		7
		6
		5
		4
	270	3
		2
	89	1
		G

46 Charlotte Street



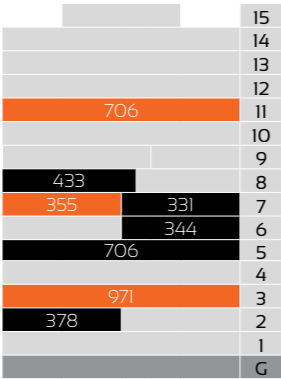
Typical Floorplate	433 - 790m²
NLA	4,112m²
Direct Vacancy	1,374m²
Vacancy Rate %	33.41%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 675/m²
Precinct	Government
Owner	Big Boom
Car Parks	30

		8
	437	7
		6
	437	5
		4
218	167	3
	115	2
		1
		G

60 Edward Street



Typical Floorplate	706m²
NLA	10,637m²
Direct Vacancy	2,192m²
Vacancy Rate %	20.61%
Pending Vacancy	2,032m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 850 - \$ 895/m²
Precinct	Midtown
Owner	Sentinel
Car Parks	110



60 Queen Street



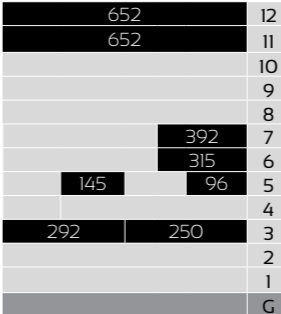
Typical Floorplate	798m²
NLA	1,596m²
Direct Vacancy	798m²
Vacancy Rate %	50.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 650/m²
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	-



79 Adelaide Street



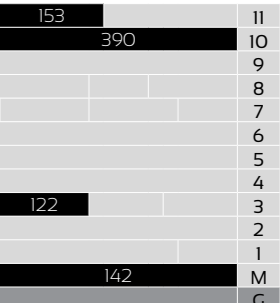
Typical Floorplate	604m²
NLA	11,524m²
Direct Vacancy	2,794m²
Vacancy Rate %	24.25%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 740/m²
Precinct	Mall/Retail
Owner	Coombes/Drivas
Car Parks	47



82 Eagle Street



Typical Floorplate	387m²
NLA	4,267m²
Direct Vacancy	807m²
Vacancy Rate %	18.91%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 670 - \$ 685/m²
Precinct	Financial
Owner	Jen Retail
Car Parks	12



93 Edward Street



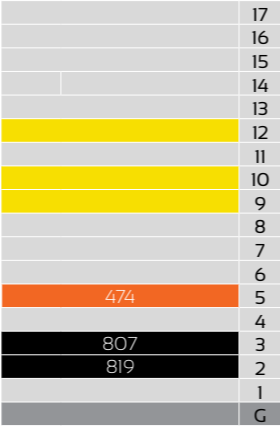
Typical Floorplate	380m²
NLA	741m²
Direct Vacancy	385m²
Vacancy Rate %	51.96%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 895/m²
Precinct	Financial
Owner	Pellegrino Group
Car Parks	-



95 North Quay



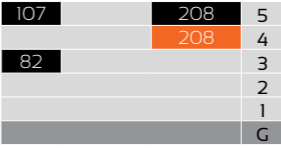
Typical Floorplate	474m²
NLA	8,417m²
Direct Vacancy	1,626m²
Vacancy Rate %	19.32%
Pending Vacancy	464m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 700 - \$ 735/m²
Precinct	Legal
Owner	EG Funds
Car Parks	99



99 Creek Street



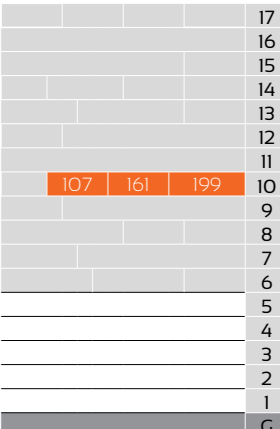
Typical Floorplate	700m²
NLA	4,400m²
Direct Vacancy	397m²
Vacancy Rate %	9.02%
Pending Vacancy	208m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 750/m²
Precinct	Financial
Owner	Coombes
Car Parks	24



100 Edward Street



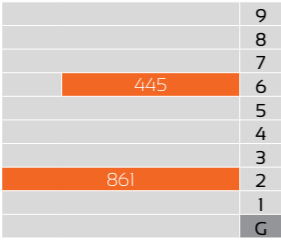
Typical Floorplate	585m²
NLA	7,154m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	467m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 870 - \$ 880/m²
Precinct	Midtown
Owner	SLMC
Car Parks	109



102 Adelaide Street



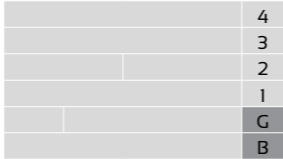
Typical Floorplate	950m ²
NLA	10,335m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	1,306m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Mall/Retail
Owner	Sam Chong
Car Parks	0



109 Edward Street



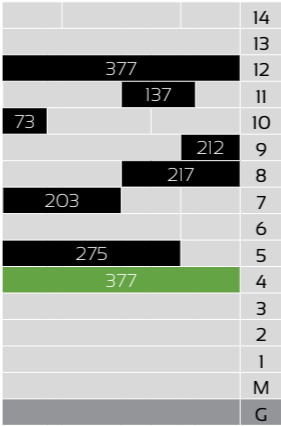
Typical Floorplate	495m ²
NLA	2,674m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 725/m ²
Precinct	Financial
Owner	Fife Capital
Car Parks	-



110 Eagle Street



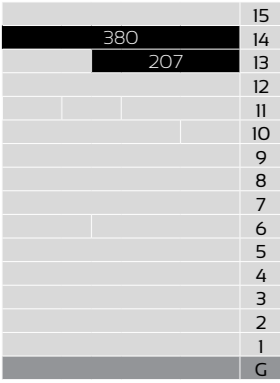
Typical Floorplate	377m ²
NLA	5,474m ²
Direct Vacancy	1,494m ²
Vacancy Rate %	27.29%
Pending Vacancy	0m ²
Sublease Vacancy	377m ²
Asking Rent \$	\$ 750 - \$ 775/m ²
Precinct	Financial
Owner	Capital Property
Car Parks	0



116 Adelaide Street



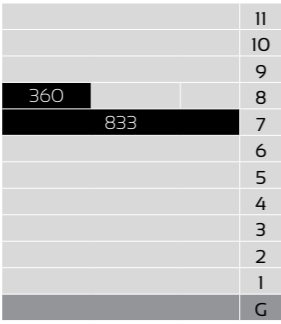
Typical Floorplate	376m ²
NLA	6,773m ²
Direct Vacancy	587m ²
Vacancy Rate %	8.67%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 725/m ²
Precinct	Mall/Retail
Owner	Private
Car Parks	26



119 Charlotte Street



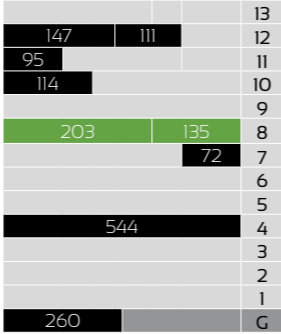
Typical Floorplate	830m ²
NLA	7,842m ²
Direct Vacancy	1,193m ²
Vacancy Rate %	15.21%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 780 - \$ 800/m ²
Precinct	Midtown
Owner	Samford Invest.
Car Parks	100



126 Margaret Street



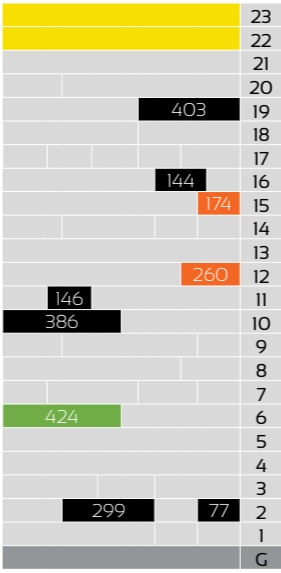
Typical Floorplate	355 - 544m ²
NLA	5,528m ²
Direct Vacancy	1,343m ²
Vacancy Rate %	24.29%
Pending Vacancy	0m ²
Sublease Vacancy	338m ²
Asking Rent \$	\$ 695/m ²
Precinct	Government
Owner	ADIG
Car Parks	49



127 Creek Street



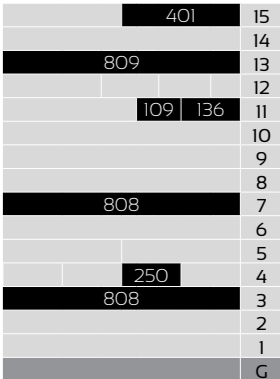
Typical Floorplate	790m ²
NLA	18,246m ²
Direct Vacancy	1,455m ²
Vacancy Rate %	7.97%
Pending Vacancy	434m ²
Sublease Vacancy	424m ²
Asking Rent \$	\$ 750 - \$ 760/m ²
Precinct	Transit/Uptown
Owner	Firmus Capital
Car Parks	95



133 Mary Street



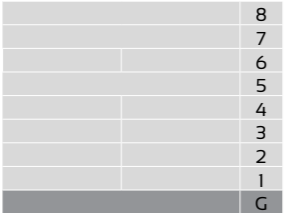
Typical Floorplate	807m ²
NLA	13,021m ²
Direct Vacancy	3,321m ²
Vacancy Rate %	25.50%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 740 - \$ 775/m ²
Precinct	Midtown
Owner	ESR
Car Parks	126



140 Ann Street



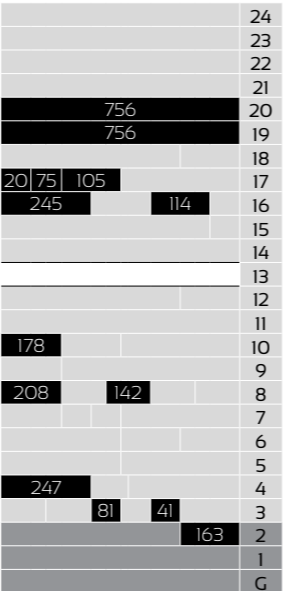
Typical Floorplate	500m²
NLA	3,860m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 735 - \$ 745/m²
Precinct	Transit/Uptown
Owner	Wesley Mission
Car Parks	0



141 Queen Street



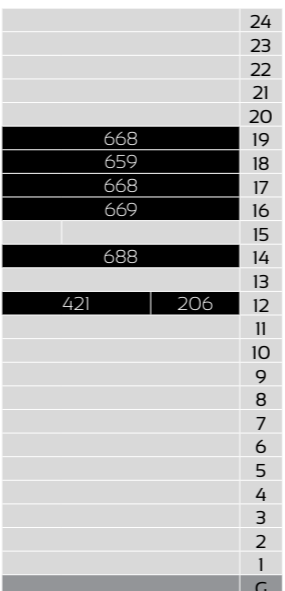
Typical Floorplate	756m²
NLA	14,483m²
Direct Vacancy	3,131m²
Vacancy Rate %	21.62%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 695 - \$ 800/m²
Precinct	Mall/Retail
Owner	Shayher Group
Car Parks	207



143 Turbot Street



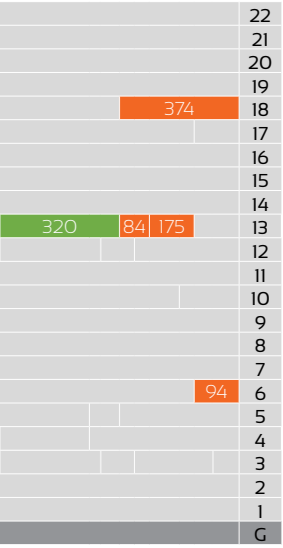
Typical Floorplate	700m²
NLA	20,029m²
Direct Vacancy	3,979m²
Vacancy Rate %	19.87%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 675/m²
Precinct	Transit/Uptown
Owner	Private
Car Parks	-



144 Edward Street



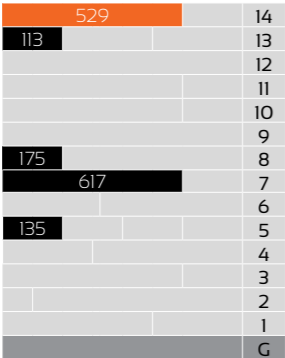
Typical Floorplate	769m²
NLA	16,197m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	727m²
Sublease Vacancy	320m²
Asking Rent \$	\$ 855/m²
Precinct	Midtown
Owner	Precision Group
Car Parks	75



145 Eagle Street



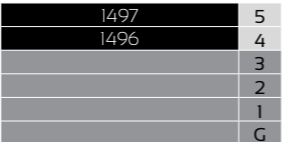
Typical Floorplate	804m²
NLA	11,469m²
Direct Vacancy	1,040m²
Vacancy Rate %	9.07%
Pending Vacancy	0m²
Sublease Vacancy	529m²
Asking Rent \$	\$ 860 - \$ 880/m²
Precinct	Financial
Owner	BPQ Group
Car Parks	97



149 Adelaide Street



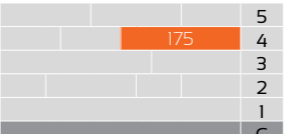
Typical Floorplate	1,496m²
NLA	2,993m²
Direct Vacancy	2,993m²
Vacancy Rate %	100.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 795/m²
Precinct	Mall/Retail
Owner	Vicinity Centres
Car Parks	-



150 Edward Street



Typical Floorplate	385m²
NLA	2,052m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	175m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 695/m²
Precinct	Midtown
Owner	Aileron
Car Parks	11



157 Ann Street



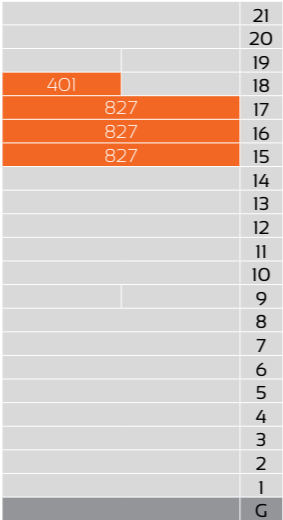
Typical Floorplate	432m²
NLA	6,679m²
Direct Vacancy	171m²
Vacancy Rate %	2.56%
Pending Vacancy	346m²
Sublease Vacancy	116m²
Asking Rent \$	\$ 800/m²
Precinct	Transit/Uptown
Owner	Quanta
Car Parks	45



160 Ann Street



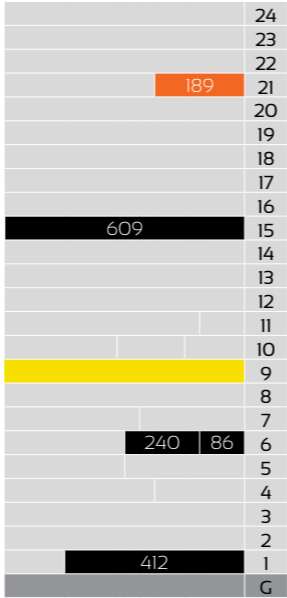
Typical Floorplate	827m ²
NLA	15,984 ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	2,882m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 750/m ²
Precinct	Transit/Uptown
Owner	Keppel Capital
Car Parks	62



167 Eagle Street



Typical Floorplate	608m ²
NLA	14,872m ²
Direct Vacancy	1,347m ²
Vacancy Rate %	9.06%
Pending Vacancy	189m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 880 - \$ 900/m ²
Precinct	Financial
Owner	BPQ Group
Car Parks	126



171 Edward Street



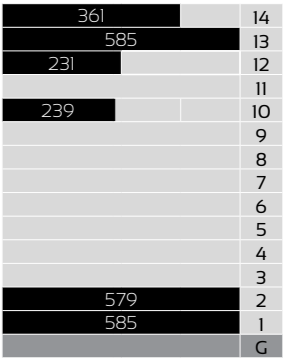
Typical Floorplate	466m ²
NLA	466m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Financial
Owner	The Hour Glass
Car Parks	-



179 North Quay



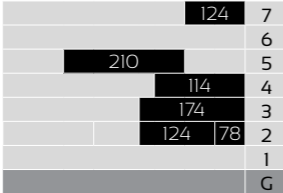
Typical Floorplate	586m ²
NLA	8,525m ²
Direct Vacancy	2,580m ²
Vacancy Rate %	30.26%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 715 - \$ 720/m ²
Precinct	Legal
Owner	AM Alpha
Car Parks	30



190 Edward Street



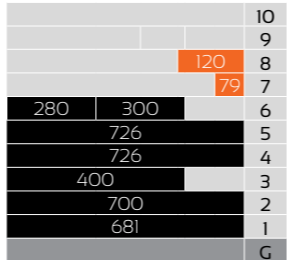
Typical Floorplate	490m ²
NLA	3,000m ²
Direct Vacancy	824m ²
Vacancy Rate %	27.47%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 715/m ²
Precinct	Mall/Retail
Owner	The Hour Glass
Car Parks	-



193 North Quay



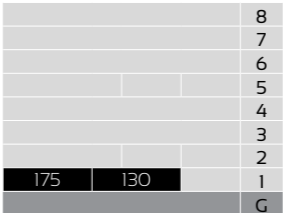
Typical Floorplate	726m ²
NLA	7,260m ²
Direct Vacancy	3,813m ²
Vacancy Rate %	52.52%
Pending Vacancy	199m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 750 - \$ 760/m ²
Precinct	Legal
Owner	Aviator Capital
Car Parks	49



199 George Street



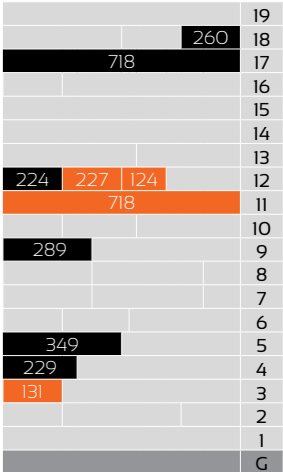
Typical Floorplate	274m ²
NLA	2,699m ²
Direct Vacancy	305m ²
Vacancy Rate %	11.30%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 850/m ²
Precinct	Mall/Retail
Owner	Mackwell
Car Parks	16



200 Mary Street



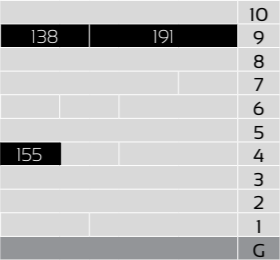
Typical Floorplate	718m ²
NLA	13,352m ²
Direct Vacancy	2,069m ²
Vacancy Rate %	15.50%
Pending Vacancy	1,200m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 825 - \$ 850/m ²
Precinct	Financial
Owner	Wingate
Car Parks	192



217 George Street



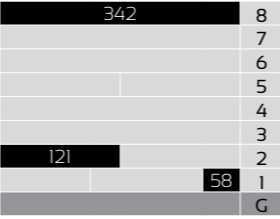
Typical Floorplate	350m²
NLA	4,052m²
Direct Vacancy	484m²
Vacancy Rate %	11.94%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 675 - \$ 685/m²
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	0



231 George Street



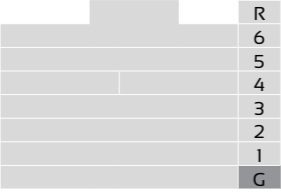
Typical Floorplate	342m²
NLA	3,007m²
Direct Vacancy	521m²
Vacancy Rate %	17.33%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 675/m²
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	0



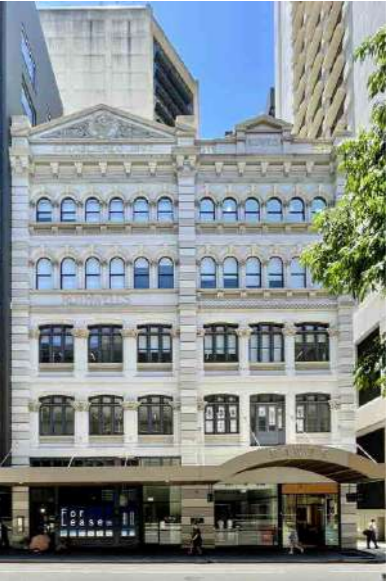
232 Adelaide Street



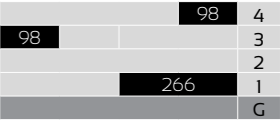
Typical Floorplate	700m²
NLA	4,515m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 825/m²
Precinct	Transit/Uptown
Owner	AsheMorgan
Car Parks	254



235 Edward Street



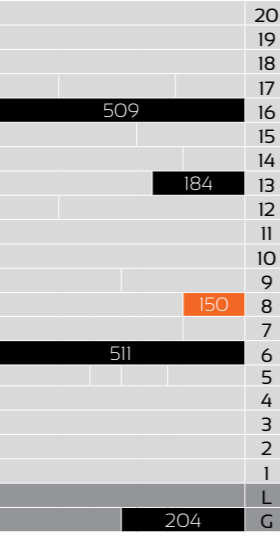
Typical Floorplate	530m²
NLA	2,150m²
Direct Vacancy	462m²
Vacancy Rate %	21.49%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 725/m²
Precinct	Mall/Retail
Owner	Challenger
Car Parks	-



241 Adelaide Street



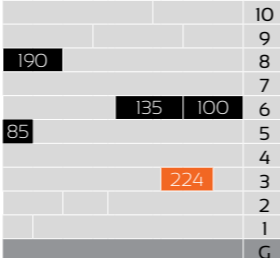
Typical Floorplate	509m²
NLA	10,836m²
Direct Vacancy	1,408m²
Vacancy Rate %	12.99%
Pending Vacancy	150m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 795/m²
Precinct	Financial
Owner	Abacus/Charter Hall
Car Parks	90



243 Edward Street



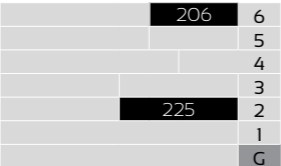
Typical Floorplate	630m²
NLA	6,308m²
Direct Vacancy	510m²
Vacancy Rate %	8.08%
Pending Vacancy	224m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 775/m²
Precinct	Mall/Retail
Owner	Drivas
Car Parks	8



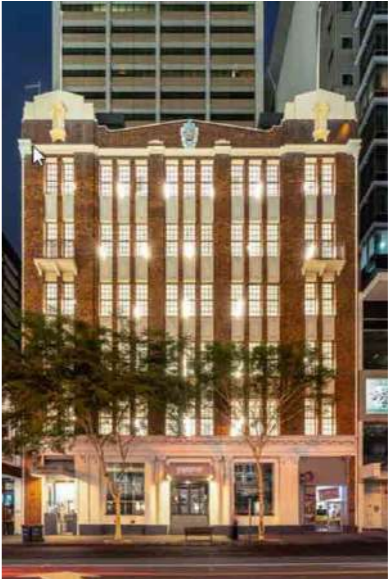
247 Adelaide Street



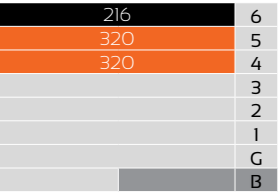
Typical Floorplate	461m²
NLA	3,061m²
Direct Vacancy	431m²
Vacancy Rate %	14.08%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ TBC/m²
Precinct	Financial
Owner	QLD Country Bank
Car Parks	0



262 Adelaide Street



Typical Floorplate	325m²
NLA	1,825m²
Direct Vacancy	216m²
Vacancy Rate %	11.84%
Pending Vacancy	640m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 795/m²
Precinct	Transit/Uptown
Owner	Suave Group
Car Parks	0



283 Elizabeth Street



Typical Floorplate	360m²
NLA	2,084m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 725/m²
Precinct	Financial
Owner	Silverstone
Car Parks	0

	4
	3
	2
	1
	G
	LG

288 Edward Street



Typical Floorplate	688m²
NLA	19,959m²
Direct Vacancy	2,952m²
Vacancy Rate %	14.32%
Pending Vacancy	0m²
Sublease Vacancy	325m²
Asking Rent \$	\$ 750 - \$ 825/m²
Precinct	Transit/Uptown
Owner	Marquette
Car Parks	49

	27
	26
	25
	24
	23
325	22
	21
688	20
325	19
325	19
	18
	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	713m²
NLA	5,031m²
Direct Vacancy	403m²
Vacancy Rate %	8.01%
Pending Vacancy	419m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 825/m²
Precinct	Financial
Owner	LaSalle
Car Parks	19

	7
	6
419	5
	4
403	3
	2
	1
	G

300 Adelaide Street



Typical Floorplate	653m²
NLA	13,134m²
Direct Vacancy	1,397m²
Vacancy Rate %	10.64%
Pending Vacancy	0m²
Sublease Vacancy	282m²
Asking Rent \$	\$ 750 - \$ 775/m²
Precinct	Transit/Uptown
Owner	Lei Shing Hong
Car Parks	36

	22
	21
	20
	19
	18
282	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	623m²
NLA	7,220m²
Direct Vacancy	106m²
Vacancy Rate %	1.47%
Pending Vacancy	686m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 825/m²
Precinct	Transit/Uptown
Owner	F.A. Pidgeon
Car Parks	98

	15
	14
	13
	12
	11
436	10
	9
106	8
250	7
	6
	5
	4
	3
	2
	G

313 Adelaide Street



Typical Floorplate	917m²
NLA	15,940m²
Direct Vacancy	1,822m²
Vacancy Rate %	11.43%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 810/m²
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	548m²
NLA	7,257m²
Direct Vacancy	680m²
Vacancy Rate %	9.37%
Pending Vacancy	547m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 725 - \$ 750/m²
Precinct	Transit/Uptown
Owner	MRL Investments
Car Parks	-

	13
	12
	11
547	10
215	9
188	9
	8
195	7
82	6
	5
	4
	3
	2
	1
	G

333 Adelaide Street



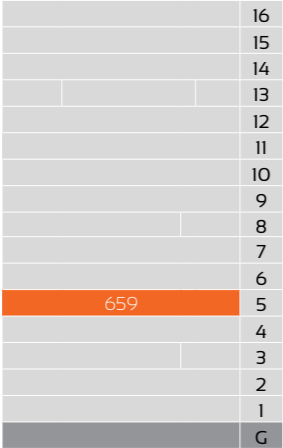
Typical Floorplate	562m²
NLA	7,454m²
Direct Vacancy	183m²
Vacancy Rate %	2.46%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 695/m²
Precinct	Financial
Owner	Stadia Capital
Car Parks	14

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

340 Adelaide Street



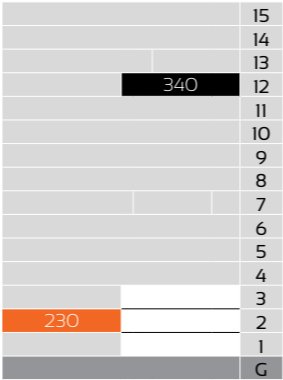
Typical Floorplate	659 - 853m ²
NLA	13,059m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	659m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 725/m ²
Precinct	Transit/Uptown
Owner	Forza Capital
Car Parks	94



348 Edward Street



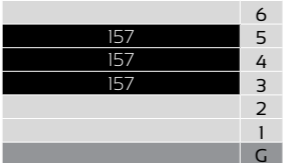
Typical Floorplate	880m ²
NLA	11,488m ²
Direct Vacancy	340m ²
Vacancy Rate %	2.96%
Pending Vacancy	230m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 775/m ²
Precinct	Transit/Uptown
Owner	Centuria
Car Parks	131



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	-



359 Queen Street



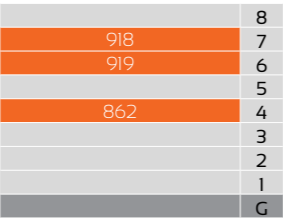
Typical Floorplate	347m ²
NLA	2,429m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	187m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Financial
Owner	Private
Car Parks	-



369 Ann Street



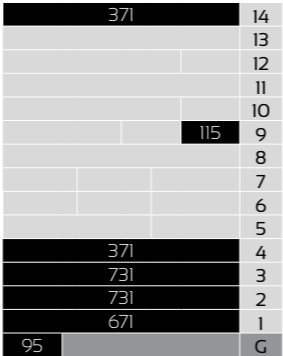
Typical Floorplate	590 - 920m ²
NLA	6,700m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	2,699m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Transit/Uptown
Owner	BNG
Car Parks	72



388 Queen Street



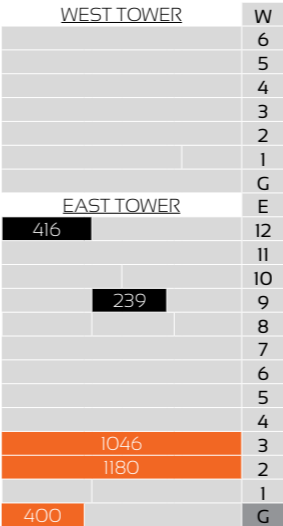
Typical Floorplate	371m ²
NLA	6,275m ²
Direct Vacancy	3,085m ²
Vacancy Rate %	49.16%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 700 - \$ 750/m ²
Precinct	Financial
Owner	Sam Chong
Car Parks	-



410 Ann Street



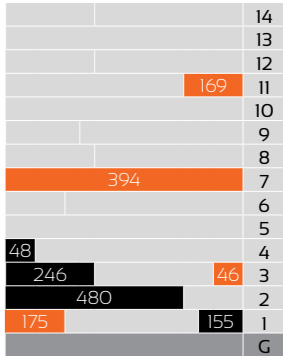
Typical Floorplate	833 - 1,247m ²
NLA	20,521m ²
Direct Vacancy	655m ²
Vacancy Rate %	3.19%
Pending Vacancy	2,626m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 690 - \$ 715/m ²
Precinct	Transit/Uptown
Owner	Mirvac
Car Parks	694



410 Queen Street



Typical Floorplate	392m ²
NLA	5,622m ²
Direct Vacancy	929m ²
Vacancy Rate %	16.52%
Pending Vacancy	784m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 825 - \$ 850/m ²
Precinct	Financial
Owner	PGA
Car Parks	42



420 George Street



Typical Floorplate	466m²		13
NLA	6,017m²		12
Direct Vacancy	0m²		11
Vacancy Rate %	0.00%		10
Pending Vacancy	0m²		9
Sublease Vacancy	0m²		8
Asking Rent \$	\$ 675/m²		7
Precinct	Legal		6
Owner	Dymocks		5
Car Parks	12		4
			3
			2
			1
			G

500 Queen Street



Typical Floorplate	422m²		14
NLA	7,219m²		13
Direct Vacancy	2,856m²		12
Vacancy Rate %	39.56%		11
Pending Vacancy	222m²		10
Sublease Vacancy	0m²		9
Asking Rent \$	\$ 805 - \$ 850/m²		8
Precinct	Financial		7
Owner	Shakespeare Group		6
Car Parks	54		5
			4
			3
			2
			1
			G

484 Adelaide Street



Typical Floorplate	484m²		
NLA	786m²		
Direct Vacancy	0m²		
Vacancy Rate %	0.00%		
Pending Vacancy	0m²		
Sublease Vacancy	0m²		
Asking Rent \$	\$ TBC/m²		
Precinct	Transit/Uptown		
Owner	Malouf Invest		
Car Parks	-		
			1
			G

510 Adelaide Street



Typical Floorplate	TBCm²		
NLA	811m²		
Direct Vacancy	0m²		
Vacancy Rate %	0.00%		
Pending Vacancy	0m²		
Sublease Vacancy	0m²		
Asking Rent \$	\$ TBC/m²		
Precinct	Financial		
Owner	Malouf Invest		
Car Parks	-		
			3
			2
			1
			G

488 Queen Street



Typical Floorplate	390 - 850m²		10
NLA	4,382m²		9
Direct Vacancy	1,820m²		8
Vacancy Rate %	41.53%		7
Pending Vacancy	0m²		6
Sublease Vacancy	0m²		5
Asking Rent \$	\$ 715/m²		4
Precinct	Financial		3
Owner	MRL Investments		2
Car Parks	44		1
			G

549 Queen Street



Typical Floorplate	522m²		3
NLA	2,162m²		2
Direct Vacancy	522m²		1
Vacancy Rate %	24.14%		G
Pending Vacancy	0m²		
Sublease Vacancy	0m²		
Asking Rent \$	\$ 775/m²		
Precinct	Transit/Uptown		
Owner	Malouf Invest		
Car Parks	19		
			3
			2
			1
			G

490 Adelaide Street



Typical Floorplate	410m²		3
NLA	1,292m²		2
Direct Vacancy	410m²		1
Vacancy Rate %	31.73%		G
Pending Vacancy	0m²		
Sublease Vacancy	0m²		
Asking Rent \$	\$ 750/m²		
Precinct	Transit/Uptown		
Owner	Malouf Invest		
Car Parks	-		
			410
			G

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