

Vacancy Tracker

May 2025



caden
Intellectual Property

DEAL DELAYS BITE AS VACANCY RISES POST-EASTER

April 2025:
7.70%

May 2025:
8.26%

Overall vacancies have softened for the third consecutive month, driving the biggest increase since Aug-21. Whilst we anecdotally note a good volume of active Heads of Agreement, the time to execution has been slow and is allowing negative absorption to transpire.

Premium Grade was quiet on the transaction front with only two deals occurring. Conversely, the supply side saw a 464 sqm tenancy hit the market, contributing to a minor increase of 0.01% to Premium Grade vacancy, taking it to 4.72%. Despite the slight setback, Premium is still better position than 12 months ago when vacancies were sitting close to 7%.

A Grade was the only market that sustained positive net absorption, helping drive vacancy compression this month. Significant deals included whole floors in 140 Creek St (~1,200 sqm subleased), 145 Ann St (~2,800 sqm) and 266 George St (~1,400 sqm), contributing to ~7,100 sqm worth of deals. However, some notable vacancies also came back online, including whole floors in 12 Creek St (954 sqm), 180 Ann St (1,245 sqm) and a ~2,400 sqm sublease in 123 Albert St. This activity balanced to a positive net absorption of 936 sqm, facilitating the 0.11% vacancy decline for A Grade to sit at 4.69% at the close of May.

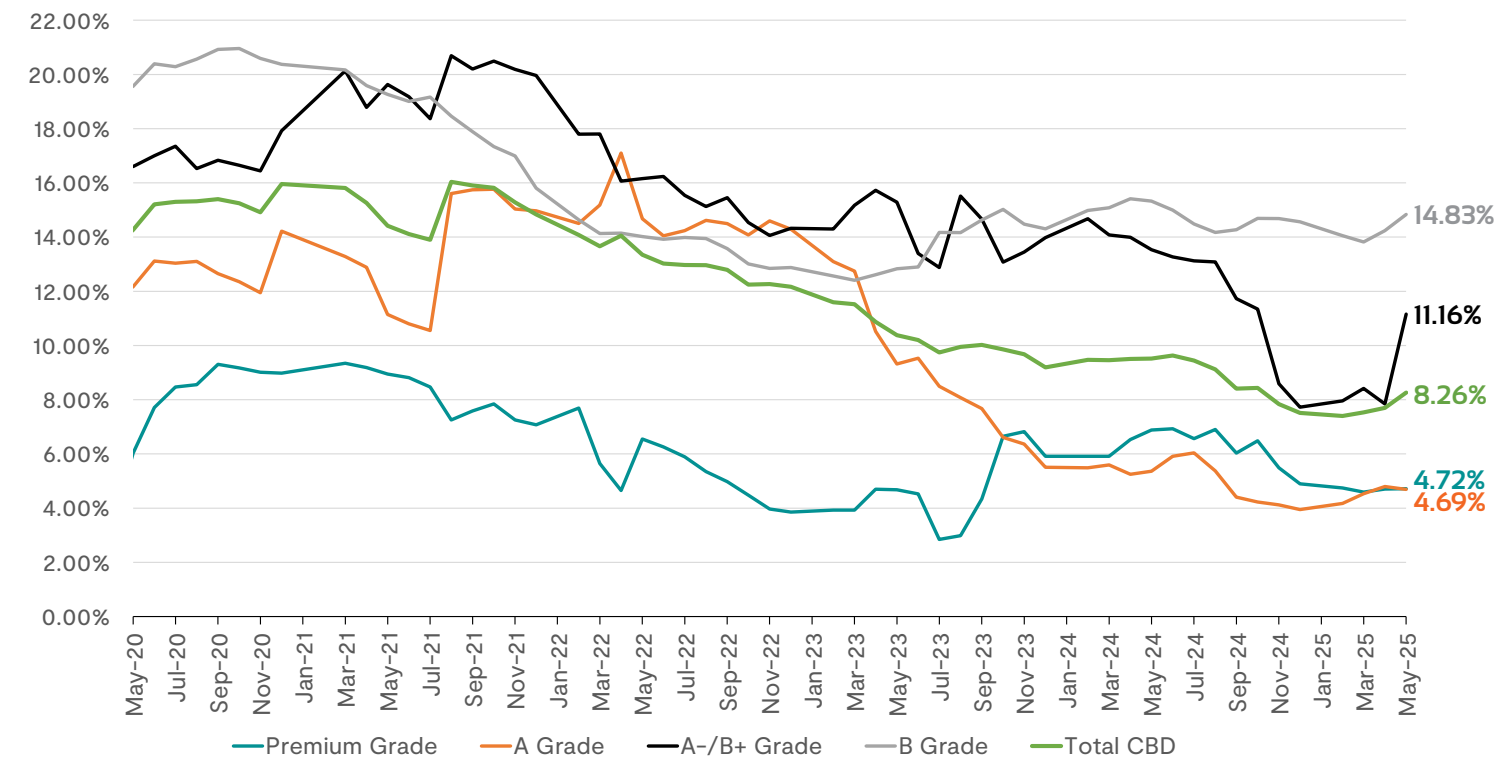
Deal flow in A-/B+ Grade was relatively light, with the largest transaction being a 472 sqm spec in 120 Edward St. The return of ~2,000 sqm in 545 Queen St and ~7,000 sqm in 69 Ann St through Telstra contracting their footprint dashed any hopes of vacancy tightening within the Grade,

contributing to a sharp 3.31% increase to 11.16%. A-/B+ Grade has managed sub-10% vacancy since Nov-24 but the return of these spaces has disrupted this momentum and is unlikely to shift materially with further pending vacancies due to push this higher in the coming months.

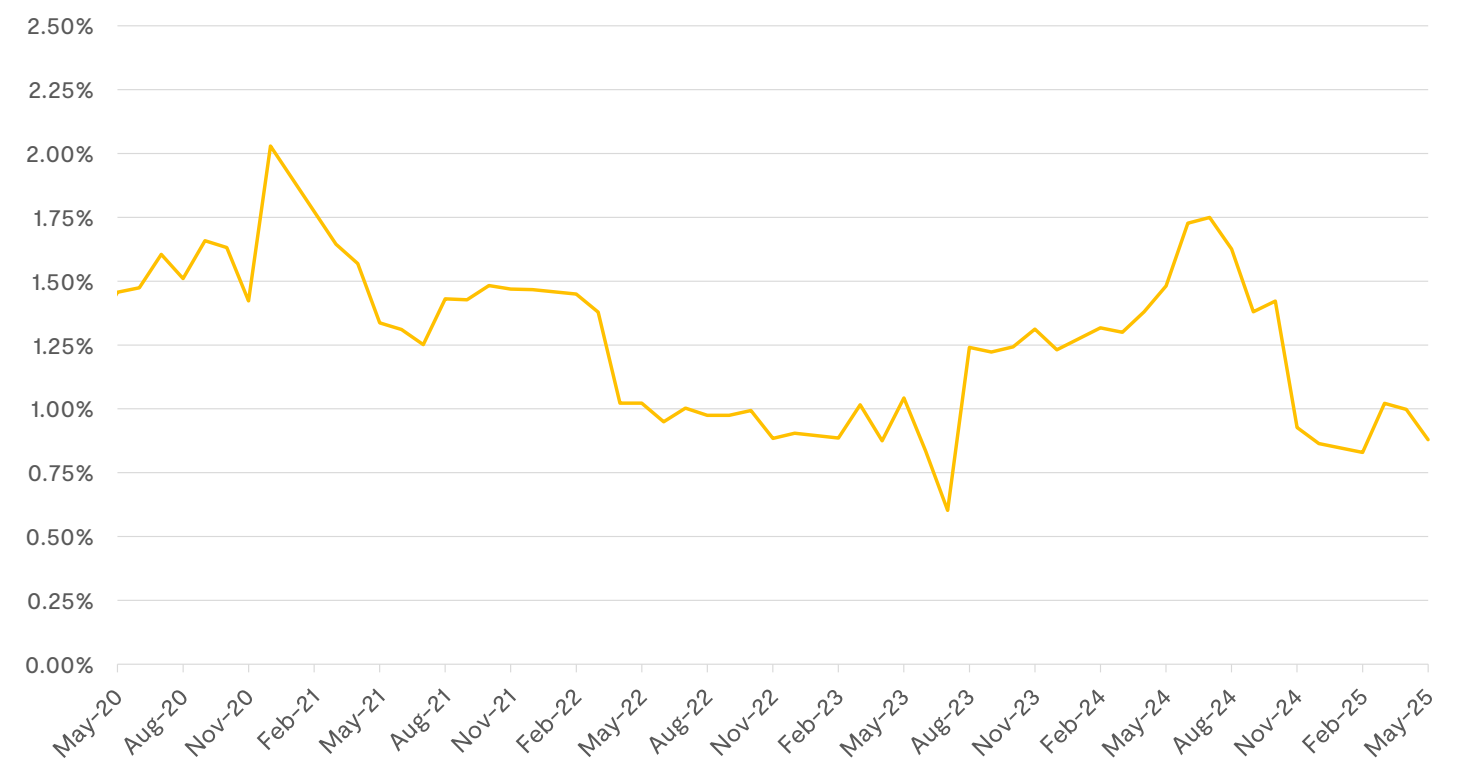
B Grade is inching closer to the 15% mark after vacancy increased for the second month running. Deal flow was largely in line with historic averages, amounting to ~4,100 sqm, with the most notable change being two separate whole floors in 241 Adelaide St being placed under offer. However, this was offset by the return of several floors in 316 Adelaide St (~1,800 sqm) and 369 Ann St (~860 sqm), registering negative net absorption of 3,076 sqm.

→ The sublease market was in the spotlight this month after ~4,200 sqm of sublease vacancies were actively marketed. Fortunately, following the absorption of a whole floor sublease in 140 Creek, sublease vacancy remains healthy at 0.88%, in comparison to the peak of 2.03% back in Dec-20, but levels may increase. Given the quality of office accommodation available in this part of the market, a gradual take up of this space is anticipated, placing downward pressure on overall vacancies.

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



Brisbane CBD Sublease Vacancy (May '20 - May '25)



Upcoming backfill supply: what can we expect?

A little over 12 months ago we cast an eye forward to the oncoming development supply in Brisbane’s CBD and the subsequent backfill space that would exist as a result of these developments attracting new tenants. Inevitably, a market is going to be challenged by the addition of new supply of the scale that Brisbane is looking at, but a deeper look into demand trends suggest that we may be in for a longer fight than was first thought.

When you look at the pre-commitment of new towers due for the Brisbane CBD one key element stands out – all of the pre-committed tenants are already CBD based. Ultimately this means that the CBD only stands to benefit from any net growth in these tenants’ requirements, not from pure net absorption of a tenant from an external market entering the CBD.

Wanting to understand whether this was just a factor of new developments demanding a rental premium that non-CBD tenants weren’t prepared to pay, we cast a wider net to look at all >1,000sqm deals that have occurred since Jan-23. A look at these numbers shows that this is a wider-spread concern where the CBD is not proving to be a consistent location of choice for tenants of this size. Only a rough 10% of >1,000sqm deals occurred with tenants that are not currently in the CBD, and collectively these deals only made up less than 10% of the NLA leased in this portion of the market. Over two years this amounted to a meagre 21,000 sqm of absorption for the CBD from non-CBD based tenants relocating.

All considered, this paints a confronting picture for the Brisbane CBD where any future absorption is likely to be driven almost solely by the growth of businesses that currently occupy space in the CBD. This will feed some general net absorption you would imagine, but in the face of tens of thousands of sqm of vacant space hitting the market, will likely see Brisbane’s CBD vacancy picture shift upward in the near and medium-terms.

To begin to turn this tide, Brisbane will need to see a major commitment from a couple of the outstanding non-CBD based requirements seeking >1,000 sqm, being:

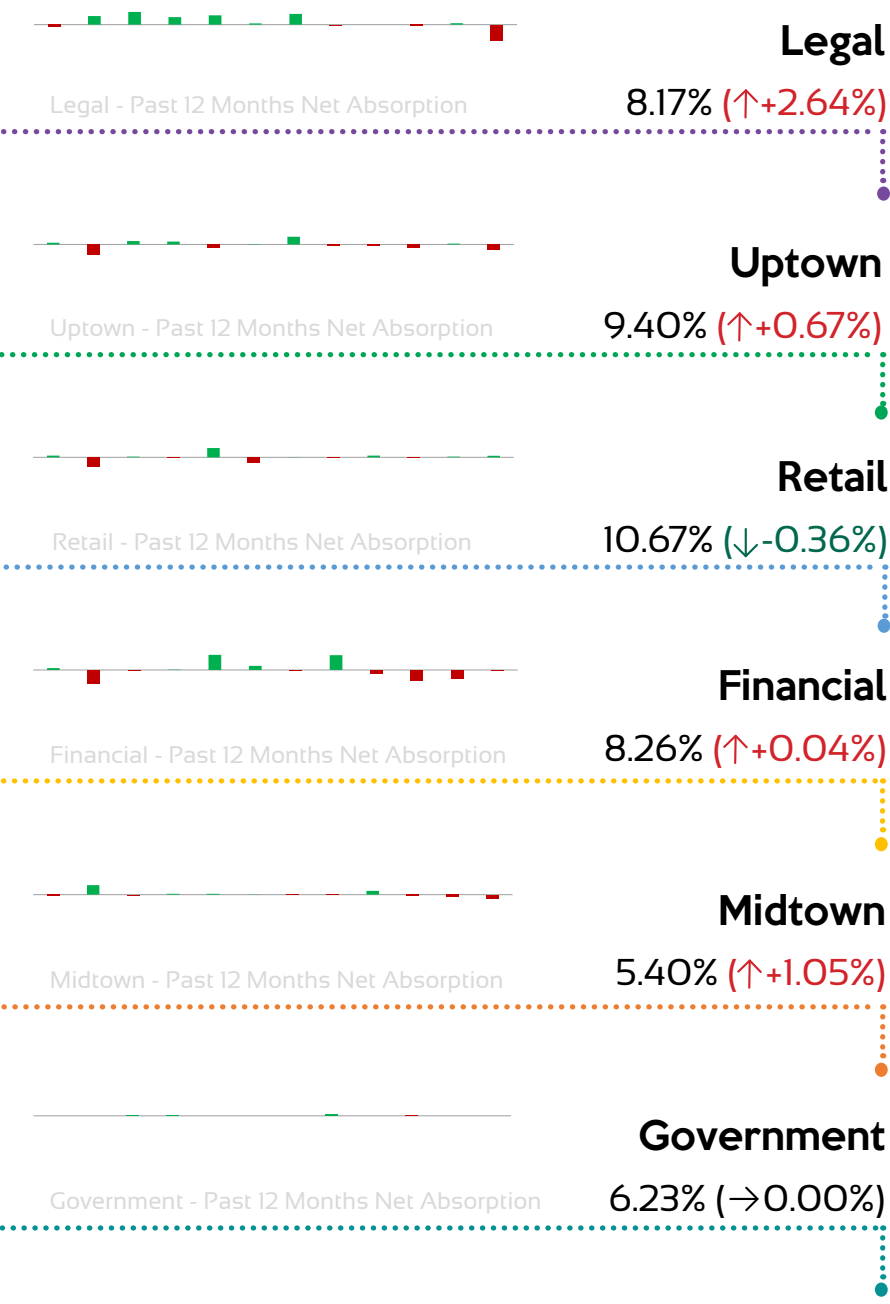
- Inertia Engineering: 900 sqm – 1,200 sqm
- Stockland: 1,100 sqm – 1,500 sqm
- Diabetes Australia: 1,400 sqm – 1,600 sqm
- KBR: 1,700 sqm – 2,200 sqm
- Icon Group: 3,000 sqm – 4,000 sqm
- ConocoPhillips: 3,000 sqm – 5,000 sqm
- Bank of Queensland: 4,000 sqm – 5,000 sqm
- CIMIC: 8,000 sqm

Figure 1: Tenants committed to new developments

Development	Committed Tenant	Committed NLA (m²)	Current Building	Current Landlord	Current Grade	Backfill NLA (m²)	Backfill Timing
205 North Quay	Fed Gov.	Whole Building: 43,700	400 George St	Cromwell	A	8,576	4Q-25
205 North Quay	Fed Gov.		140 Creek St	AsheMorgan	A	7,286	4Q-25
205 North Quay	Fed Gov.		140 Elizabeth St	Shayher Group	A	9,942	4Q-25
205 North Quay	Fed Gov.		143 Turbot St	Private	B	10,805	4Q-25
360 Queen Street	HopgoodGanim	6,300	1 Eagle St	Dexus	Premium	5,376	2026
360 Queen Street	BDO	9,000	12 Creek St	Marquette	A	6,786	2026
360 Queen Street	HWL Ebsworth	4,777	480 Queen St	Dexus	Premium	5,164	2026
360 Queen Street	Herbert Smith Freehills	4,680	480 Queen St	Dexus	Premium	5,091	2026
360 Queen Street	QIC	8,129	66 Eagle St	Deka	A	7,165	2026
360 Queen Street	Sentinel	1,642	260 Queen St	Private	A-/B+	707	2026
Waterfront Brisbane	Deloitte	13,250	123 Eagle St	GPT	Premium	8,678	2028/29
Waterfront Brisbane	Colliers	1,644	111 Eagle St	GPT	Premium	1,430	2028/29
Waterfront Brisbane	Minter Ellison	8,270	1 Eagle St	Dexus	Premium	8,008	2028/29
Waterfront Brisbane	Gadens	4,548	111 Eagle St	GPT	Premium	5,275	2028/29
Waterfront Brisbane	DLA Piper	2,250	480 Queen St	Dexus	Premium	2,247	2028/29
Waterfront Brisbane	Allens Linklaters	4,932	480 Queen St	Dexus	Premium	4,086	2028/29
Waterfront Brisbane	Dexus	600	1 Eagle St	Dexus	Premium	363	2028/29
Total						96,985m²	



VACANCY BY PRECINCT





Premium Grade

Market summary

Total NLA	321,841m ²
Total Direct Vacancy	↑ 13,157m ²
Direct Vacancy Rate	↑ 4.09%
Sublease Vacancy	↓ 2,016m ²
Total Vacancy Rate	↑ 4.72%
Pending Vacancy	↑ 15,853m ²

1 Eagle Street - Waterfront Place



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

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71 Eagle Street - Riparian Plaza



Typical Floorplate	1,207 - 1,247m ²
NLA	30,000m ²
Direct Vacancy	7,540m ²
Vacancy Rate %	25.13%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 1,125 - \$ 1,250/m ²
Precinct	Financial
Owner	Bloomberg
Car Parks	213

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80 Ann Street - Heritage Lanes



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

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111 Eagle Street - One One One



Typical Floorplate	1,500m ²
NLA	64,041m ²
Direct Vacancy	2,257m ²
Vacancy Rate %	3.52%
Pending Vacancy	0m ²
Sublease Vacancy	1,501m ²
Asking Rent \$	\$ 1,200 - \$ 1,375/m ²
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	295m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 1,150 - \$ 1,300/m²
Precinct	Financial
Owner	GPT
Car Parks	540

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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

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A Grade

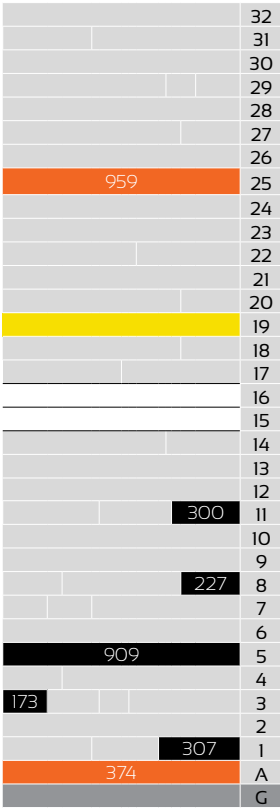
Market summary

Total NLA	846,347m ²
Total Direct Vacancy	↑ 30,892m ²
Direct Vacancy Rate	↑ 3.65%
Sublease Vacancy	↓ 8,794m ²
Total Vacancy Rate	↓ 4.69%
Pending Vacancy	↓ 54,451m ²

10 Eagle Street - Gold Tower



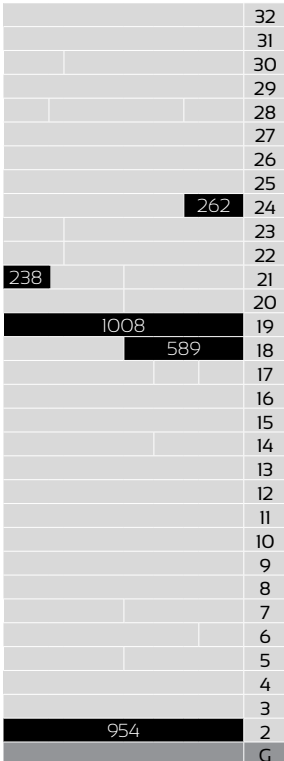
Typical Floorplate	950m²
NLA	28,190m²
Direct Vacancy	1,916m²
Vacancy Rate %	6.80%
Pending Vacancy	1,333m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 975 - \$ 1,075/m²
Precinct	Financial
Owner	Marquette
Car Parks	-



12 Creek Street - Blue Tower



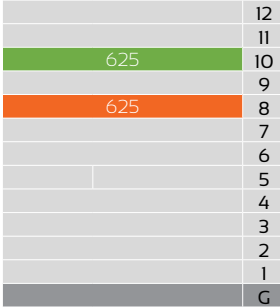
Typical Floorplate	1,071m²
NLA	32,227m²
Direct Vacancy	3,051m²
Vacancy Rate %	6.51%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 975 - \$ 1,075/m²
Precinct	Financial
Owner	Marquette
Car Parks	311



12 Creek Street - The Annex



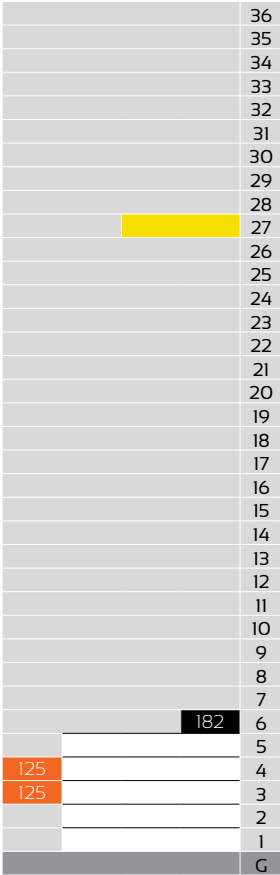
Typical Floorplate	625m²
NLA	7,074m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	625m²
Sublease Vacancy	625m²
Asking Rent \$	\$ 1,150/m²
Precinct	Financial
Owner	Marquette
Car Parks	311



32 Turbot Street - Santos Place



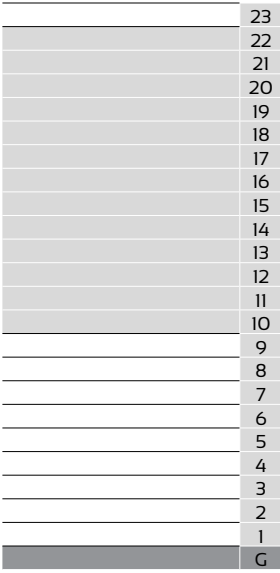
Typical Floorplate	1,100m²
NLA	35,382m²
Direct Vacancy	182m²
Vacancy Rate %	0.51%
Pending Vacancy	250m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 815 - \$ 850/m²
Precinct	Legal
Owner	Charter Hall
Car Parks	186



53 Albert Street



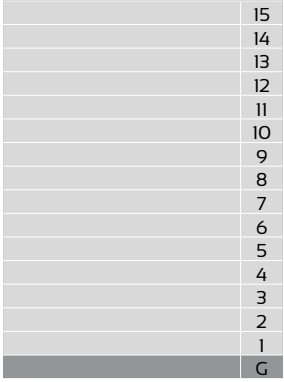
Typical Floorplate	1,450m²
NLA	18,440m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ TBC/m²
Precinct	Midtown
Owner	NTT UD
Car Parks	580



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



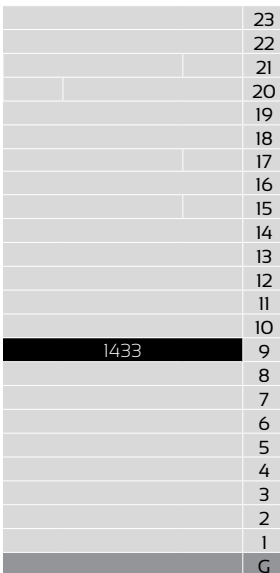
Typical Floorplate	1,157m²
NLA	21,263m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ TBC/m²
Precinct	Government
Owner	Dexus
Car Parks	117



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	854m²
NLA	11,500m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	5,124m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 950/m²
Precinct	Financial
Owner	Hancock Properties
Car Parks	63

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100 Creek Street



Typical Floorplate	850m²
NLA	21,700m²
Direct Vacancy	853m²
Vacancy Rate %	3.93%
Pending Vacancy	662m²
Sublease Vacancy	720m²
Asking Rent \$	\$ 865/m²
Precinct	Financial
Owner	Cromwell
Car Parks	77

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123 Albert Street



Typical Floorplate	1,604m²
NLA	39,000m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	3,026m²
Sublease Vacancy	2,248m²
Asking Rent \$	\$ 1,000 - \$ 1,050/m²
Precinct	Midtown
Owner	Dexus
Car Parks	382

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140 Creek Street



Typical Floorplate	1,200m²
NLA	27,495m²
Direct Vacancy	515m²
Vacancy Rate %	1.87%
Pending Vacancy	8,522m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 950/m²
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	1,000m²
NLA	12,353m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	9,942m²
Sublease Vacancy	0m²
Asking Rent \$	\$ TBC/m²
Precinct	Mall/Retail
Owner	Shayher Group
Car Parks	-

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145 Ann Street



Typical Floorplate	1,144m²
NLA	28,289m²
Direct Vacancy	2,597m²
Vacancy Rate %	9.18%
Pending Vacancy	0m²
Sublease Vacancy	239m²
Asking Rent \$	\$ 885 - \$ 895/m²
Precinct	Transit/Uptown
Owner	Aware Real Estate
Car Parks	127

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239	26
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240	23
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155 Charlotte Street - Midtown Centre



Typical Floorplate	1,900m²
NLA	44,000m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ TBC/m²
Precinct	Midtown
Owner	AsheMorgan
Car Parks	142

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175 Eagle Street



Typical Floorplate	1,159m²
NLA	22,339m²
Direct Vacancy	1,132m²
Vacancy Rate %	5.07%
Pending Vacancy	250m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 1,000/m²
Precinct	Financial
Owner	Hancock Properties
Car Parks	162

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180 Ann Street



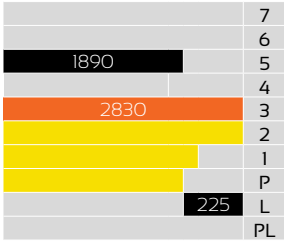
Typical Floorplate	1,245 - 2,062m²
NLA	57,465m²
Direct Vacancy	3,243m²
Vacancy Rate %	5.64%
Pending Vacancy	0m²
Sublease Vacancy	3,508m²
Asking Rent \$	\$ 895 - \$ 925/m²
Precinct	Transit/Uptown
Owner	Daisho
Car Parks	-



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	2,952m²
Vacancy Rate %	5.07%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 1,050/m²
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	-



275 George Street



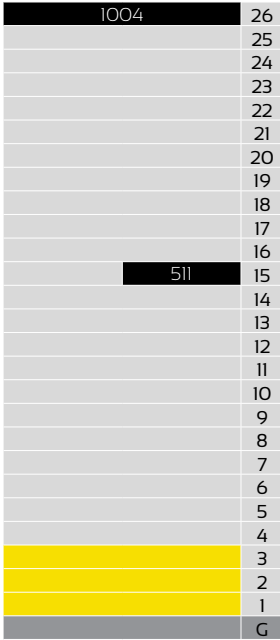
Typical Floorplate	1302m²
NLA	41,738m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	1,274m²
Asking Rent \$	\$ 900/m²
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	241



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



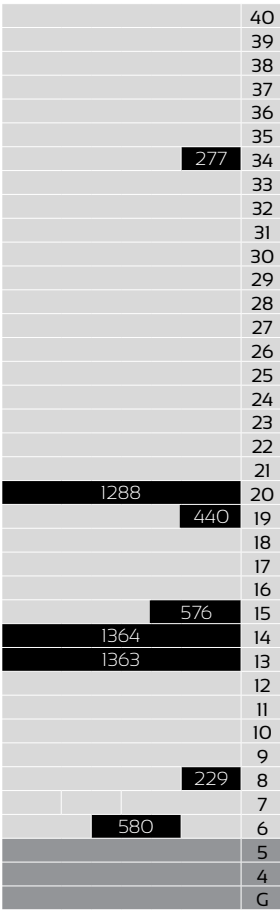
Typical Floorplate	1,600m²
NLA	24,789m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ TBC/m²
Precinct	Financial
Owner	Investa
Car Parks	142



300 George Street



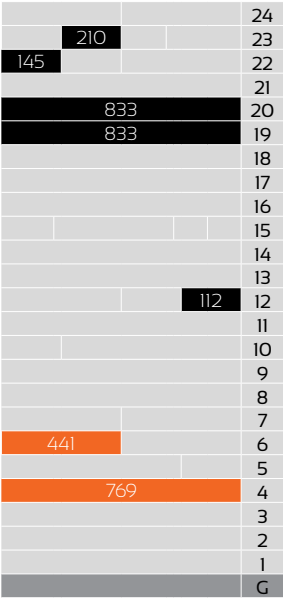
Typical Floorplate	1,396m²
NLA	48,000m²
Direct Vacancy	6,117m²
Vacancy Rate %	12.74%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 1,000 - \$ 1,300/m²
Precinct	Legal
Owner	Shayher Group
Car Parks	-



300 Queen Street



Typical Floorplate	833m²
NLA	19,532m²
Direct Vacancy	2,133m²
Vacancy Rate %	9.85%
Pending Vacancy	1,237m²
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

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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

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500	9
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	3
	2

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

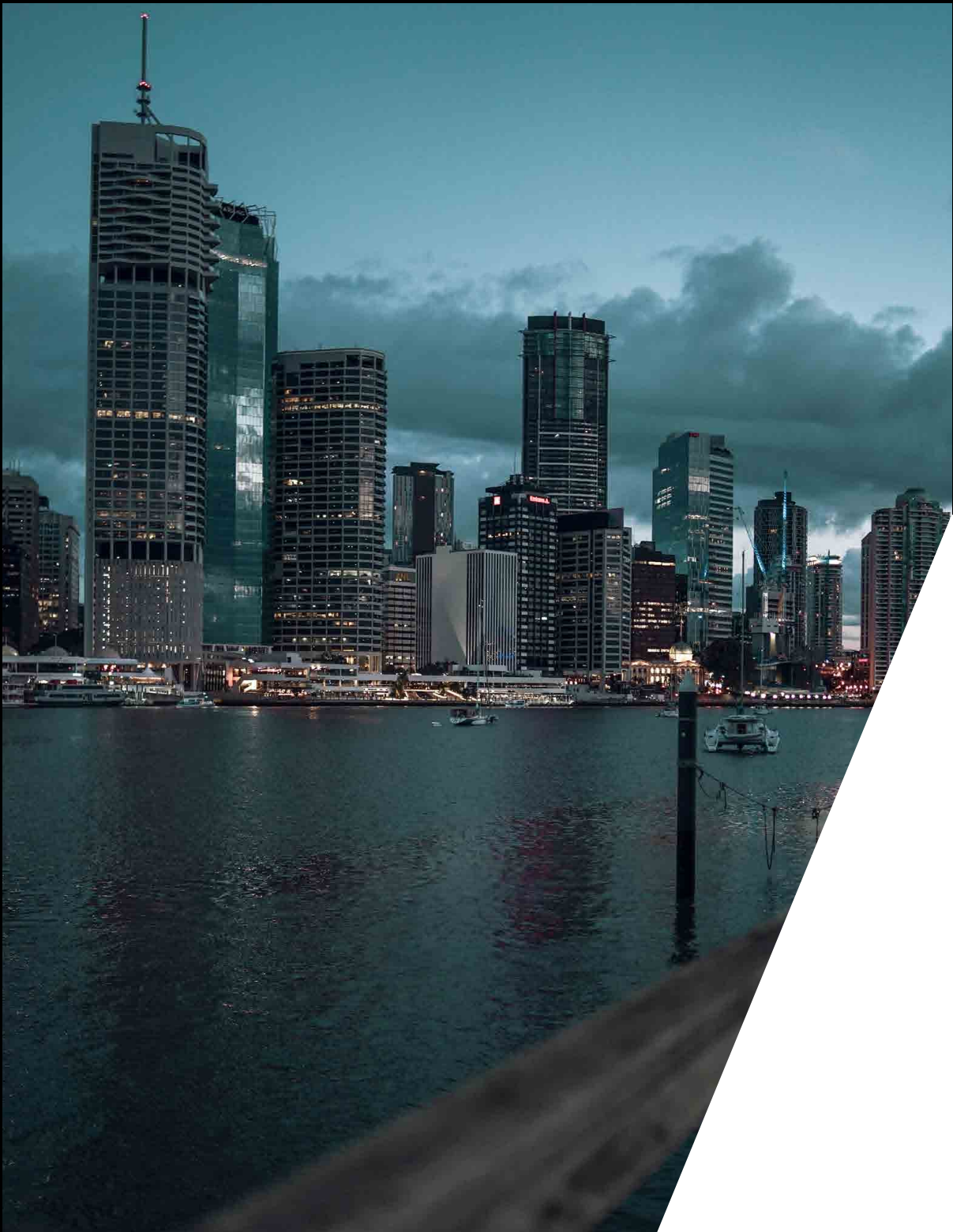
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1565	9
1560	8
1556	7
1538	6
1398	5
1396	4
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400 George Street



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

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A-/B+ Grade

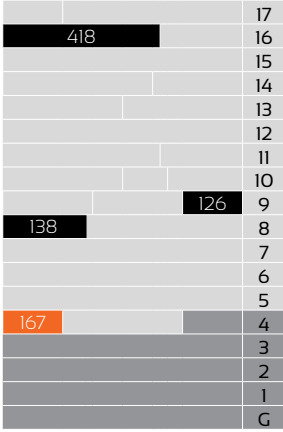
Market summary

Total NLA	263,403m ²
Total Direct Vacancy	↑ 25,723m ²
Direct Vacancy Rate	↑ 9.77%
Sublease Vacancy	↑ 3,671m ²
Total Vacancy Rate	↑ 11.16%
Pending Vacancy	↓ 8,622m ²

40 Creek Street



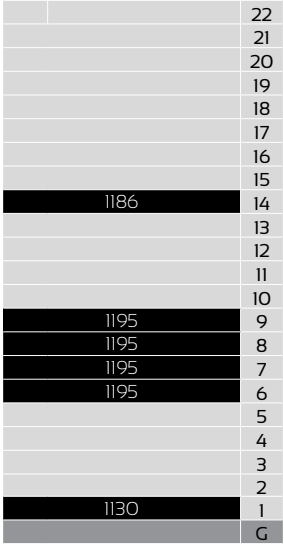
Typical Floorplate	642m ²
NLA	12,353m ²
Direct Vacancy	682m ²
Vacancy Rate %	5.52%
Pending Vacancy	167m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 865/m ²
Precinct	Financial
Owner	PGA
Car Parks	70



69 Ann Street



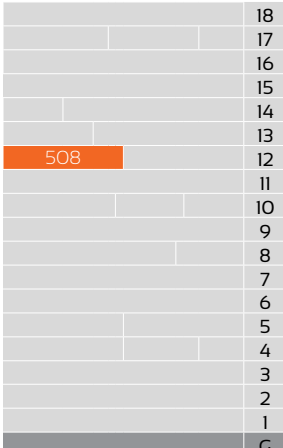
Typical Floorplate	1,192m ²
NLA	26,287m ²
Direct Vacancy	7,096m ²
Vacancy Rate %	26.99%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 875/m ²
Precinct	Legal
Owner	Charter Hall
Car Parks	168



120 Edward Street



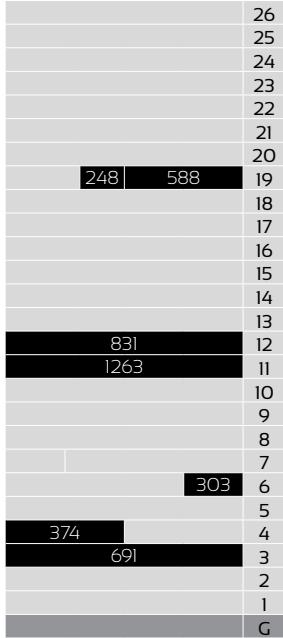
Typical Floorplate	967m ²
NLA	15,161m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	508m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 895/m ²
Precinct	Midtown
Owner	Clarence Property
Car Parks	99



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



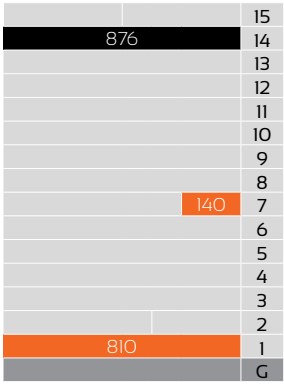
Typical Floorplate	1,257m ²
NLA	5,939m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Transit/Uptown
Owner	Elanor
Car Parks	-



201 Charlotte Street



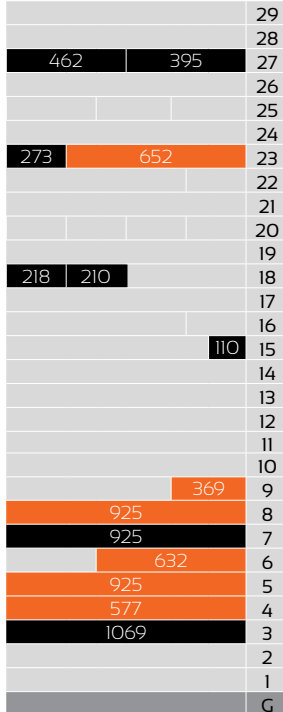
Typical Floorplate	876m ²
NLA	13,420m ²
Direct Vacancy	876m ²
Vacancy Rate %	6.53%
Pending Vacancy	950m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 875 - \$ 895/m ²
Precinct	Financial
Owner	Kyko
Car Parks	149



215 Adelaide Street



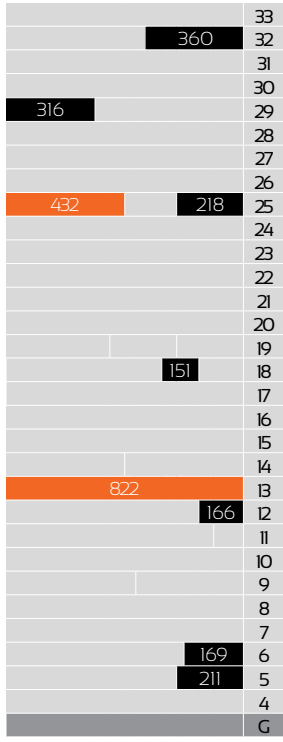
Typical Floorplate	952m ²
NLA	26,000m ²
Direct Vacancy	3,662m ²
Vacancy Rate %	14.08%
Pending Vacancy	4,080m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 850 - \$ 875/m ²
Precinct	Financial
Owner	Elanor
Car Parks	-



239 George Street



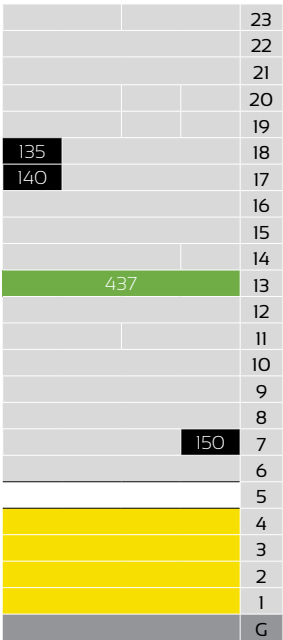
Typical Floorplate	877m ²
NLA	24,398m ²
Direct Vacancy	1,591m ²
Vacancy Rate %	6.52%
Pending Vacancy	1,254m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 840/m ²
Precinct	Mall/Retail
Owner	Proprium Capital
Car Parks	113



260 Queen Street



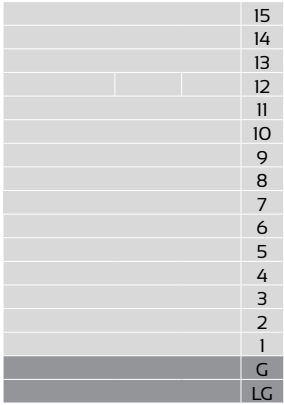
Typical Floorplate	436 - 1,060m ²
NLA	11,600m ²
Direct Vacancy	425m ²
Vacancy Rate %	3.66%
Pending Vacancy	0m ²
Sublease Vacancy	437m ²
Asking Rent \$	\$ 875 - \$ 895/m ²
Precinct	Financial
Owner	Sam Chong
Car Parks	-



295 Ann Street



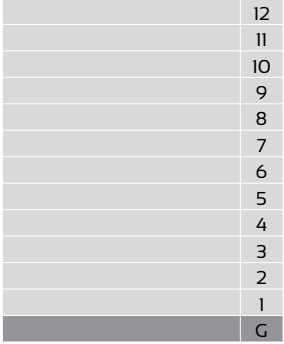
Typical Floorplate	1,200m ²
NLA	20,508m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 875/m ²
Precinct	Transit/Uptown
Owner	AsheMorgan
Car Parks	254



299 Adelaide Street



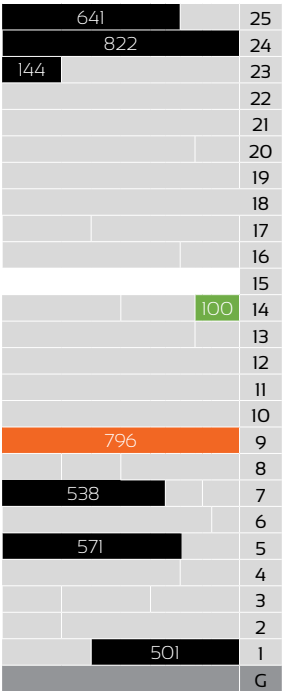
Typical Floorplate	670m ²
NLA	9,659m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 750/m ²
Precinct	Financial
Owner	UBS
Car Parks	46



307 Queen Street



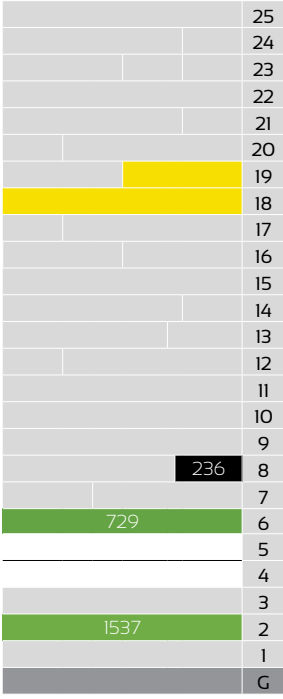
Typical Floorplate	796 - 822m ²
NLA	19,617m ²
Direct Vacancy	3,217m ²
Vacancy Rate %	16.40%
Pending Vacancy	796m ²
Sublease Vacancy	100m ²
Asking Rent \$	\$ 865 - \$ 925/m ²
Precinct	Financial
Owner	PGIM/Growthpoint
Car Parks	89



324 Queen Street



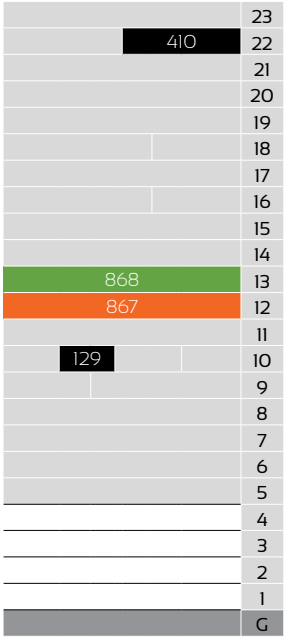
Typical Floorplate	739m ²
NLA	19,954m ²
Direct Vacancy	236m ²
Vacancy Rate %	1.18%
Pending Vacancy	0m ²
Sublease Vacancy	2,266m ²
Asking Rent \$	\$ 895/m ²
Precinct	Financial
Owner	Abacus
Car Parks	96



333 Ann Street



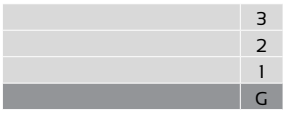
Typical Floorplate	867m ²
NLA	16,476m ²
Direct Vacancy	539m ²
Vacancy Rate %	3.27%
Pending Vacancy	867m ²
Sublease Vacancy	868m ²
Asking Rent \$	\$ 840 - \$ 850/m ²
Precinct	Transit/Uptown
Owner	RAM
Car Parks	142



414 George Street



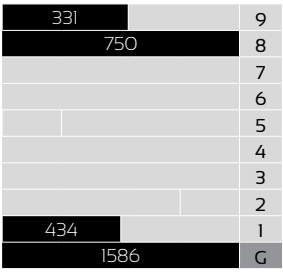
Typical Floorplate	1,650m ²
NLA	3,956m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Legal
Owner	Fife Capital
Car Parks	-



545 Queen Street



Typical Floorplate	750m ²
NLA	13,100m ²
Direct Vacancy	3,101m ²
Vacancy Rate %	23.67%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 750 - \$ 800/m ²
Precinct	Transit/Uptown
Owner	Cromwell
Car Parks	-





B Grade

Market summary

Total NLA	517,175m ²
Total Direct Vacancy	↑ 74,052m ²
Direct Vacancy Rate	↑ 14.32%
Sublease Vacancy	↑ 2,660m ²
Total Vacancy Rate	↑ 14.83%
Pending Vacancy	↓ 18,097m 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
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10 Felix Street



Typical Floorplate	382m²
NLA	4,741m²
Direct Vacancy	2,157m²
Vacancy Rate %	45.50%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 750/m²
Precinct	Financial
Owner	AIMS
Car Parks	49

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		7
		6
	165	6
		5
		4
	304	3
	597	2
	597	1
		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
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		9
	200	8
	146	7
		6
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		2
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26 Wharf Street



Typical Floorplate	270m²
NLA	3,052m²
Direct Vacancy	359m²
Vacancy Rate %	11.76%
Pending Vacancy	0m²
Sublease Vacancy	270m²
Asking Rent \$	\$ 750/m²
Precinct	Financial
Owner	Renweed Pty Ltd
Car Parks	9

		11
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	270	8
		7
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	270	3
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	89	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

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		6
		5
		4
		3
		2
		1
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33 Queen Street



Typical Floorplate	396m²
NLA	3,324m²
Direct Vacancy	113m²
Vacancy Rate %	3.40%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 860 - \$ 900/m²
Precinct	Mall/Retail
Owner	Mackwell
Car Parks	0

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		4
	29	4
		3
	61	2
	23	2
		1
		M
		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

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46 Charlotte Street



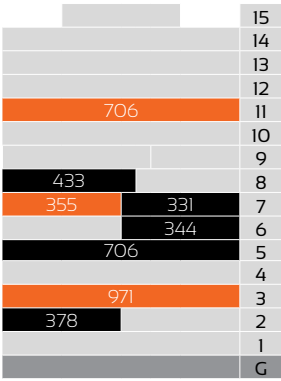
Typical Floorplate	433 - 790m²
NLA	4,112m²
Direct Vacancy	1,374m²
Vacancy Rate %	33.41%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 675/m²
Precinct	Government
Owner	Big Boom
Car Parks	30

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	437	7
		6
	437	5
		4
	218	3
	167	3
	115	3
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60 Edward Street



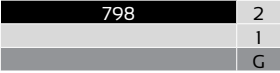
Typical Floorplate	706m ²
NLA	10,637m ²
Direct Vacancy	2,192m ²
Vacancy Rate %	20.61%
Pending Vacancy	2,032m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 850 - \$ 895/m ²
Precinct	Midtown
Owner	Sentinel
Car Parks	110



60 Queen Street



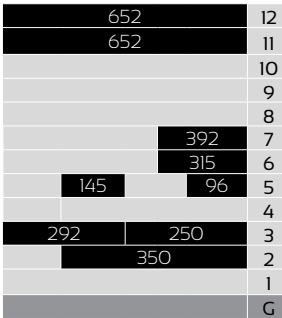
Typical Floorplate	798m ²
NLA	1,596m ²
Direct Vacancy	798m ²
Vacancy Rate %	50.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 650/m ²
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	-



79 Adelaide Street



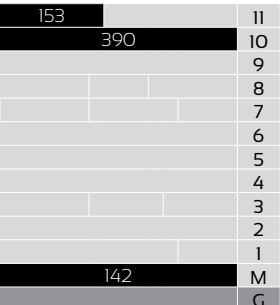
Typical Floorplate	604m ²
NLA	11,524m ²
Direct Vacancy	3,144m ²
Vacancy Rate %	27.28%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 740/m ²
Precinct	Mall/Retail
Owner	Coombes/Drivas
Car Parks	47



82 Eagle Street



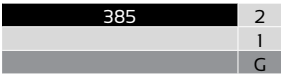
Typical Floorplate	387m ²
NLA	4,267m ²
Direct Vacancy	685m ²
Vacancy Rate %	16.05%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 670 - \$ 685/m ²
Precinct	Financial
Owner	Jen Retail
Car Parks	12



93 Edward Street



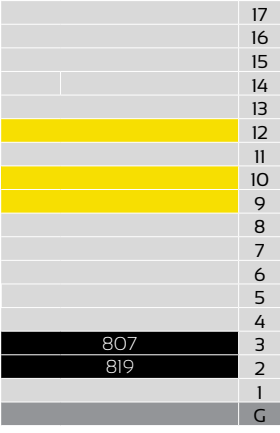
Typical Floorplate	380m ²
NLA	741m ²
Direct Vacancy	385m ²
Vacancy Rate %	51.96%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 895/m ²
Precinct	Financial
Owner	Pellegrino Group
Car Parks	-



95 North Quay



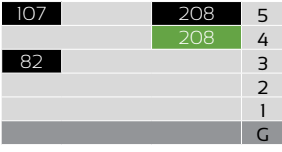
Typical Floorplate	474m ²
NLA	8,417m ²
Direct Vacancy	1,626m ²
Vacancy Rate %	19.32%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 700 - \$ 735/m ²
Precinct	Legal
Owner	EG Funds
Car Parks	99



99 Creek Street



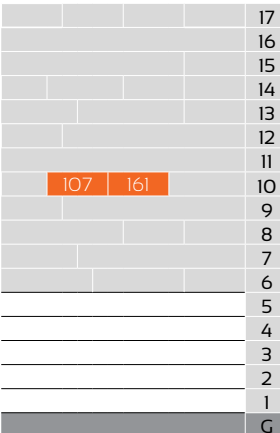
Typical Floorplate	700m ²
NLA	4,400m ²
Direct Vacancy	397m ²
Vacancy Rate %	9.02%
Pending Vacancy	0m ²
Sublease Vacancy	208m ²
Asking Rent \$	\$ 750/m ²
Precinct	Financial
Owner	Coombes
Car Parks	24



100 Edward Street



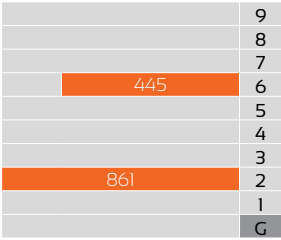
Typical Floorplate	585m ²
NLA	7,154m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	268m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 900/m ²
Precinct	Midtown
Owner	SLMC
Car Parks	109



102 Adelaide Street



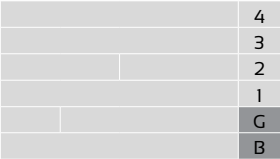
Typical Floorplate	950m ²
NLA	10,335m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	1,306m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Mall/Retail
Owner	Sam Chong
Car Parks	0



109 Edward Street



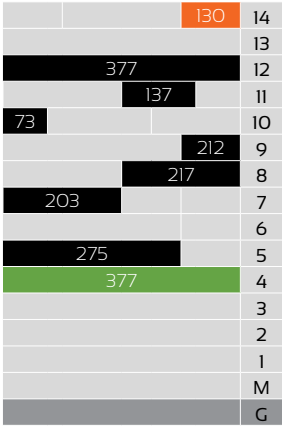
Typical Floorplate	495m ²
NLA	2,674m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 725/m ²
Precinct	Financial
Owner	Fife Capital
Car Parks	-



110 Eagle Street



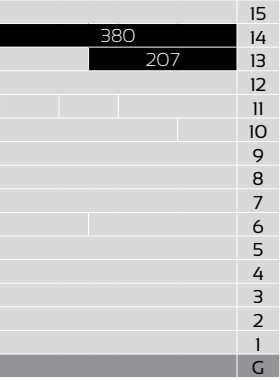
Typical Floorplate	377m ²
NLA	5,474m ²
Direct Vacancy	1,494m ²
Vacancy Rate %	27.29%
Pending Vacancy	130m ²
Sublease Vacancy	377m ²
Asking Rent \$	\$ 750 - \$ 775/m ²
Precinct	Financial
Owner	Capital Property
Car Parks	0



116 Adelaide Street



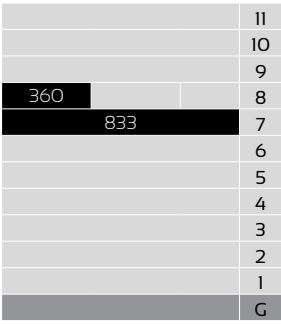
Typical Floorplate	376m ²
NLA	6,773m ²
Direct Vacancy	587m ²
Vacancy Rate %	8.67%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 725/m ²
Precinct	Mall/Retail
Owner	Private
Car Parks	26



119 Charlotte Street



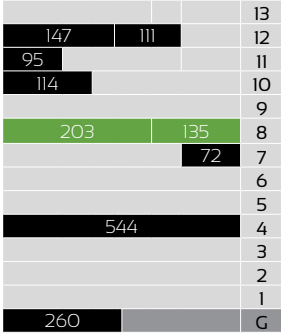
Typical Floorplate	830m ²
NLA	7,842m ²
Direct Vacancy	1,193m ²
Vacancy Rate %	15.21%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 780 - \$ 800/m ²
Precinct	Midtown
Owner	Samford Invest.
Car Parks	100



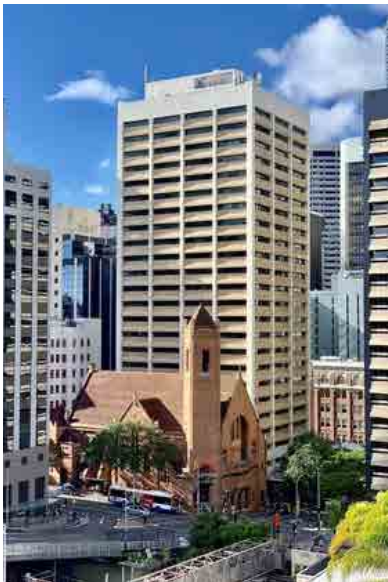
126 Margaret Street



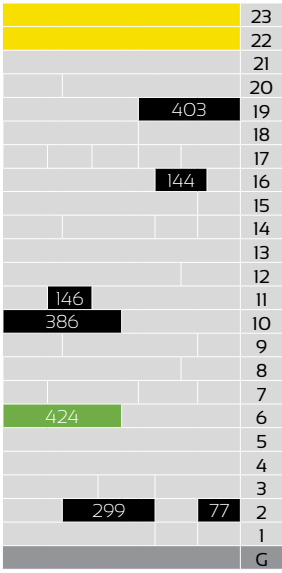
Typical Floorplate	355 - 544m ²
NLA	5,528m ²
Direct Vacancy	1,343m ²
Vacancy Rate %	24.29%
Pending Vacancy	0m ²
Sublease Vacancy	338m ²
Asking Rent \$	\$ 695/m ²
Precinct	Government
Owner	ADIG
Car Parks	49



127 Creek Street



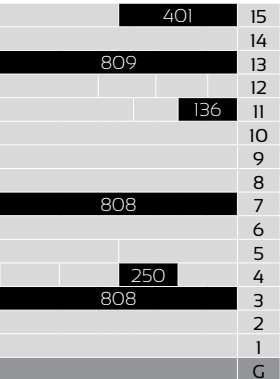
Typical Floorplate	790m ²
NLA	18,246m ²
Direct Vacancy	1,455m ²
Vacancy Rate %	7.97%
Pending Vacancy	0m ²
Sublease Vacancy	424m ²
Asking Rent \$	\$ 750 - \$ 760/m ²
Precinct	Transit/Uptown
Owner	Firmus Capital
Car Parks	95



133 Mary Street



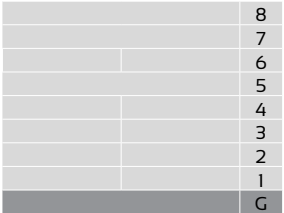
Typical Floorplate	807m ²
NLA	13,021m ²
Direct Vacancy	3,212m ²
Vacancy Rate %	24.67%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 740 - \$ 775/m ²
Precinct	Midtown
Owner	ESR
Car Parks	126



140 Ann Street



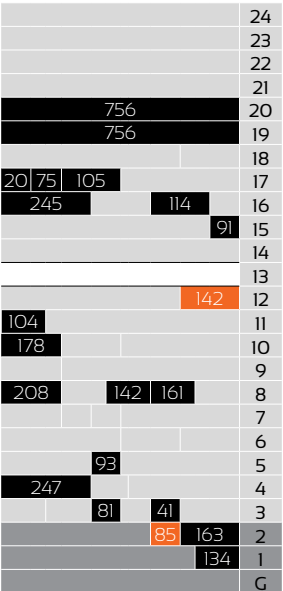
Typical Floorplate	500m²
NLA	3,860m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 735 - \$ 745/m²
Precinct	Transit/Uptown
Owner	Wesley Mission
Car Parks	0



141 Queen Street



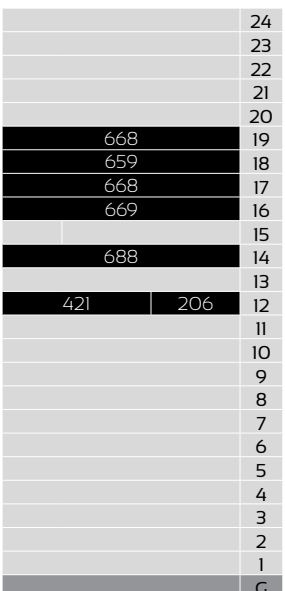
Typical Floorplate	756m²
NLA	14,483m²
Direct Vacancy	3,714m²
Vacancy Rate %	25.64%
Pending Vacancy	277m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 695 - \$ 800/m²
Precinct	Mall/Retail
Owner	Shayher Group
Car Parks	207



143 Turbot Street



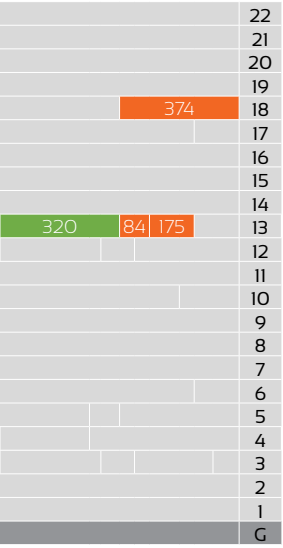
Typical Floorplate	700m²
NLA	20,029m²
Direct Vacancy	3,979m²
Vacancy Rate %	19.87%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 675/m²
Precinct	Transit/Uptown
Owner	Private
Car Parks	-



144 Edward Street



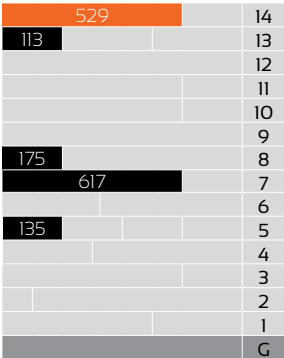
Typical Floorplate	769m²
NLA	16,197m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	633m²
Sublease Vacancy	320m²
Asking Rent \$	\$ 855/m²
Precinct	Midtown
Owner	Precision Group
Car Parks	75



145 Eagle Street



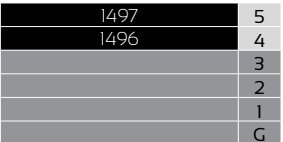
Typical Floorplate	804m²
NLA	11,469m²
Direct Vacancy	1,040m²
Vacancy Rate %	9.07%
Pending Vacancy	0m²
Sublease Vacancy	529m²
Asking Rent \$	\$ 860 - \$ 880/m²
Precinct	Financial
Owner	BPQ Group
Car Parks	97



149 Adelaide Street



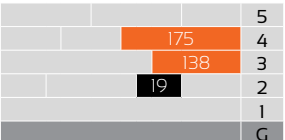
Typical Floorplate	1,496m²
NLA	2,993m²
Direct Vacancy	2,993m²
Vacancy Rate %	100.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 795/m²
Precinct	Mall/Retail
Owner	Vicinity Centres
Car Parks	-



150 Edward Street



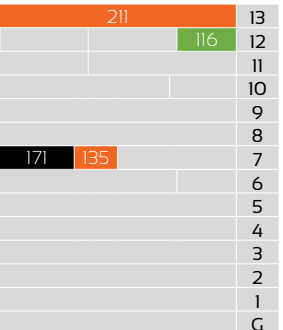
Typical Floorplate	385m²
NLA	2,052m²
Direct Vacancy	19m²
Vacancy Rate %	0.93%
Pending Vacancy	313m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 695/m²
Precinct	Midtown
Owner	Aileron
Car Parks	11



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	827m²
NLA	15,984²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	2,882m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 750/m²
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
	9
	8
	7
	6
	5
	4
	3
	2
	1
	G

167 Eagle Street



Typical Floorplate	608m²
NLA	14,872m²
Direct Vacancy	1,536m²
Vacancy Rate %	10.33%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 880 - \$ 900/m²
Precinct	Financial
Owner	BPQ Group
Car Parks	126

	24
	23
	22
189	21
	20
	19
	18
	17
609	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	466m²
NLA	466m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ TBC/m²
Precinct	Financial
Owner	The Hour Glass
Car Parks	-

	1
	G

179 North Quay



Typical Floorplate	586m²
NLA	8,525m²
Direct Vacancy	2,580m²
Vacancy Rate %	30.26%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 715 - \$ 720/m²
Precinct	Legal
Owner	AM Alpha
Car Parks	30

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

190 Edward Street



Typical Floorplate	490m²
NLA	3,000m²
Direct Vacancy	824m²
Vacancy Rate %	27.47%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 715/m²
Precinct	Mall/Retail
Owner	The Hour Glass
Car Parks	-

	124	7
		6
210		5
	114	4
	174	3
	124	2
	78	1
		G

193 North Quay



Typical Floorplate	726m²
NLA	7,260m²
Direct Vacancy	3,892m²
Vacancy Rate %	53.61%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 750 - \$ 780/m²
Precinct	Legal
Owner	Aviator Capital
Car Parks	49

	10
	9
	8
	7
280	6
300	5
726	4
726	3
400	2
700	1
681	G

199 George Street



Typical Floorplate	274m²
NLA	2,699m²
Direct Vacancy	305m²
Vacancy Rate %	11.30%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 850/m²
Precinct	Mall/Retail
Owner	Mackwell
Car Parks	16

	8
	7
	6
	5
	4
	3
	2
175	1
130	G

200 Mary Street



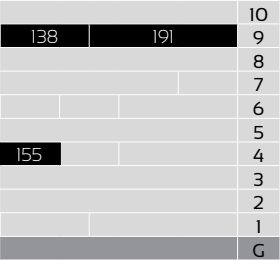
Typical Floorplate	718m²
NLA	13,352m²
Direct Vacancy	2,069m²
Vacancy Rate %	15.50%
Pending Vacancy	1,200m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 825 - \$ 850/m²
Precinct	Financial
Owner	Wingate
Car Parks	192

	19
	18
718	17
	16
	15
	14
	13
224	12
227	11
124	10
718	9
289	8
	7
	6
	5
349	4
229	3
131	2
	1
	G

217 George Street



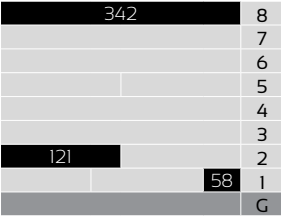
Typical Floorplate	350m²
NLA	4,052m²
Direct Vacancy	484m²
Vacancy Rate %	11.94%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 675 - \$ 685/m²
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	0



231 George Street



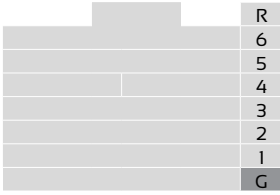
Typical Floorplate	342m²
NLA	3,007m²
Direct Vacancy	521m²
Vacancy Rate %	17.33%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 675/m²
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	0



232 Adelaide Street



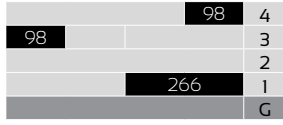
Typical Floorplate	700m²
NLA	4,515m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 825/m²
Precinct	Transit/Uptown
Owner	AsheMorgan
Car Parks	254



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



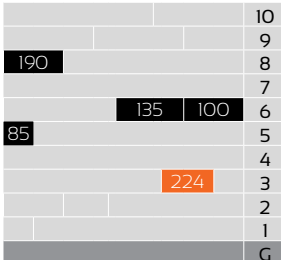
Typical Floorplate	509m²
NLA	10,836m²
Direct Vacancy	204m²
Vacancy Rate %	1.88%
Pending Vacancy	127m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 795/m²
Precinct	Financial
Owner	Abacus/Charter Hall
Car Parks	90



243 Edward Street



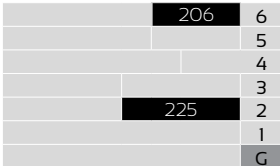
Typical Floorplate	630m²
NLA	6,308m²
Direct Vacancy	510m²
Vacancy Rate %	8.08%
Pending Vacancy	224m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 775/m²
Precinct	Mall/Retail
Owner	Drivas
Car Parks	8



247 Adelaide Street



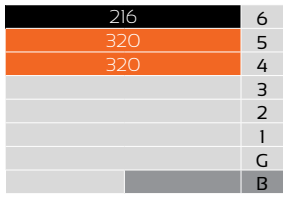
Typical Floorplate	461m²
NLA	3,061m²
Direct Vacancy	431m²
Vacancy Rate %	14.08%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ TBC/m²
Precinct	Financial
Owner	QLD Country Bank
Car Parks	0



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	3,450m²
Vacancy Rate %	16.73%
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
186	8
163	8
150	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	2,524m²
Vacancy Rate %	34.78%
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
	6
82	6
548	5
	4
548	3
548	2
200	1
	G

333 Adelaide Street



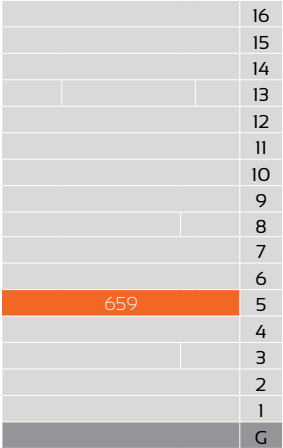
Typical Floorplate	562m²
NLA	7,454m²
Direct Vacancy	183m²
Vacancy Rate %	2.46%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$ 695/m²
Precinct	Financial
Owner	Stadia Capital
Car Parks	14

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

340 Adelaide Street



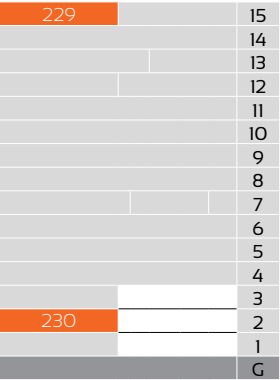
Typical Floorplate	659 - 853m ²
NLA	13,059m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	659m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 725/m ²
Precinct	Transit/Uptown
Owner	Forza Capital
Car Parks	94



348 Edward Street



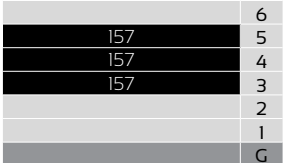
Typical Floorplate	880m ²
NLA	11,488m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	459m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 775/m ²
Precinct	Transit/Uptown
Owner	Centuria
Car Parks	131



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



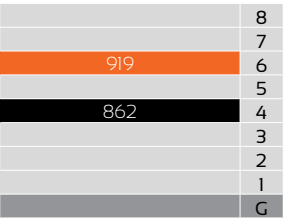
Typical Floorplate	347m ²
NLA	2,429m ²
Direct Vacancy	0m ²
Vacancy Rate %	0.00%
Pending Vacancy	187m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Financial
Owner	Private
Car Parks	-



369 Ann Street



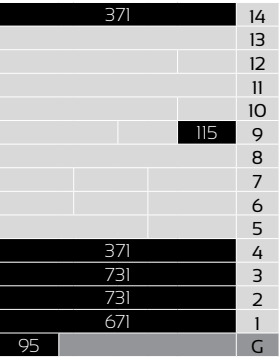
Typical Floorplate	590 - 920m ²
NLA	6,700m ²
Direct Vacancy	862m ²
Vacancy Rate %	12.87%
Pending Vacancy	919m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ TBC/m ²
Precinct	Transit/Uptown
Owner	BNG
Car Parks	72



388 Queen Street



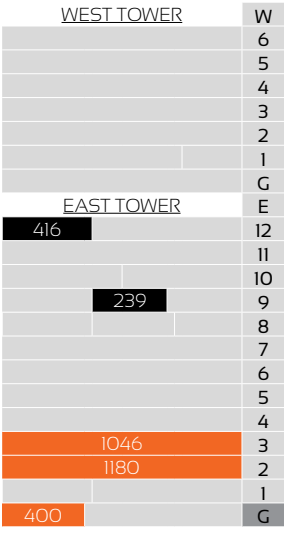
Typical Floorplate	371m ²
NLA	6,275m ²
Direct Vacancy	3,085m ²
Vacancy Rate %	49.16%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 700 - \$ 750/m ²
Precinct	Financial
Owner	Sam Chong
Car Parks	-



410 Ann Street



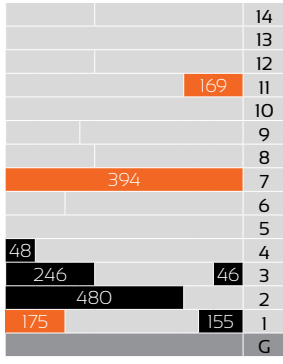
Typical Floorplate	833 - 1,247m ²
NLA	20,521m ²
Direct Vacancy	655m ²
Vacancy Rate %	3.19%
Pending Vacancy	2,626m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 690 - \$ 715/m ²
Precinct	Transit/Uptown
Owner	Mirvac
Car Parks	694



410 Queen Street



Typical Floorplate	392m ²
NLA	5,622m ²
Direct Vacancy	975m ²
Vacancy Rate %	17.34%
Pending Vacancy	738m ²
Sublease Vacancy	0m ²
Asking Rent \$	\$ 850/m ²
Precinct	Financial
Owner	PGA
Car Parks	42



420 George Street



Typical Floorplate	466m²		13
NLA	6,026m²		12
Direct Vacancy	122m²	122	11
Vacancy Rate %	2.02%		10
Pending Vacancy	0m²		9
Sublease Vacancy	0m²		8
Asking Rent \$	\$ 750/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	213	13
Direct Vacancy	3,078m²	250	12
Vacancy Rate %	42.64%	222	11
Pending Vacancy	0m²		10
Sublease Vacancy	0m²		9
Asking Rent \$	\$ 805 - \$ 850/m²	422	8
Precinct	Financial		7
Owner	Shakespeare Group	422	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	394	8
Vacancy Rate %	41.53%	381	7
Pending Vacancy	0m²	377	6
Sublease Vacancy	0m²	386	5
Asking Rent \$	\$ 715/m²		4
Precinct	Financial		3
Owner	MRL Investments		2
Car Parks	44	282	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	522	

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	



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3Q 24



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Brisbane Office Market
Outlook 2025

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