

# Vacancy Tracker

June 2025



**caden**  
Intellectual Property





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LEASING INSIGHTS

“Despite state allegiances,  
I am going to have to back New  
South Wales for a dominant win  
in tonight's State of Origin.”

Lewis Harper

# Vacancy increases through first half despite second quarter activity

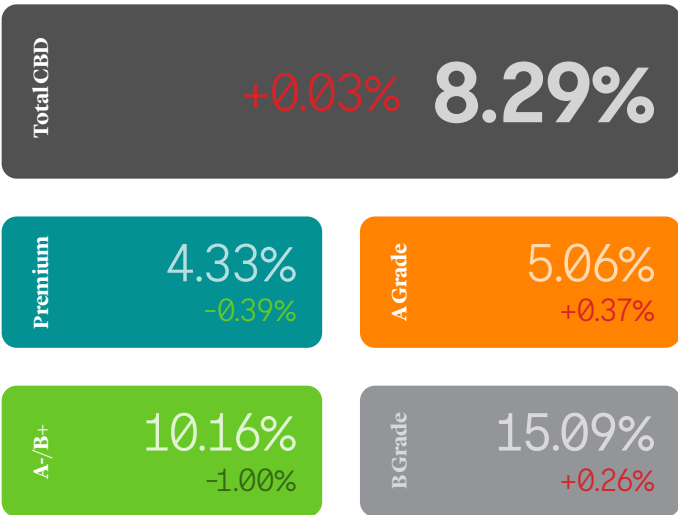
Q2 has seen almost 4x the deal volume (NLA) of Q1 but still can't offset vacancy additions enough to bring headline vacancy down, leaving H1 '25 as one of the poorest performing post-covid periods for Brisbane's CBD.

June shows a bifurcated Brisbane CBD market which has culminated in a minor 0.03% increase in headline vacancy for the month. Strong showings of 0.39% and 1.00% reductions in vacancy in Premium and A-/B+ Grades respectively were not enough to counter 0.37% and 0.26% rises in the larger A and B Grade markets, leaving Brisbane with its fourth consecutive increase in headline vacancy, now up 0.77% since December 2024. Market activity through Q2 has been markedly improved on Q1, though the improvement in overall vacancy stats may take longer to reflect this shift.

Premium Grade's tightening was driven by the leasing of Ls 8 & 9 at Waterfront Place, consuming over 3,500sqm of NLA, but that take-up will be offset in the long run by an almost equal amount of space being shown as Pending and due to become available within the next 12 months. In spite of this, it is worth noting that Premium Grade's Pending supply is at its lowest level this year with 10,000sqm due to return to market in the coming 12 months, down from ~15,000sqm.

A Grade's numbers disguise what was ultimately a successful month for the grade with BOQ taking out a large portion of the remaining space at the 360 Queen St development. As this space was listed as Pending it does not show in the numbers, which is unfortunate for the Grade as it has been heading

## June 2025 Snapshot



almost exclusively backwards in 2025, now above 5% vacancy after finishing 2024 at 3.95%. We anticipated a lull in A Grade given a lot of the best space has been leased so deals may be harder to come by, but with almost 50,000sqm of Pending space on the horizon we are hopeful that activity rises to meet the upcoming supply head on.

A-/B+ has benefited from a full floor going under offer at 215 Adelaide St, taking 1,069sqm off the market, which, amongst a few other part floor deals has aided to counter the huge increase seen in May with the arrival of 69 Ann St's vacant floors. A note of interest for A-/B+ is an almost 50% increase in the volume of Pending Vacancy through June, now over 12,000sqm. Fortunately this is relatively evenly spread and not too concentrated on any building in particular.

B Grade extends what has been a challenging run with a cumulative 1.27% added since March. In spite of some bright spots where buildings have executed a number of deals in quick succession (e.g. 127 Creek St, 500 Queen St), the volume of completed deals has not been enough to onsite the arrival of new vacancies. With larger tenants unlikely to knock out tranches of B Grade vacancy this part of the maket is in for a long slog to return to owner-favourable conditions.

# Leasing Insights

 **Lewis Harper**  
Director

Anecdotally, 2025 got off to a slow start with agents and landlords across the board lamenting the time it was taking for deals to come to a conclusion, with seemingly any momentum from 2024 lost. This was proven in Caden's numbers with vacancy rising the best part of a per cent through March to May, reflective of the slow first quarter results. Figure 1 illustrates this perfectly with the Q1 recording for 2025 on par with what Brisbane saw in the immediate after-effects of COVID.

From the market's perspective it is hugely positive to see the rebound through Q2 with numbers far exceeding Q1 by mid-May, and this excess only furthered through mid-June. Q2 25 already stands as one the best performing periods post-COVID with a fortnight to go.

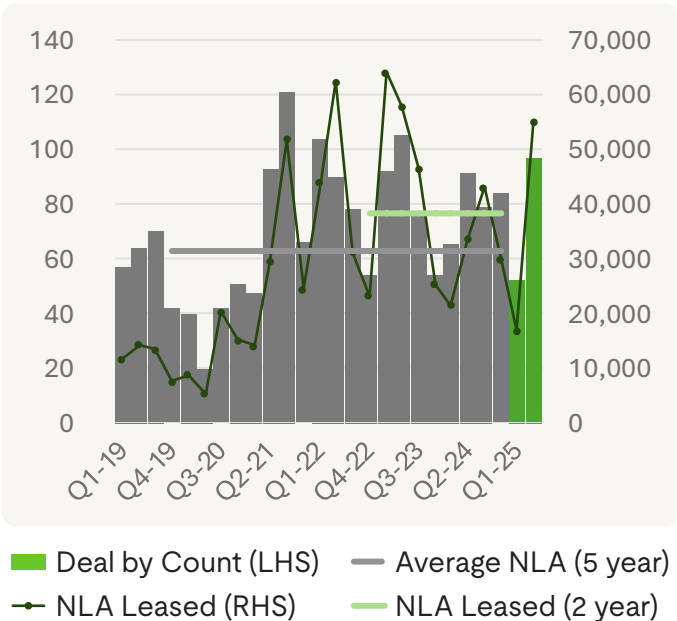
However, as positive as this looks for Q2, it's quite interesting to note that vacancy has increased through this period with June's figures only adding salt to the wound with a 0.03% increase in overall vacancy.

At a market level, we look to the reality that a number of the chunkier commitments made through Q2 occurred in Pending space, so their impact on immediate vacancy figures doesn't materialise. Deals such as BOQ's commitment to Charter Hall & Investa's 360 Queen St and CIMIC's commitment to 12 Creek St (Blue Tower) amount to over 15,000sqm of NLA take up, but as none of the vacancy was immediately available it doesn't hit the vacancy bottom line. Prior to these deals, Brisbane's CBD was also struggling for true absorption at the top end of the market as all of the major commitments to upcoming developments had occurred with businesses that were already residing in the CBD and the majority of them were not taking a notable increase in their lettable area, effectively a null (if not negative) transaction on account of the backfill created.

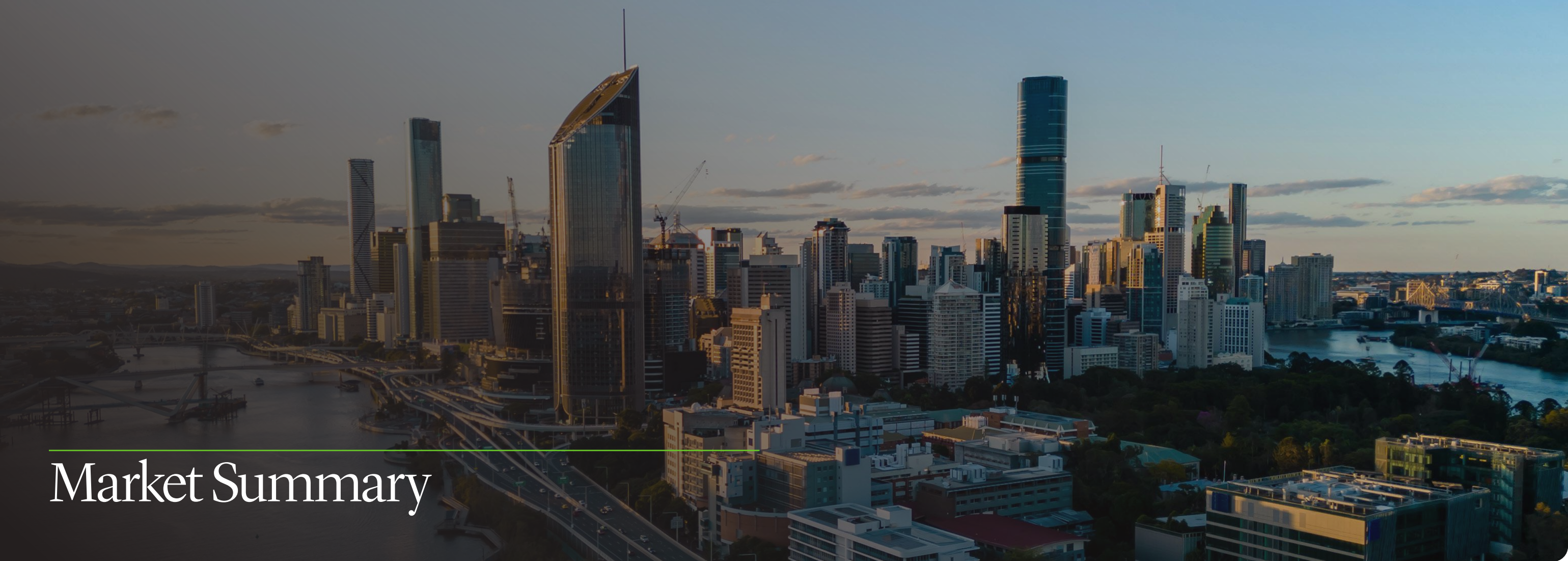
Without more of an influx of fringe tenants into the CBD we suspect that Brisbane's vacancy rates may not tighten to the degree that they had previously been anticipated, or at least not as quickly. Throw in 50,000sqm of backfill space in A Grade alone and Brisbane will be reliant on business growth that, to this point, has not manifested at a meaningful enough level to drive expectations of a major vacancy crunch.

With no expectation of the State Government growing their leased portfolio as much as they did through 2022 and 2023 we instead look to the Government infrastructure project pipeline leading up to the Olympics as the potential driving force behind a major tightening.

Fig 1. Quarterly deal volume (NLA & Count)





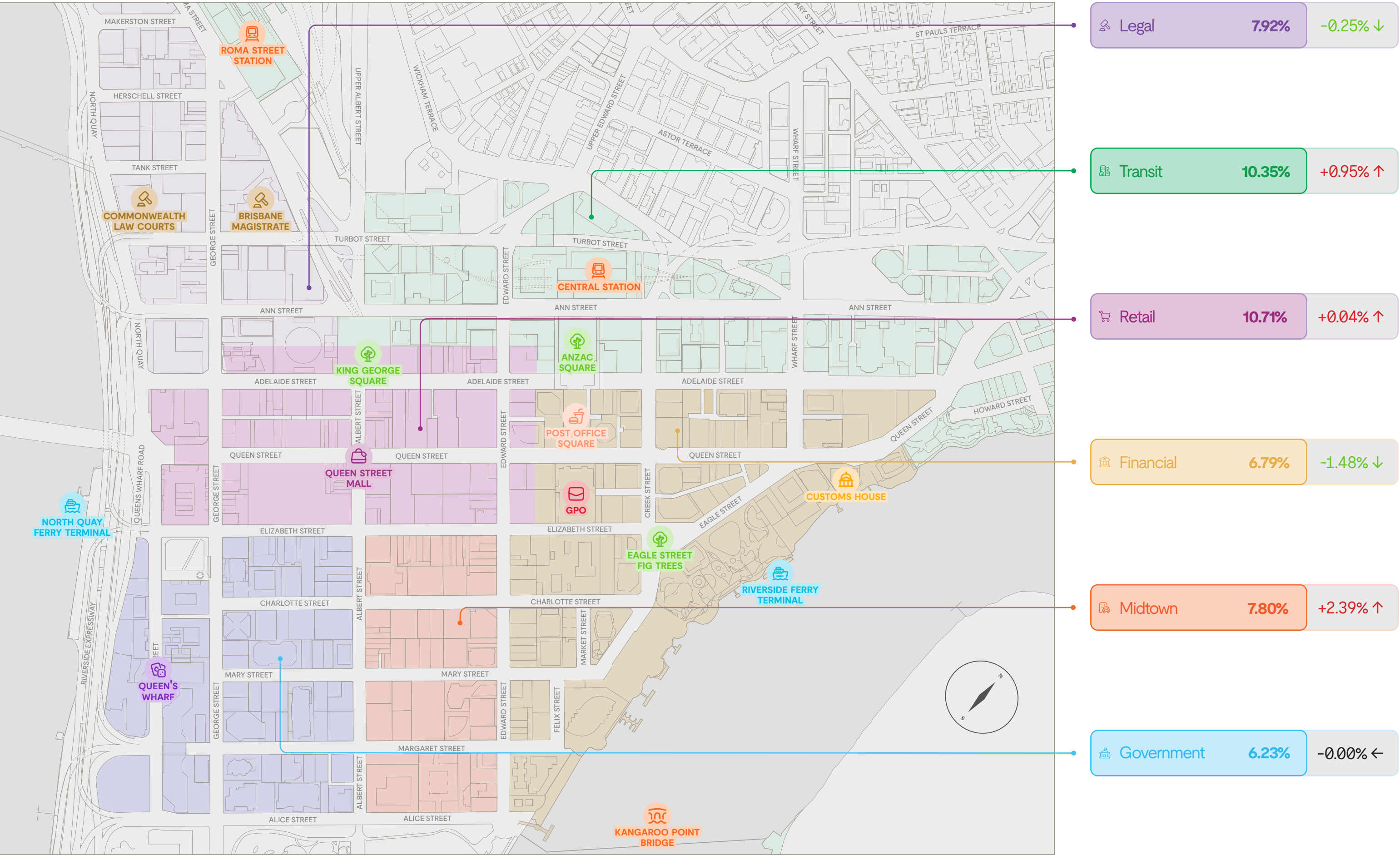


# Market Summary

	Total CBD	Premium	A Grade	A-/B+ Grade	B Grade
💰 Total NLA	1,948,757m <sup>2</sup>	321,841m <sup>2</sup>	846,347m <sup>2</sup>	263,403m <sup>2</sup>	517,166m <sup>2</sup>
📈 Total Direct Vacancy	↑ 145,833m <sup>2</sup>	↓ 12,420m <sup>2</sup>	↑ 34,016m <sup>2</sup>	↓ 23,533m <sup>2</sup>	↑ 75,864m <sup>2</sup>
📊 Direct Vacancy Rate	↑ 7.48%	↓ 3.86%	↑ 4.02%	↓ 8.93%	↑ 14.67%
📋 Sublease Vacancy	↓ 15,717m <sup>2</sup>	↓ 1,501m <sup>2</sup>	↑ 8,817m <sup>2</sup>	↓ 3,232m <sup>2</sup>	↓ 2,167m <sup>2</sup>
📊 Total Vacancy	↑ 8.29%	↓ 4.33%	↑ 5.06%	↓ 10.16%	↑ 15.09%
📋 Pending Vacancy	↓ 84,298m <sup>2</sup>	↓ 10,054m <sup>2</sup>	↓ 46,675m <sup>2</sup>	↑ 12,049m <sup>2</sup>	↓ 15,520m <sup>2</sup>



# Vacancy by Precinct

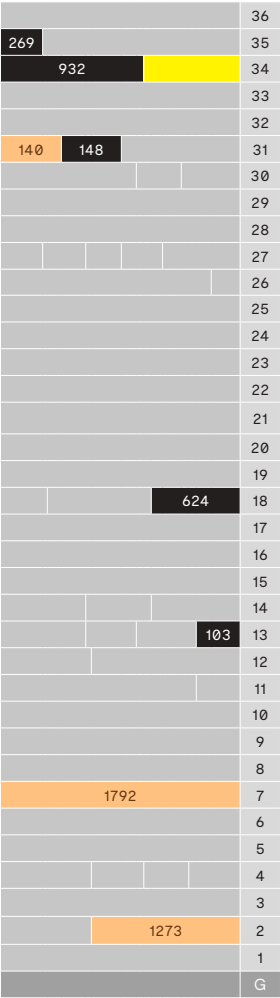


Waterfront Place  
1 Eagle Street

Vacancy: 3.46%  
\$1,200-\$1,300/m<sup>2</sup>

Financial

Dexus



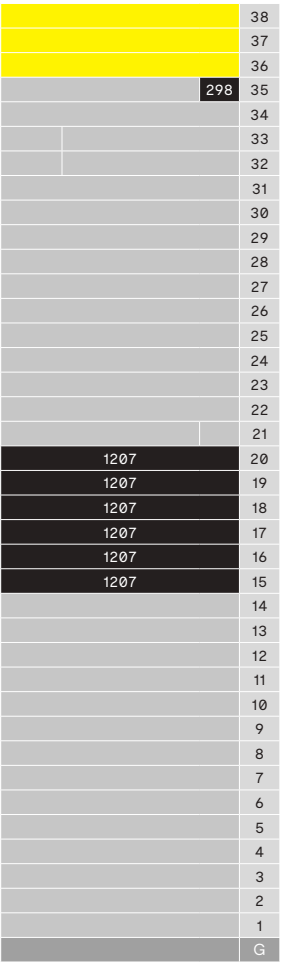
Typical Floorplate	1,792-1,868m <sup>2</sup>
NLA	60,000m <sup>2</sup>
Direct Vacancy	2,076m <sup>2</sup>
Vacancy Rate %	3.46%
Pending Vacancy	3,025m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$1,200-\$1,300/m <sup>2</sup>
Precinct	Financial
Owner	Dexus
Car Parks	493

Riparian Plaza  
71 Eagle Street

Vacancy: 25.13%  
\$1,125-\$1,250/m<sup>2</sup>

Financial

Bloomberg



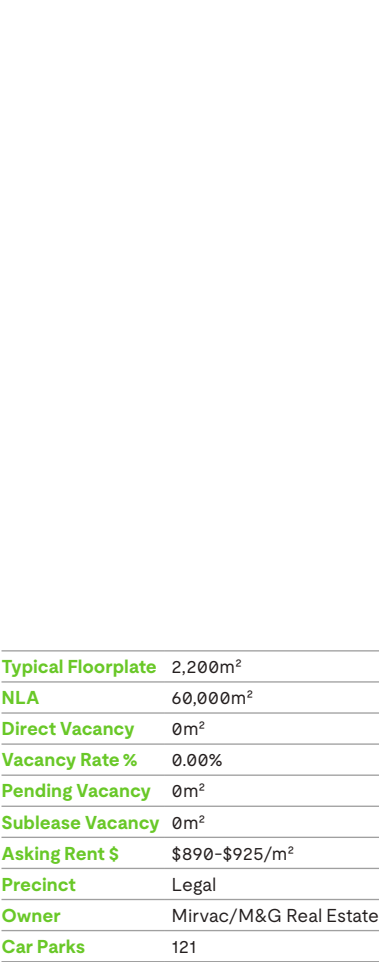
Typical Floorplate	1,207-1,247m <sup>2</sup>
NLA	30,000m <sup>2</sup>
Direct Vacancy	7,540m <sup>2</sup>
Vacancy Rate %	25.13%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$1,125-\$1,250/m <sup>2</sup>
Precinct	Financial
Owner	Bloomberg
Car Parks	213

Heritage Lanes  
80 Ann Street

Vacancy: 0.00%  
\$890-\$925/m<sup>2</sup>

Legal

Mirvac/M&G Real Estate



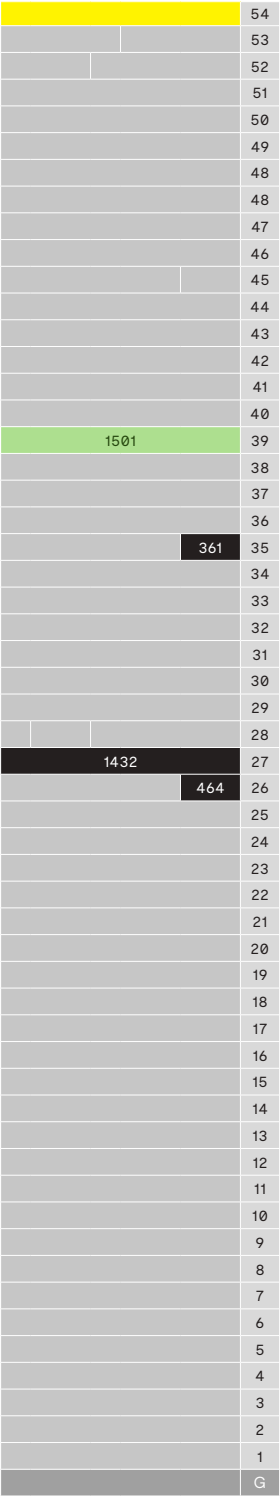
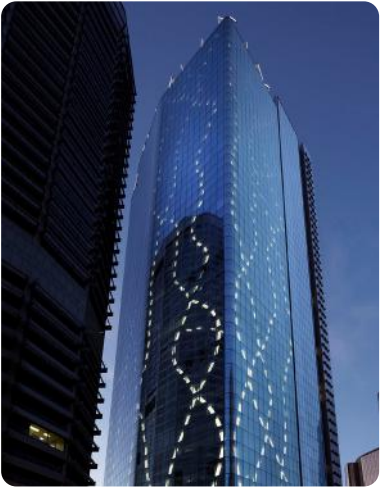
Typical Floorplate	2,200m <sup>2</sup>
NLA	60,000m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$890-\$925/m <sup>2</sup>
Precinct	Legal
Owner	Mirvac/M&G Real Estate
Car Parks	121

One One One  
111 Eagle Street

Vacancy: 3.52%  
\$1,200-\$1,375/m<sup>2</sup>

Financial

GPT



Typical Floorplate	1,500m <sup>2</sup>
NLA	64,041m <sup>2</sup>
Direct Vacancy	2,257m <sup>2</sup>
Vacancy Rate %	3.52%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	1,501m <sup>2</sup>
Asking Rent \$	\$1,200-\$1,375/m <sup>2</sup>
Precinct	Financial
Owner	GPT
Car Parks	115

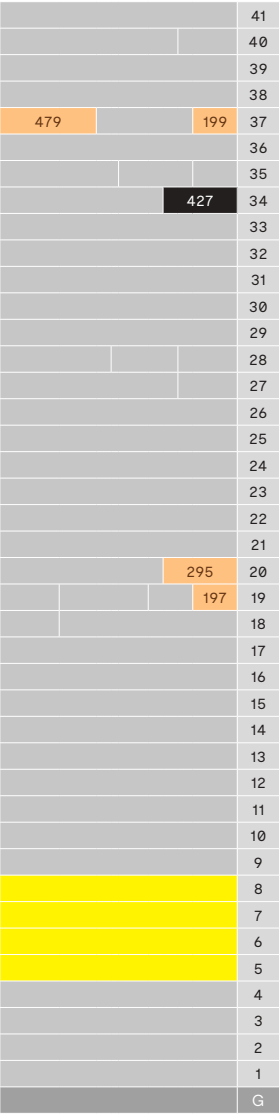
Riverside Centre  
123 Eagle Street

Vacancy: 0.83%

\$1,150-\$1,300/m<sup>2</sup>

Financial

GPT



Typical Floorplate	1,500m <sup>2</sup>
NLA	51,600m <sup>2</sup>
Direct Vacancy	427m <sup>2</sup>
Vacancy Rate %	0.83%
Pending Vacancy	1,170m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$1,150-\$1,300/m <sup>2</sup>
Precinct	Financial
Owner	GPT
Car Parks	540

480 Queen Street

Vacancy: 0.21%

\$1,200-\$1,250/m<sup>2</sup>

Financial

Dexus



Typical Floorplate	2,700m <sup>2</sup>
NLA	56,200m <sup>2</sup>
Direct Vacancy	120m <sup>2</sup>
Vacancy Rate %	0.21%
Pending Vacancy	5,679m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$1,200-\$1,250/m <sup>2</sup>
Precinct	Financial
Owner	Dexus
Car Parks	265



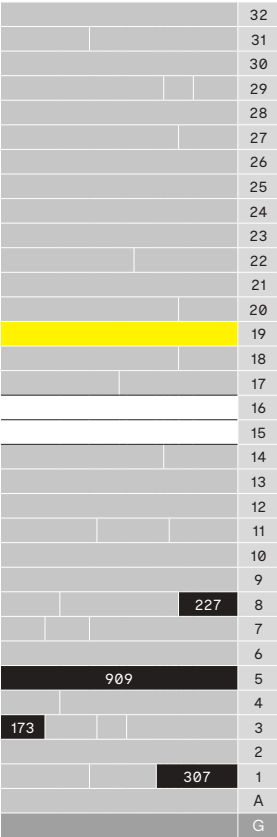
Gold Tower  
10 Eagle Street

Vacancy: 5.73%  
\$975-\$1,075/m<sup>2</sup>

FinancialMarquette



Typical Floorplate	950m <sup>2</sup>
NLA	28,190m <sup>2</sup>
Direct Vacancy	1,616m <sup>2</sup>
Vacancy Rate %	5.73%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$975-\$1,075/m <sup>2</sup>
Precinct	Financial
Owner	Marquette
Car Parks	247



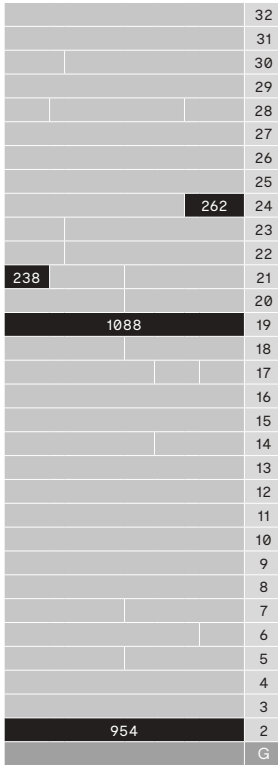
Blue Tower  
12 Creek Street

Vacancy: 7.89%  
\$1,025-\$1,075/m<sup>2</sup>

FinancialMarquette



Typical Floorplate	1,071m <sup>2</sup>
NLA	32,227m <sup>2</sup>
Direct Vacancy	2,542m <sup>2</sup>
Vacancy Rate %	7.89%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$1,025-\$1,075/m <sup>2</sup>
Precinct	Financial
Owner	Marquette
Car Parks	311



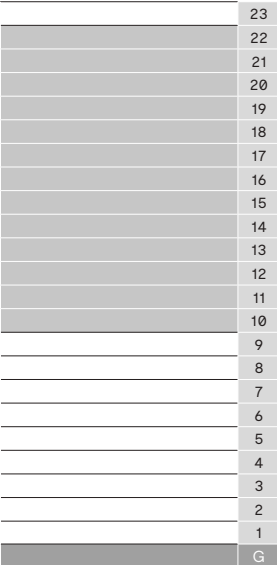
53 Albert Street

Vacancy: 0.00%  
\$TBC/m<sup>2</sup>

MidtownNTT UD



Typical Floorplate	1,450m <sup>2</sup>
NLA	18,440m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$TBC/m <sup>2</sup>
Precinct	Midtown
Owner	NTT UD
Car Parks	531



55 Elizabeth Street

Vacancy: 0.00%  
\$TBC/m<sup>2</sup>

GovernmentElanor



Typical Floorplate	1,250m <sup>2</sup>
NLA	18,000m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$TBC/m <sup>2</sup>
Precinct	Government
Owner	Elanor
Car Parks	50



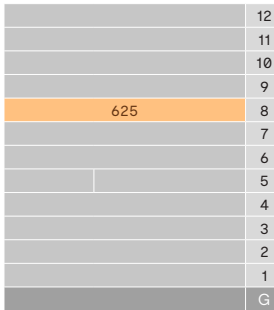
The Annex  
12 Creek Street

Vacancy: 0.00%  
\$1,150/m<sup>2</sup>

FinancialMarquette



Typical Floorplate	625m <sup>2</sup>
NLA	7,074m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	625m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$1,150/m <sup>2</sup>
Precinct	Financial
Owner	Marquette
Car Parks	311



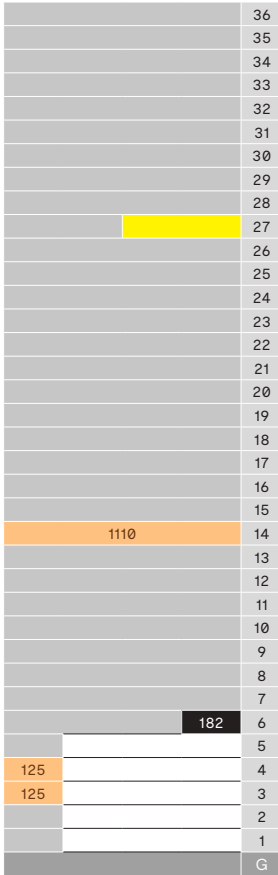
Santos Place  
32 Turbot Street

Vacancy: 0.51%  
\$825-\$905/m<sup>2</sup>

LegalCharter Hall



Typical Floorplate	1,100m <sup>2</sup>
NLA	35,382m <sup>2</sup>
Direct Vacancy	182m <sup>2</sup>
Vacancy Rate %	0.51%
Pending Vacancy	1,360m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$825-\$905/m <sup>2</sup>
Precinct	Legal
Owner	Charter Hall
Car Parks	186



AM60

60 Albert Street

Vacancy: 0.00%  
\$TBC/m<sup>2</sup>

GovernmentDexus



Typical Floorplate	1,157m <sup>2</sup>
NLA	21,263m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$TBC/m <sup>2</sup>
Precinct	Government
Owner	Dexus
Car Parks	116

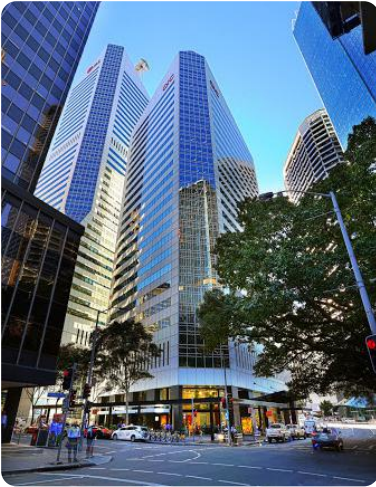


Central Plaza 2

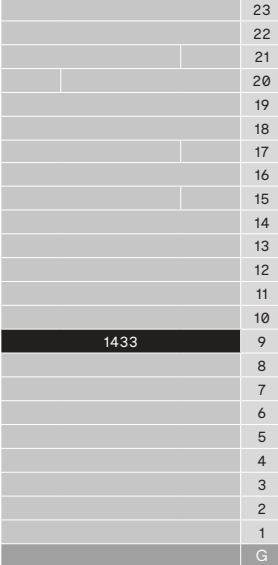
66 Eagle Street

Vacancy: 4.50%  
\$995-\$1,025/m<sup>2</sup>

FinancialDeka Immobilien



Typical Floorplate	1,433-1,460m <sup>2</sup>
NLA	31,844m <sup>2</sup>
Direct Vacancy	1,433m <sup>2</sup>
Vacancy Rate %	4.50%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$995-\$1,025/m <sup>2</sup>
Precinct	Financial
Owner	Deka Immobilien
Car Parks	214





70 Eagle Street

Vacancy: 0.00%

\$950-\$1,000/m<sup>2</sup>

Financial

Hancock Properties

100 Creek Street

Vacancy: 2.99%

\$875-\$895/m<sup>2</sup>

Financial

Cromwell

123 Albert Street

Vacancy: 2.00%

\$1,000-\$1,050/m<sup>2</sup>

Midtown

Dexus

140 Creek Street

Vacancy: 1.87%

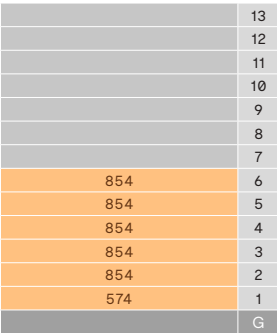
\$950/m<sup>2</sup>

Transit

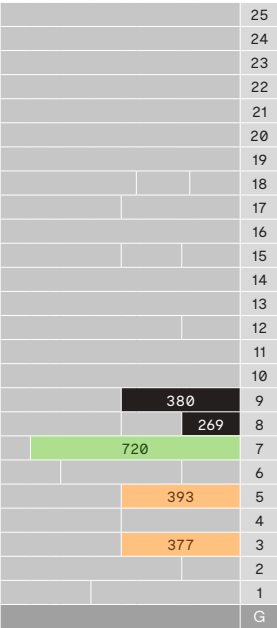
AsheMorgan/M&G



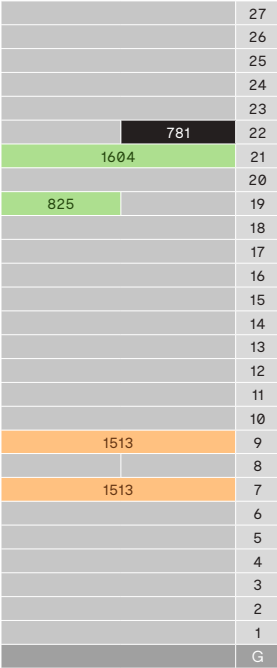
Typical Floorplate	854m <sup>2</sup>
NLA	11,500m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	4,844m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$950-\$1,000/m <sup>2</sup>
Precinct	Financial
Owner	Hancock Properties
Car Parks	63



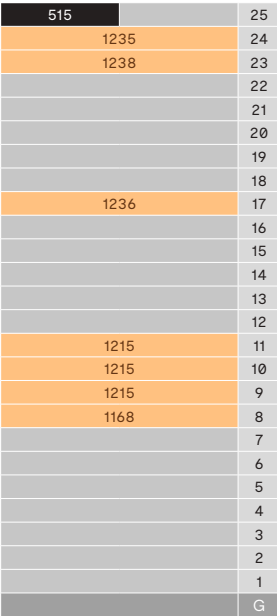
Typical Floorplate	850m <sup>2</sup>
NLA	21,700m <sup>2</sup>
Direct Vacancy	649m <sup>2</sup>
Vacancy Rate %	2.99%
Pending Vacancy	770m <sup>2</sup>
Sublease Vacancy	720m <sup>2</sup>
Asking Rent \$	\$875-\$895/m <sup>2</sup>
Precinct	Financial
Owner	Cromwell
Car Parks	77



Typical Floorplate	1,604m <sup>2</sup>
NLA	39,000m <sup>2</sup>
Direct Vacancy	781m <sup>2</sup>
Vacancy Rate %	2.00%
Pending Vacancy	3,026m <sup>2</sup>
Sublease Vacancy	2,429m <sup>2</sup>
Asking Rent \$	\$1,000-\$1,050/m <sup>2</sup>
Precinct	Midtown
Owner	Dexus
Car Parks	382



Typical Floorplate	1,200m <sup>2</sup>
NLA	27,495m <sup>2</sup>
Direct Vacancy	515m <sup>2</sup>
Vacancy Rate %	1.87%
Pending Vacancy	8,522m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$950/m <sup>2</sup>
Precinct	Transit
Owner	AsheMorgan/M&G
Car Parks	254



140 Elizabeth Street

Vacancy: 0.00%

\$TBC/m<sup>2</sup>

Mall/Retail

Shayher Group

145 Ann Street

Vacancy: 7.64%

\$900-\$950/m<sup>2</sup>

Transit

Aware Real Estate

Midtown Centre  
155 Charlotte Street

Vacancy: 0.00%

\$TBC/m<sup>2</sup>

Midtown

AsheMorgan

175 Eagle Street

Vacancy: 3.83%

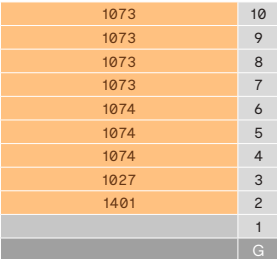
\$1,000/m<sup>2</sup>

Financial

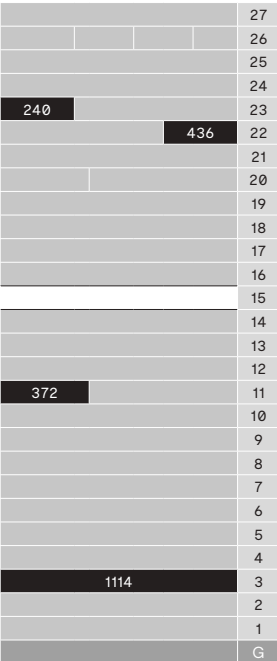
Hancock Properties



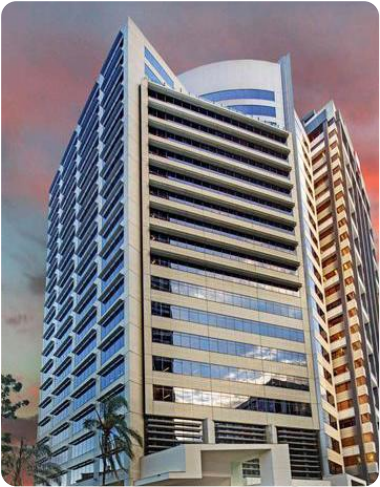
Typical Floorplate	1,000m <sup>2</sup>
NLA	12,353m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	9,942m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$TBC/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Shayher Group
Car Parks	-



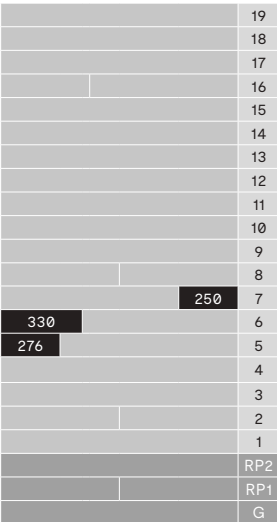
Typical Floorplate	1,144m <sup>2</sup>
NLA	28,289m <sup>2</sup>
Direct Vacancy	2,162m <sup>2</sup>
Vacancy Rate %	7.64%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$900-\$950/m <sup>2</sup>
Precinct	Transit
Owner	Aware Real Estate
Car Parks	127



Typical Floorplate	1,900m <sup>2</sup>
NLA	44,000m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$TBC/m <sup>2</sup>
Precinct	Midtown
Owner	AsheMorgan
Car Parks	142



Typical Floorplate	1,159m <sup>2</sup>
NLA	22,339m <sup>2</sup>
Direct Vacancy	856m <sup>2</sup>
Vacancy Rate %	3.83%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$1,000/m <sup>2</sup>
Precinct	Financial
Owner	Hancock Properties
Car Parks	162





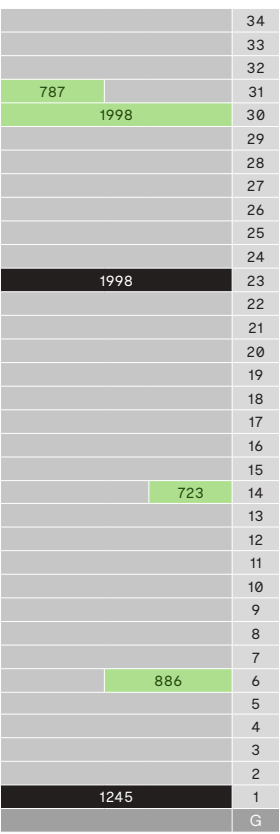
180 Ann Street

Vacancy: 5.64%  
\$895-\$925/m<sup>2</sup>

Transit Daisho



Typical Floorplate	1,245-2,062m <sup>2</sup>
NLA	57,465m <sup>2</sup>
Direct Vacancy	3,243m <sup>2</sup>
Vacancy Rate %	5.64%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	4,394m <sup>2</sup>
Asking Rent \$	\$895-\$925/m <sup>2</sup>
Precinct	Transit
Owner	Daisho
Car Parks	-



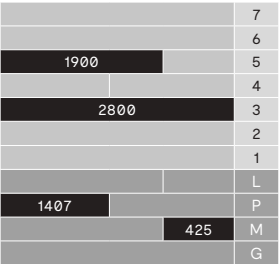
192 Ann Street

Vacancy: 27.14%  
\$815-\$825/m<sup>2</sup>

Transit Daisho



Typical Floorplate	2,830m <sup>2</sup>
NLA	24,066m <sup>2</sup>
Direct Vacancy	6,532m <sup>2</sup>
Vacancy Rate %	27.14%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$815-\$825/m <sup>2</sup>
Precinct	Transit
Owner	Daisho
Car Parks	-



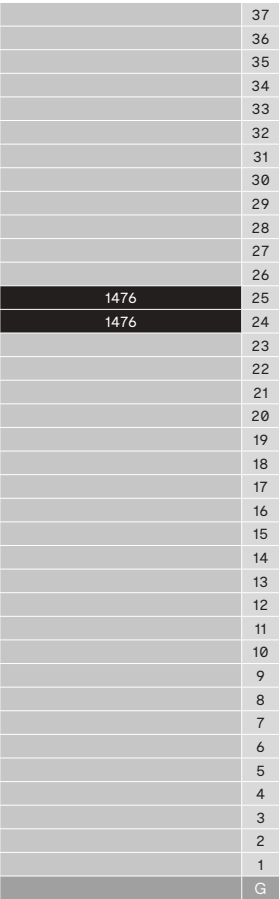
266 George Street

Vacancy: 5.07%  
\$1,050/m<sup>2</sup>

Mall/Retail Charter Hall



Typical Floorplate	1,550m <sup>2</sup>
NLA	58,175m <sup>2</sup>
Direct Vacancy	2,952m <sup>2</sup>
Vacancy Rate %	5.07%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$1,050/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	-



275 George Street

Vacancy: 0.00%  
\$900/m<sup>2</sup>

Mall/Retail Charter Hall



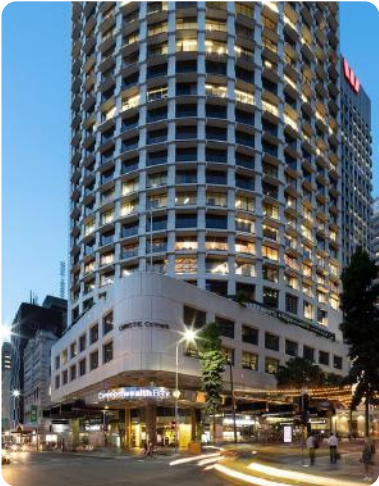
Typical Floorplate	1302m <sup>2</sup>
NLA	41,738m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	1,274m <sup>2</sup>
Asking Rent \$	\$900/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	241



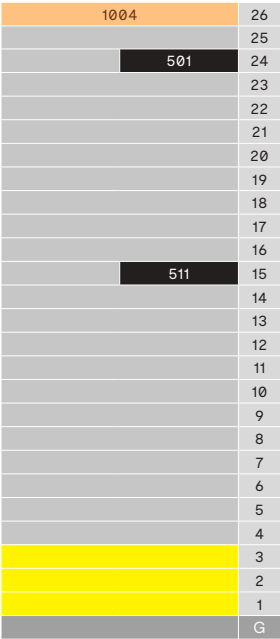
240 Queen Street

Vacancy: 3.58%  
\$975/m<sup>2</sup>

Financial Quintessential



Typical Floorplate	970-1,017m <sup>2</sup>
NLA	28,287m <sup>2</sup>
Direct Vacancy	1,812m <sup>2</sup>
Vacancy Rate %	3.58%
Pending Vacancy	1,004m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$975/m <sup>2</sup>
Precinct	Financial
Owner	Quintessential
Car Parks	95



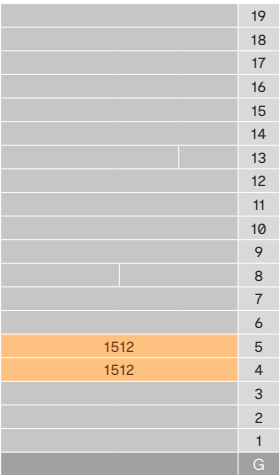
259 Queen Street

Vacancy: 0.00%  
\$TBC/m<sup>2</sup>

Financial Investa



Typical Floorplate	1,600m <sup>2</sup>
NLA	24,789m <sup>2</sup>
Direct Vacancy	1,512m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	3,024m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$TBC/m <sup>2</sup>
Precinct	Financial
Owner	Investa
Car Parks	142



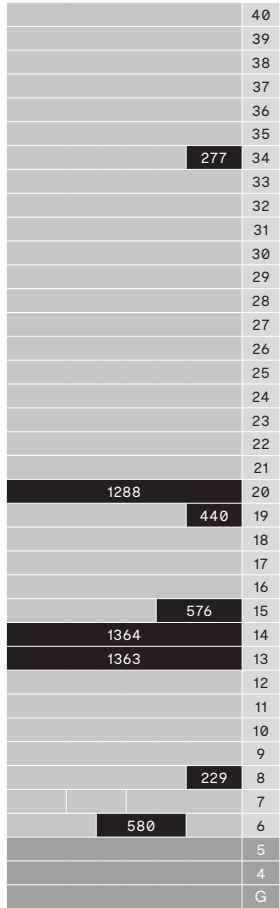
300 George Street

Vacancy: 12.74%  
\$1,000-\$1,300/m<sup>2</sup>

Legal Shayher Group



Typical Floorplate	1,396m <sup>2</sup>
NLA	48,000m <sup>2</sup>
Direct Vacancy	6,117m <sup>2</sup>
Vacancy Rate %	12.74%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$1,000-\$1,300/m <sup>2</sup>
Precinct	Legal
Owner	Shayher Group
Car Parks	-



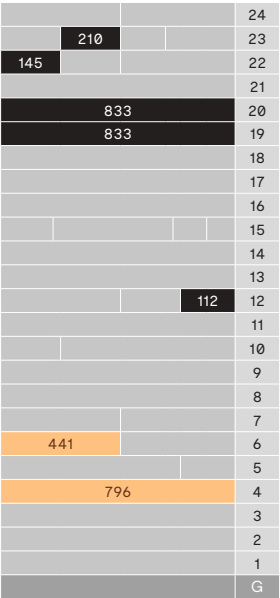
300 Queen Street

Vacancy: 10.92%  
\$875-\$925/m<sup>2</sup>

Financial ARA



Typical Floorplate	833m <sup>2</sup>
NLA	19,532m <sup>2</sup>
Direct Vacancy	2,133m <sup>2</sup>
Vacancy Rate %	10.92%
Pending Vacancy	1,237m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$875-\$925/m <sup>2</sup>
Precinct	Financial
Owner	ARA
Car Parks	128





310 Ann Street

Vacancy: 0.00%  
\$TBC/m<sup>2</sup>

Transit  
AsheMorgan



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

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Central Plaza 1  
345 Queen Street

Vacancy: 3.17%  
\$1,100-\$1,200/m<sup>2</sup>

Financial  
ISPT



Typical Floorplate	1,100m <sup>2</sup>
NLA	40,760m <sup>2</sup>
Direct Vacancy	1,291m <sup>2</sup>
Vacancy Rate %	3.17%
Pending Vacancy	142m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$1,100-\$1,200/m <sup>2</sup>
Precinct	Financial
Owner	ISPT
Car Parks	250

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360 Queen Street

Vacancy: 0.00%  
\$1,125/m<sup>2</sup>

Financial  
Charter Hall/Investa



Typical Floorplate	1,396-1,626m <sup>2</sup>
NLA	45,000m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	3,655m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$1,125/m <sup>2</sup>
Precinct	Financial
Owner	Charter Hall/Investa
Car Parks	TBC

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400 George Street

Vacancy: 0.00%  
\$995-\$1,050/m<sup>2</sup>

Financial  
Cromwell



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

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40 Creek Street

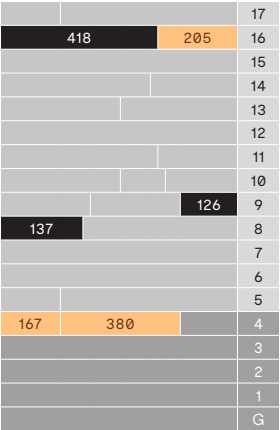
Vacancy: 5.51%  
\$895/m<sup>2</sup>

Financial

PGA



Typical Floorplate	642m <sup>2</sup>
NLA	12,353m <sup>2</sup>
Direct Vacancy	681m <sup>2</sup>
Vacancy Rate %	5.51%
Pending Vacancy	752m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$895/m <sup>2</sup>
Precinct	Financial
Owner	PGA
Car Parks	70



69 Ann Street

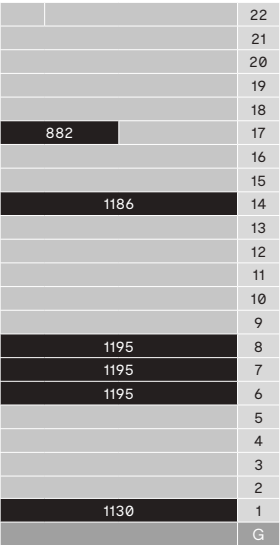
Vacancy: 25.80%  
\$850-\$875/m<sup>2</sup>

Legal

Charter Hall



Typical Floorplate	1,192m <sup>2</sup>
NLA	26,287m <sup>2</sup>
Direct Vacancy	6,783m <sup>2</sup>
Vacancy Rate %	25.80%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$850-\$875/m <sup>2</sup>
Precinct	Legal
Owner	Charter Hall
Car Parks	168



120 Edward Street

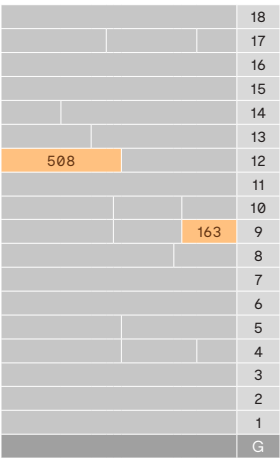
Vacancy: 0.00%  
\$895-\$910/m<sup>2</sup>

Midtown

Clarence Property



Typical Floorplate	967m <sup>2</sup>
NLA	15,161m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	671m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$895-\$910/m <sup>2</sup>
Precinct	Midtown
Owner	Clarence Property
Car Parks	99



Turbot Place  
179 Turbot Street

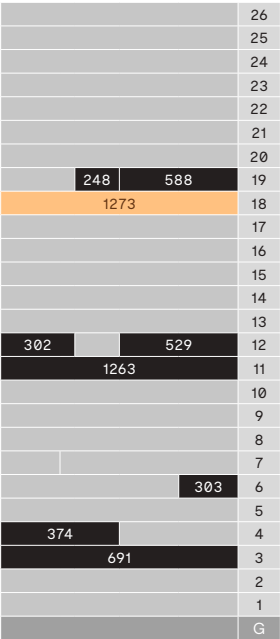
Vacancy: 17.21%  
\$765-\$795/m<sup>2</sup>

Transit

Mercer



Typical Floorplate	1,046m <sup>2</sup>
NLA	24,975m <sup>2</sup>
Direct Vacancy	4,298m <sup>2</sup>
Vacancy Rate %	17.21%
Pending Vacancy	1,273m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$765-\$795/m <sup>2</sup>
Precinct	Transit
Owner	Mercer
Car Parks	185



200 Adelaide Street

Vacancy: 0.00%  
\$TBC/m<sup>2</sup>

Transit

Elanor



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



201 Charlotte Street

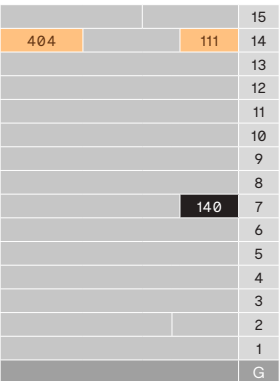
Vacancy: 1.04%  
\$895/m<sup>2</sup>

Financial

Kyko



Typical Floorplate	876m <sup>2</sup>
NLA	13,420m <sup>2</sup>
Direct Vacancy	140m <sup>2</sup>
Vacancy Rate %	1.04%
Pending Vacancy	515m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$895/m <sup>2</sup>
Precinct	Financial
Owner	Kyko
Car Parks	149



215 Adelaide Street

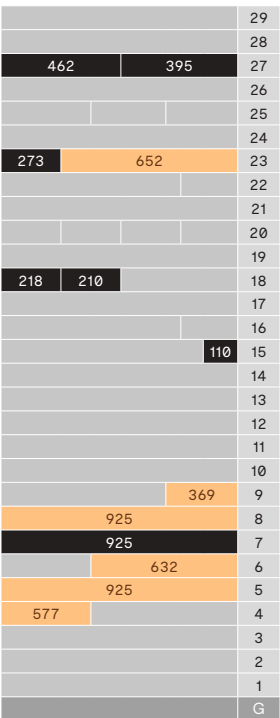
Vacancy: 9.97%  
\$850-\$875/m<sup>2</sup>

Financial

Elanor



Typical Floorplate	952m <sup>2</sup>
NLA	26,000m <sup>2</sup>
Direct Vacancy	2,593m <sup>2</sup>
Vacancy Rate %	9.97%
Pending Vacancy	4,080m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$850-\$875/m <sup>2</sup>
Precinct	Financial
Owner	Elanor
Car Parks	-



239 George Street

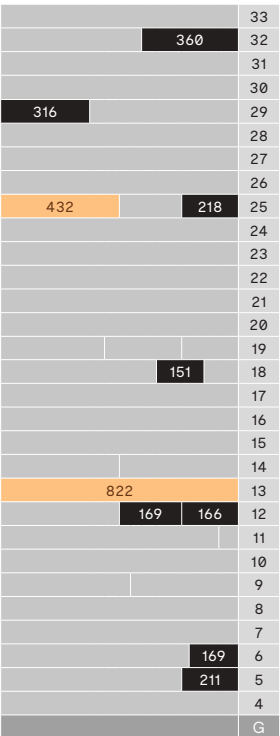
Vacancy: 7.21%  
\$825-\$840/m<sup>2</sup>

Mall/Retail

Proprium Capital



Typical Floorplate	877m <sup>2</sup>
NLA	24,398m <sup>2</sup>
Direct Vacancy	1,760m <sup>2</sup>
Vacancy Rate %	7.21%
Pending Vacancy	1,254m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$825-\$840/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Proprium Capital
Car Parks	113





260 Queen Street

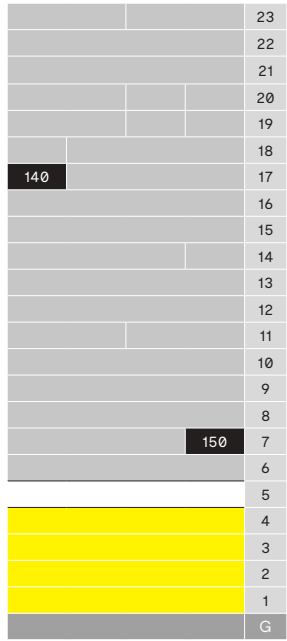
Vacancy: 2.50%\$875-\$895/m<sup>2</sup>

Financial

Sam Chong



Typical Floorplate	436-1,060m <sup>2</sup>
NLA	11,600m <sup>2</sup>
Direct Vacancy	290m <sup>2</sup>
Vacancy Rate %	2.50%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$875-\$895/m <sup>2</sup>
Precinct	Financial
Owner	Sam Chong
Car Parks	-



295 Ann Street

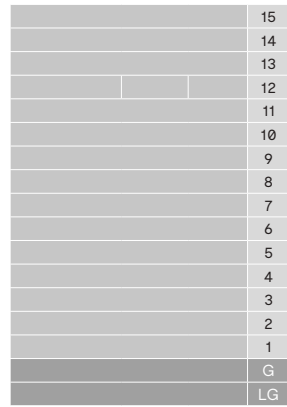
Vacancy: 0.00%\$875/m<sup>2</sup>

Transit

AsheMorgan



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



299 Adelaide Street

Vacancy: 0.00%\$750/m<sup>2</sup>

Financial

UBS



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



307 Queen Street

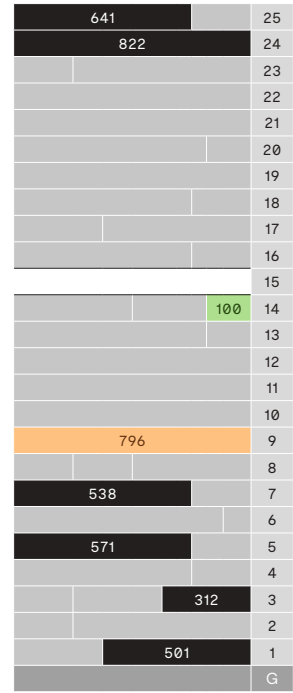
Vacancy: 17.26%\$865-\$925/m<sup>2</sup>

Financial

PGIM/Growthpoint



Typical Floorplate	796-822m <sup>2</sup>
NLA	19,617m <sup>2</sup>
Direct Vacancy	3,385m <sup>2</sup>
Vacancy Rate %	17.26%
Pending Vacancy	796m <sup>2</sup>
Sublease Vacancy	100m <sup>2</sup>
Asking Rent \$	\$865-\$925/m <sup>2</sup>
Precinct	Financial
Owner	PGIM/Growthpoint
Car Parks	89



324 Queen Street

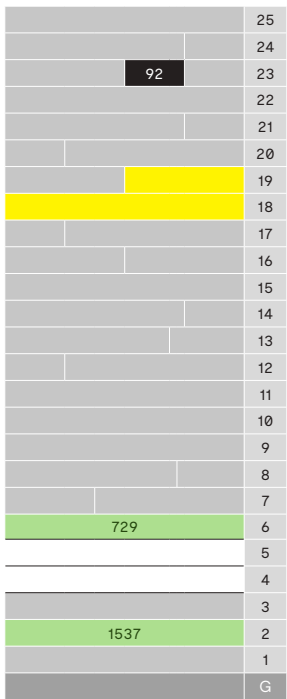
Vacancy: 0.46%\$895-\$955/m

Financial

Abacus



Typical Floorplate	739m <sup>2</sup>
NLA	19,954m <sup>2</sup>
Direct Vacancy	92m <sup>2</sup>
Vacancy Rate %	0.46%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	2,266m <sup>2</sup>
Asking Rent \$	\$895-\$955/m <sup>2</sup>
Precinct	Financial
Owner	Abacus
Car Parks	96



333 Ann Street

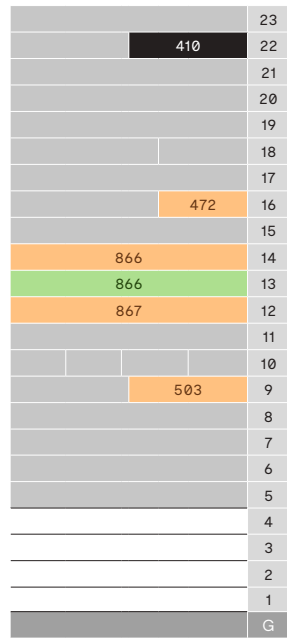
Vacancy: 2.49%\$840-\$860/m<sup>2</sup>

Transit

RAM



Typical Floorplate	867m <sup>2</sup>
NLA	16,476m <sup>2</sup>
Direct Vacancy	410m <sup>2</sup>
Vacancy Rate %	2.49%
Pending Vacancy	2,708m <sup>2</sup>
Sublease Vacancy	866m <sup>2</sup>
Asking Rent \$	\$840-\$860/m <sup>2</sup>
Precinct	Transit
Owner	RAM
Car Parks	142



414 George Street

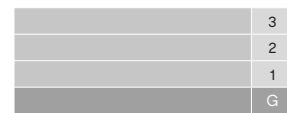
Vacancy: 0.00%\$TBC/m<sup>2</sup>

Legal

Fife Capital



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



545 Queen Street

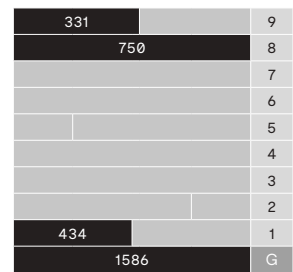
Vacancy: 23.67%\$750-\$800/m<sup>2</sup>

Transit

Cromwell



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





2 Edward Street

Vacancy: 6.29%

\$725/m<sup>2</sup>

Midtown

George Group



Typical Floorplate	701m <sup>2</sup>
NLA	3,479m <sup>2</sup>
Direct Vacancy	219m <sup>2</sup>
Vacancy Rate %	6.29%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$725/m <sup>2</sup>
Precinct	Midtown
Owner	George Group
Car Parks	-

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10 Felix Street

Vacancy: 45.71%

\$765-\$785/m<sup>2</sup>

Financial

AIMS



Typical Floorplate	382m <sup>2</sup>
NLA	4,741m <sup>2</sup>
Direct Vacancy	2,167m <sup>2</sup>
Vacancy Rate %	45.71%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$765-785/m <sup>2</sup>
Precinct	Financial
Owner	AIMS
Car Parks	49

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15 Adelaide Street

Vacancy: 33.34%

\$795-\$850/m<sup>2</sup>

Mall/Retail

Proprium Capital



Typical Floorplate	740m <sup>2</sup>
NLA	10,449m <sup>2</sup>
Direct Vacancy	3,484m <sup>2</sup>
Vacancy Rate %	33.34%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$795-\$850/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Proprium Capital
Car Parks	53

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					16
				739	15
				364	14
				291	13
				266	12
					11
				127	10
				115	9
				110	8
				109	7
				104	6
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26 Wharf Street

Vacancy: 11.76%

\$750/m<sup>2</sup>

Financial

Renweed Pty Ltd



Typical Floorplate	270m <sup>2</sup>
NLA	3,052m <sup>2</sup>
Direct Vacancy	359m <sup>2</sup>
Vacancy Rate %	11.76%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	270m <sup>2</sup>
Asking Rent \$	\$750/m <sup>2</sup>
Precinct	Financial
Owner	Renweed Pty Ltd
Car Parks	9

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30 Makerston Street

Vacancy: 0.00%

\$795/m<sup>2</sup>

Legal

Sentinel Property



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

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

33 Queen Street

Vacancy: 3.40%

\$860-\$900/m<sup>2</sup>

Mall/Retail

Mackwell



Typical Floorplate	396m <sup>2</sup>
NLA	3,324m <sup>2</sup>
Direct Vacancy	113m <sup>2</sup>
Vacancy Rate %	3.40%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$860-\$900/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Mackwell
Car Parks	0

				5
				4
				3
				2
				1
				M
				G

40 Tank Street

Vacancy: 0.00%

\$705/m<sup>2</sup>

Legal

Alceon



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

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

46 Charlotte Street

Vacancy: 33.41%

\$675/m<sup>2</sup>

Government

Big Boom



Typical Floorplate	433-790m <sup>2</sup>
NLA	4,112m <sup>2</sup>
Direct Vacancy	1,374m <sup>2</sup>
Vacancy Rate %	33.41%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$675/m <sup>2</sup>
Precinct	Government
Owner	Big Boom
Car Parks	30

				8
				7
				6
				5
				4
				3
				2
				1
				G



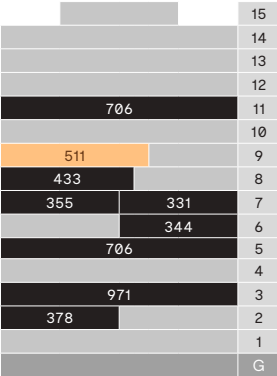
60 Edward Street

Vacancy: 39.71%  
\$865-\$895/m<sup>2</sup>

Midtown  
Sentinel



Typical Floorplate	706m <sup>2</sup>
NLA	10,637m <sup>2</sup>
Direct Vacancy	4,224m <sup>2</sup>
Vacancy Rate %	39.71%
Pending Vacancy	511m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$865-\$895/m <sup>2</sup>
Precinct	Midtown
Owner	Sentinel
Car Parks	110



60 Queen Street

Vacancy: 50.00%  
\$650/m<sup>2</sup>

Mall/Retail  
Charter Hall



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



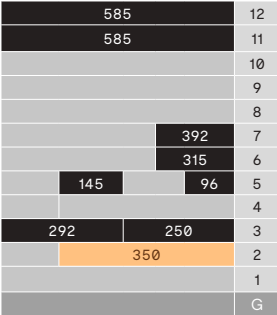
79 Adelaide Street

Vacancy: 23.08%  
\$740/m<sup>2</sup>

Mall/Retail  
Coombes/Drivas



Typical Floorplate	604m <sup>2</sup>
NLA	11,524m <sup>2</sup>
Direct Vacancy	2,660m <sup>2</sup>
Vacancy Rate %	23.08%
Pending Vacancy	350m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$740/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Coombes/Drivas
Car Parks	47



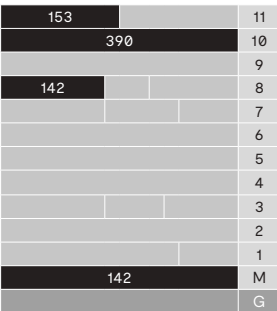
82 Eagle Street

Vacancy: 19.38%  
\$670-\$685/m<sup>2</sup>

Financial  
Jen Retail



Typical Floorplate	387m <sup>2</sup>
NLA	4,267m <sup>2</sup>
Direct Vacancy	827m <sup>2</sup>
Vacancy Rate %	19.38%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$670-\$685/m <sup>2</sup>
Precinct	Financial
Owner	Jen Retail
Car Parks	12



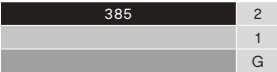
93 Edward Street

Vacancy: 51.96%  
\$895/m<sup>2</sup>

Financial  
Pellegrino Group



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



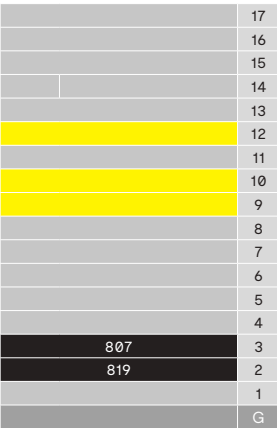
95 North Quay

Vacancy: 19.32%  
\$700-\$735/m<sup>2</sup>

Legal  
EG Funds



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



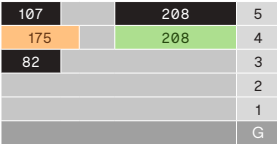
99 Creek Street

Vacancy: 9.02%  
\$750-\$795/m<sup>2</sup>

Financial  
Coombes



Typical Floorplate	700m <sup>2</sup>
NLA	4,400m <sup>2</sup>
Direct Vacancy	397m <sup>2</sup>
Vacancy Rate %	9.02%
Pending Vacancy	175m <sup>2</sup>
Sublease Vacancy	208m <sup>2</sup>
Asking Rent \$	\$750-\$795/m <sup>2</sup>
Precinct	Financial
Owner	Coombes
Car Parks	24



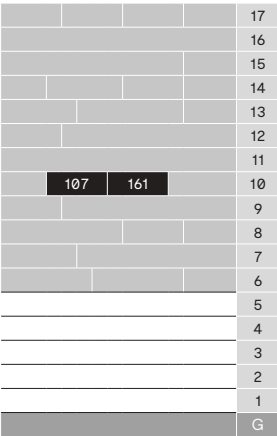
100 Edward Street

Vacancy: 3.75%  
\$900/m<sup>2</sup>

Midtown  
SLMC



Typical Floorplate	585m <sup>2</sup>
NLA	7,154m <sup>2</sup>
Direct Vacancy	628m <sup>2</sup>
Vacancy Rate %	3.75%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$900/m <sup>2</sup>
Precinct	Midtown
Owner	SLMC
Car Parks	109





102 Adelaide Street

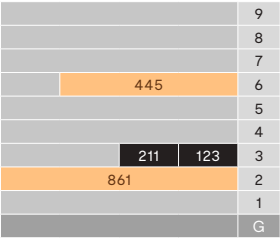
Vacancy: 3.23%  
\$TBC/m<sup>2</sup>

Mall/Retail

Sam Chong



Typical Floorplate	950m <sup>2</sup>
NLA	10,335m <sup>2</sup>
Direct Vacancy	334m <sup>2</sup>
Vacancy Rate %	3.23%
Pending Vacancy	1,306m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$TBC/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Sam Chong
Car Parks	0

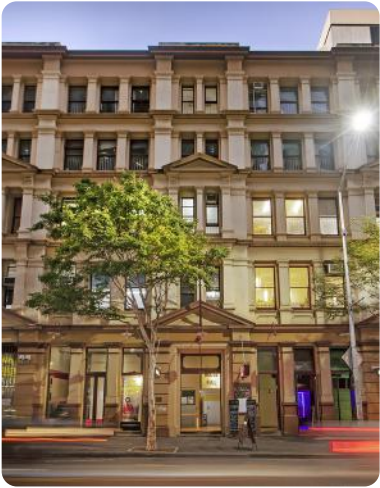


109 Edward Street

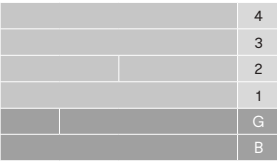
Vacancy: 0.00%  
\$725/m<sup>2</sup>

Financial

Fife Capital



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



110 Eagle Street

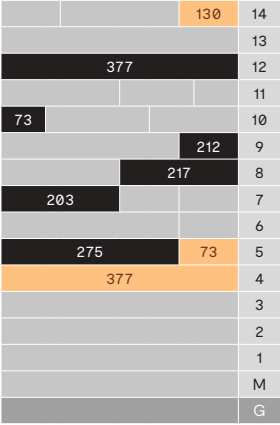
Vacancy: 24.79%  
\$775-\$795/m<sup>2</sup>

Financial

Capital Property



Typical Floorplate	377m <sup>2</sup>
NLA	5,474m <sup>2</sup>
Direct Vacancy	1,357m <sup>2</sup>
Vacancy Rate %	24.79%
Pending Vacancy	580m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$775-\$795/m <sup>2</sup>
Precinct	Financial
Owner	Capital Property
Car Parks	0



116 Adelaide Street

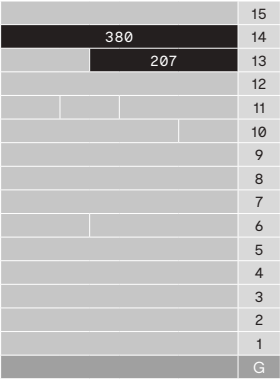
Vacancy: 8.67%  
\$750-\$775/m<sup>2</sup>

Mall/Retail

Private



Typical Floorplate	376m <sup>2</sup>
NLA	6,773m <sup>2</sup>
Direct Vacancy	587m <sup>2</sup>
Vacancy Rate %	8.67%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$750-\$775/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Private
Car Parks	26



119 Charlotte Street

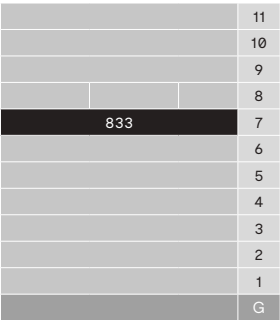
Vacancy: 10.62%  
\$780-\$800/m<sup>2</sup>

Midtown

Samford Invest



Typical Floorplate	830m <sup>2</sup>
NLA	7,842m <sup>2</sup>
Direct Vacancy	833m <sup>2</sup>
Vacancy Rate %	10.62%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$780-\$800/m <sup>2</sup>
Precinct	Midtown
Owner	Samford Invest.
Car Parks	100



126 Margaret Street

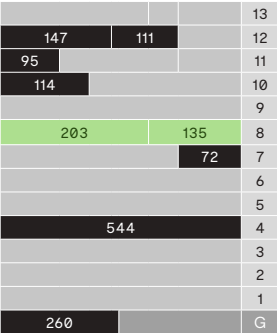
Vacancy: 24.29%  
\$695-\$725/m<sup>2</sup>

Government

ADIG



Typical Floorplate	355-544m <sup>2</sup>
NLA	5,528m <sup>2</sup>
Direct Vacancy	1,343m <sup>2</sup>
Vacancy Rate %	24.29%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	338m <sup>2</sup>
Asking Rent \$	\$695-\$725/m <sup>2</sup>
Precinct	Government
Owner	ADIG
Car Parks	49



127 Creek Street

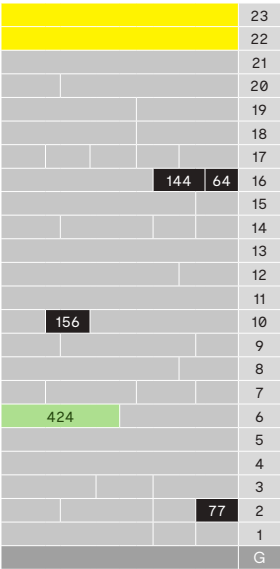
Vacancy: 2.42%  
\$775-\$795/m<sup>2</sup>

Transit

Firmus Capital



Typical Floorplate	790m <sup>2</sup>
NLA	18,246m <sup>2</sup>
Direct Vacancy	441m <sup>2</sup>
Vacancy Rate %	2.42%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	424m <sup>2</sup>
Asking Rent \$	\$775-\$795/m <sup>2</sup>
Precinct	Transit
Owner	Firmus Capital
Car Parks	95



133 Mary Street

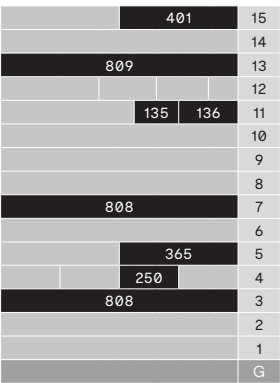
Vacancy: 28.51%  
\$750-\$785/m<sup>2</sup>

Midtown

ESR



Typical Floorplate	807m <sup>2</sup>
NLA	13,021m <sup>2</sup>
Direct Vacancy	1,712m <sup>2</sup>
Vacancy Rate %	28.51%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$750-\$785/m <sup>2</sup>
Precinct	Midtown
Owner	ESR
Car Parks	126





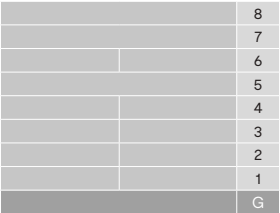
140 Ann Street

Vacancy: 0.00%  
\$750-\$775/m<sup>2</sup>

Transit  
Wesley Mission



Typical Floorplate	500m <sup>2</sup>
NLA	3,860m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate %	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$750-\$775/m <sup>2</sup>
Precinct	Transit
Owner	Wesley Mission
Car Parks	0



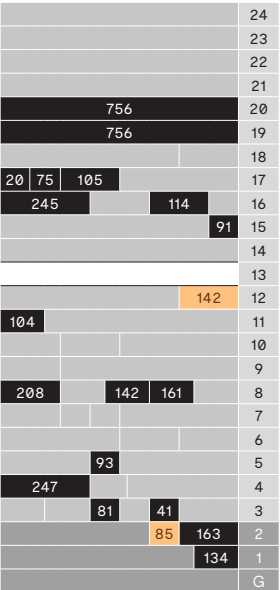
141 Queen Street

Vacancy: 24.41%  
\$750-\$800/m<sup>2</sup>

Mall/Retail  
Shayher Group



Typical Floorplate	756m <sup>2</sup>
NLA	14,483m <sup>2</sup>
Direct Vacancy	3,536m <sup>2</sup>
Vacancy Rate %	24.41%
Pending Vacancy	277m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$750-\$800/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Shayher Group
Car Parks	207



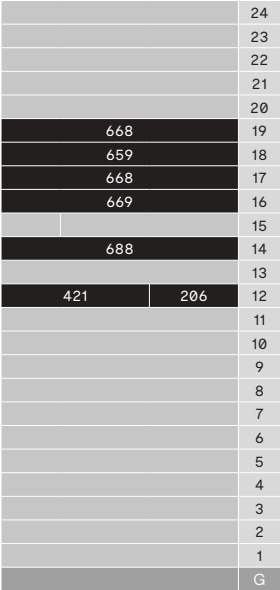
143 Turbot Street

Vacancy: 19.87%  
\$TBC/m<sup>2</sup>

Transit  
Private



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



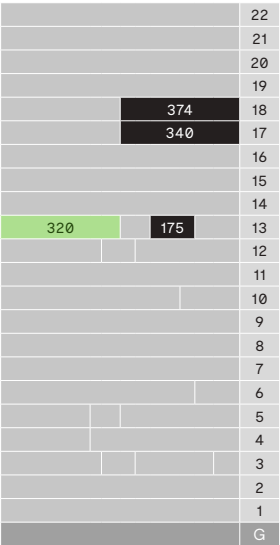
144 Edward Street

Vacancy: 5.49%  
\$855-\$875/m<sup>2</sup>

Midtown  
Precision Group



Typical Floorplate	769m <sup>2</sup>
NLA	16,197m <sup>2</sup>
Direct Vacancy	889m <sup>2</sup>
Vacancy Rate %	5.49%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	320m <sup>2</sup>
Asking Rent \$	\$855-\$875/m <sup>2</sup>
Precinct	Midtown
Owner	Precision Group
Car Parks	75



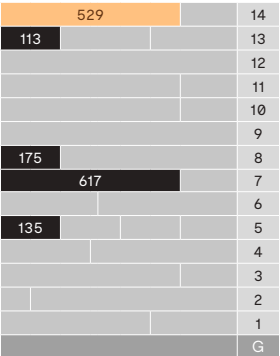
145 Eagle Street

Vacancy: 9.07%  
\$860-\$880/m<sup>2</sup>

Financial  
BPQ Group



Typical Floorplate	804m <sup>2</sup>
NLA	11,469m <sup>2</sup>
Direct Vacancy	1,040m <sup>2</sup>
Vacancy Rate %	9.07%
Pending Vacancy	529m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$860-\$880/m <sup>2</sup>
Precinct	Financial
Owner	BPQ Group
Car Parks	97



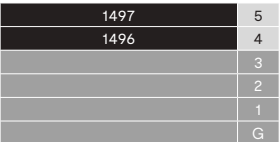
149 Adelaide Street

Vacancy: 100.00%  
\$795/m<sup>2</sup>

Mall/Retail  
Vicinity Centres



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



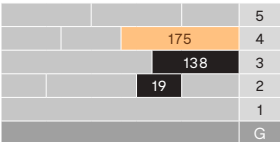
150 Edward Street

Vacancy: 7.65%  
\$695/m<sup>2</sup>

Midtown  
Aileron



Typical Floorplate	385m <sup>2</sup>
NLA	2,052m <sup>2</sup>
Direct Vacancy	157m <sup>2</sup>
Vacancy Rate %	7.65%
Pending Vacancy	175m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$695/m <sup>2</sup>
Precinct	Midtown
Owner	Aileron
Car Parks	11



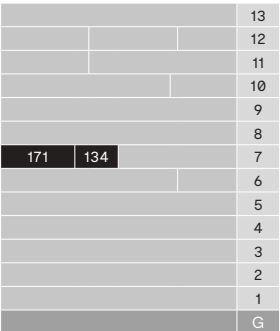
157 Ann Street

Vacancy: 4.57%  
\$825-\$850/m<sup>2</sup>

Transit  
Quanta



Typical Floorplate	432m <sup>2</sup>
NLA	6,679m <sup>2</sup>
Direct Vacancy	305m <sup>2</sup>
Vacancy Rate %	4.57%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$825-\$850/m <sup>2</sup>
Precinct	Transit
Owner	Quanta
Car Parks	45





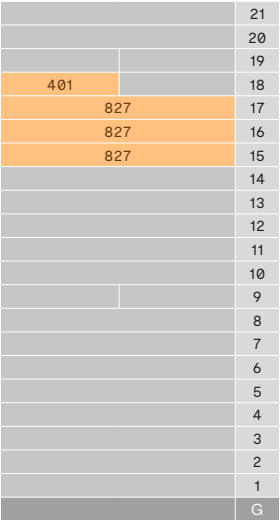
160 Ann Street

Vacancy: 0.00%\$790/m²

TransitKeppel Capital



Typical Floorplate	827m²
NLA	15,984m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	2,882m²
Sublease Vacancy	0m²
Asking Rent \$	\$790/m²
Precinct	Transit
Owner	Keppel Capital
Car Parks	62



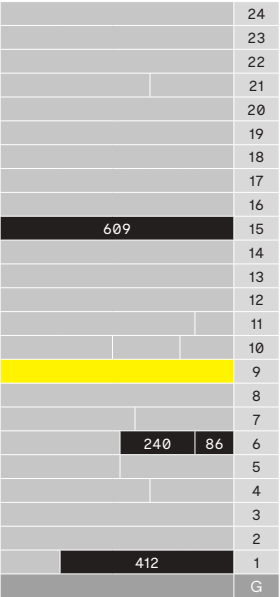
167 Eagle Street

Vacancy: 9.06%\$880-900/m²

FinancialBPQ Group



Typical Floorplate	608m²
NLA	14,872m²
Direct Vacancy	1,347m²
Vacancy Rate %	9.06%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$880-\$900/m²
Precinct	Financial
Owner	BPQ Group
Car Parks	126



171 Edward Street

Vacancy: 0.00%\$TBC/m²

FinancialThe Hour Glass



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	-



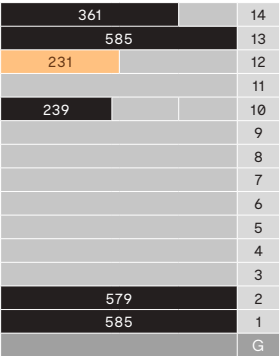
179 North Quay

Vacancy: 27.55%\$715-\$720/m²

LegalAM Alpha



Typical Floorplate	586m²
NLA	8,525m²
Direct Vacancy	2,349m²
Vacancy Rate %	27.55%
Pending Vacancy	231m²
Sublease Vacancy	0m²
Asking Rent \$	\$715-\$720/m²
Precinct	Legal
Owner	AM Alpha
Car Parks	30



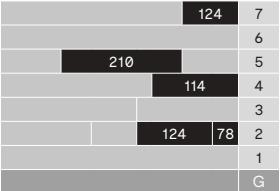
190 Edward Street

Vacancy: 21.67%\$715/m²

Mall/RetailThe Hour Glass



Typical Floorplate	490m²
NLA	3,000m²
Direct Vacancy	650m²
Vacancy Rate %	21.67%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$715/m²
Precinct	Mall/Retail
Owner	The Hour Glass
Car Parks	-



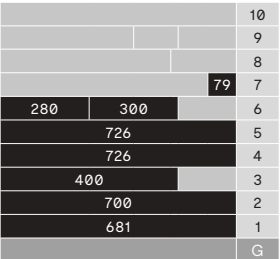
193 North Quay

Vacancy: 53.61%\$750-\$780/m²

LegalAviator Capital



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



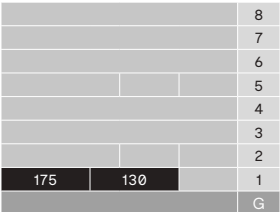
199 George Street

Vacancy: 11.30%\$850-\$895/m²

Mall/RetailMackwell



Typical Floorplate	274m²
NLA	2,699m²
Direct Vacancy	305m²
Vacancy Rate %	11.30%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$850-\$895/m²
Precinct	Mall/Retail
Owner	Mackwell
Car Parks	16



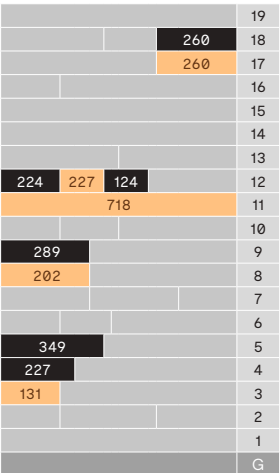
200 Mary Street

Vacancy: 16.41%\$825-\$850/m²

FinancialWingate



Typical Floorplate	718m²
NLA	13,352m²
Direct Vacancy	2,191m²
Vacancy Rate %	16.41%
Pending Vacancy	820m²
Sublease Vacancy	0m²
Asking Rent \$	\$825-\$850/m²
Precinct	Financial
Owner	Wingate
Car Parks	192





217 George Street

Vacancy: 15.13%  
\$725-\$750/m<sup>2</sup>

Mall/Retail

Charter Hall



Typical Floorplate	350m <sup>2</sup>
NLA	4,052m <sup>2</sup>
Direct Vacancy	613m <sup>2</sup>
Vacancy Rate %	15.13%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$725-\$750/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	0

138	191	10
		9
		8
		7
		6
		5
155		4
		3
		2
129		1
		G

231 George Street

Vacancy: 15.40%  
\$675/m<sup>2</sup>

Mall/Retail

Charter Hall



Typical Floorplate	342m <sup>2</sup>
NLA	3,007m <sup>2</sup>
Direct Vacancy	463m <sup>2</sup>
Vacancy Rate %	15.40%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$675/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	0

342	8
	7
	6
	5
	4
	3
121	2
	1
	G

232 Adelaide Street

Vacancy: 0.00%  
\$TBC/m<sup>2</sup>

Transit

AsheMorgan



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

	R
	6
	5
	4
	3
	2
	1
	G

235 Edward Street

Vacancy: 21.49%  
\$750/m<sup>2</sup>

Mall/Retail

Challenger



Typical Floorplate	530m <sup>2</sup>
NLA	2,150m <sup>2</sup>
Direct Vacancy	462m <sup>2</sup>
Vacancy Rate %	21.49%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$750/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Challenger
Car Parks	-

98	98	4
		3
		2
	266	1
		G

241 Adelaide Street

Vacancy: 1.88%  
\$795/m<sup>2</sup>

Financial

Abacus/Charter Hall



Typical Floorplate	509m <sup>2</sup>
NLA	10,836m <sup>2</sup>
Direct Vacancy	204m <sup>2</sup>
Vacancy Rate %	1.88%
Pending Vacancy	127m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$795/m <sup>2</sup>
Precinct	Financial
Owner	Abacus/Charter Hall
Car Parks	90

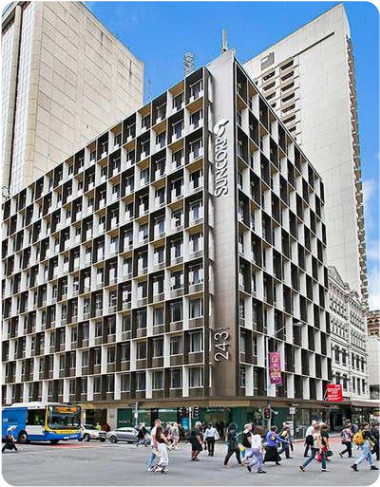
	20
	19
	18
	17
	16
	15
	14
	13
	12
	11
	10
	9
	8
	7
	6
	5
	4
	3
	2
	1
	L
	G

243 Edward Street

Vacancy: 7.91%  
\$750-\$775/m<sup>2</sup>

Mall/Retail

Drivas



Typical Floorplate	630m <sup>2</sup>
NLA	6,308m <sup>2</sup>
Direct Vacancy	499m <sup>2</sup>
Vacancy Rate %	7.91%
Pending Vacancy	235m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$750-\$775/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Drivas
Car Parks	8

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

247 Adelaide Street

Vacancy: 14.08%  
\$TBC/m<sup>2</sup>

Financial

QLD Country Bank



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

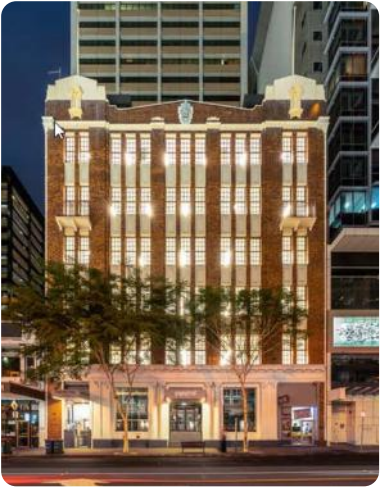
	206	6
		5
		4
		3
	225	2
		1
		G

262 Adelaide Street

Vacancy: 11.84%  
\$795/m<sup>2</sup>

Transit

Suave Group



Typical Floorplate	325m <sup>2</sup>
NLA	1,825m <sup>2</sup>
Direct Vacancy	216m <sup>2</sup>
Vacancy Rate %	11.84%
Pending Vacancy	640m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent \$	\$795/m <sup>2</sup>
Precinct	Transit
Owner	Suave Group
Car Parks	0

216	6
320	5
320	4
	3
	2
	1
	G
	B



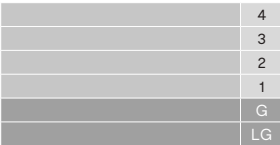
283 Elizabeth Street

Vacancy: 0.00%  
\$TBC/m²

Financial



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



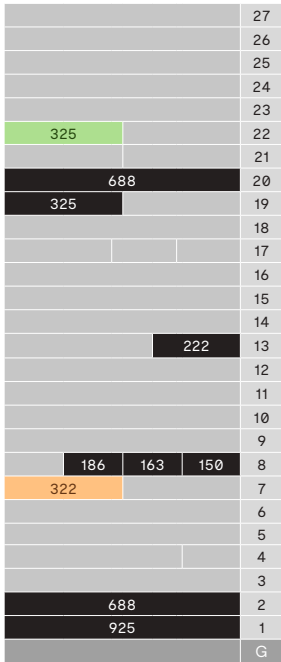
288 Edward Street

Vacancy: 16.23%  
\$750-\$825/m²

Transit



Typical Floorplate	688m²
NLA	19,959m²
Direct Vacancy	3,347m²
Vacancy Rate %	16.23%
Pending Vacancy	322m²
Sublease Vacancy	325m²
Asking Rent \$	\$750-\$825/m²
Precinct	Transit
Owner	Marquette
Car Parks	49



Marquette

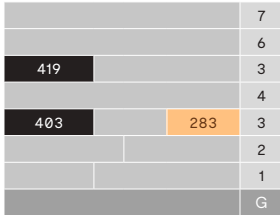
293 Queen Street

Vacancy: 16.34%  
\$825/m²

Financial



Typical Floorplate	713m²
NLA	5,031m²
Direct Vacancy	822m²
Vacancy Rate %	16.34%
Pending Vacancy	283m²
Sublease Vacancy	0m²
Asking Rent \$	\$825/m²
Precinct	Financial
Owner	LaSalle
Car Parks	19



LaSalle

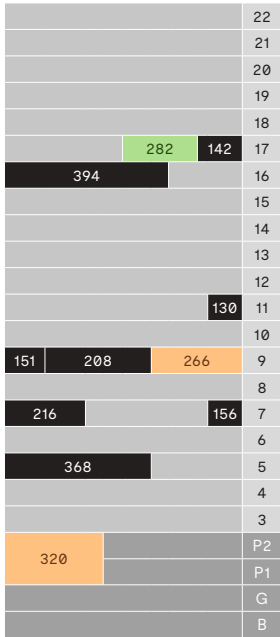
300 Adelaide Street

Vacancy: 13.44%  
\$750-\$775/m²

Transit



Typical Floorplate	653m²
NLA	13,134m²
Direct Vacancy	2,085m²
Vacancy Rate %	13.44%
Pending Vacancy	586m²
Sublease Vacancy	282m²
Asking Rent \$	\$750-\$775/m²
Precinct	Transit
Owner	Lei Shing Hong
Car Parks	36



Lei Shing Hong

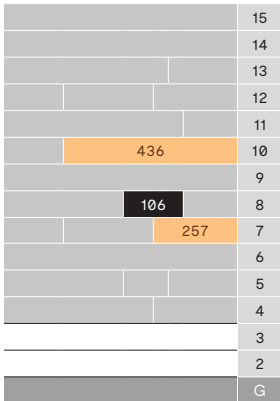
300 Ann Street

Vacancy: 1.47%  
\$835/m²

Transit



Typical Floorplate	623m²
NLA	7,220m²
Direct Vacancy	106m²
Vacancy Rate %	1.47%
Pending Vacancy	693m²
Sublease Vacancy	0m²
Asking Rent \$	\$835/m²
Precinct	Transit
Owner	F.A. Pidgeon
Car Parks	98



F.A. Pidgeon

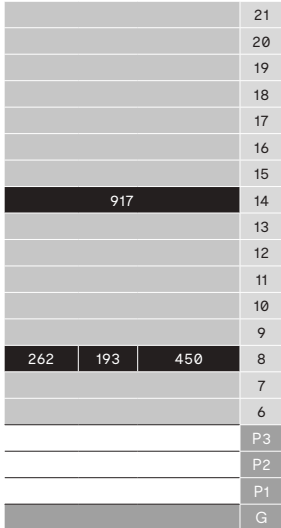
313 Adelaide Street

Vacancy: 11.43%  
\$810/m²

Financial



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	Patrizia AG
Car Parks	165



Patrizia AG

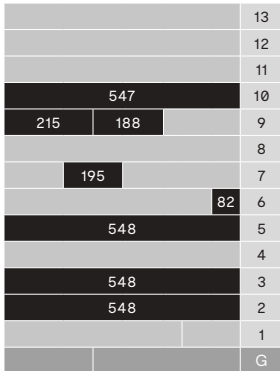
316 Adelaide Street

Vacancy: 39.36%  
\$725-\$750/m²

Transit



Typical Floorplate	548m²
NLA	7,257m²
Direct Vacancy	2,871m²
Vacancy Rate %	39.36%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$725-\$750/m²
Precinct	Transit
Owner	MRL Investments
Car Parks	-



MRL Investments

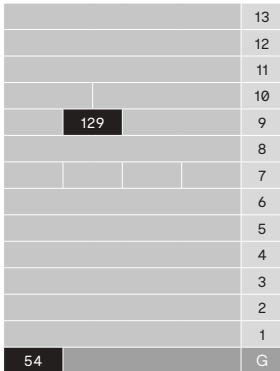
333 Adelaide Street

Vacancy: 2.46%  
\$695/m²

Financial



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



Stadia Capital



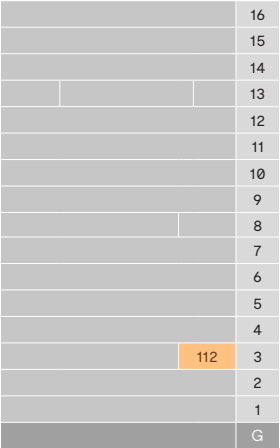
340 Adelaide Street

Vacancy: 0.00%\$775/m²

TransitForza Capital



Typical Floorplate	659-853m²
NLA	13,059m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	112m²
Sublease Vacancy	0m²
Asking Rent \$	\$775/m²
Precinct	Transit
Owner	Forza Capital
Car Parks	94



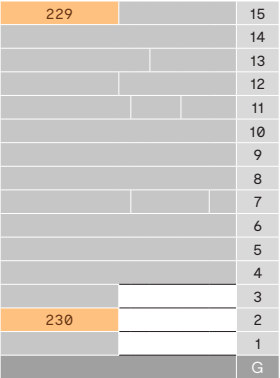
348 Edward Street

Vacancy: 0.00%\$775/m²

TransitCenturia



Typical Floorplate	880m²
NLA	11,488m²
Direct Vacancy	0m²
Vacancy Rate %	0.00%
Pending Vacancy	459m²
Sublease Vacancy	0m²
Asking Rent \$	\$775/m²
Precinct	Transit
Owner	Centuria
Car Parks	131



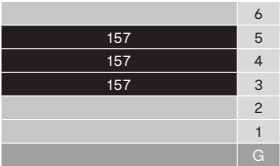
355 Queen Street

Vacancy: 44.86%\$725/m²

FinancialPrivate



Typical Floorplate	157m²
NLA	1,050m²
Direct Vacancy	471m²
Vacancy Rate %	44.86%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$725/m²
Precinct	Financial
Owner	Private
Car Parks	-



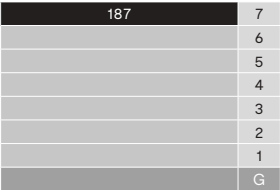
359 Queen Street

Vacancy: 7.70%\$TBC/m²

FinancialPrivate



Typical Floorplate	347m²
NLA	2,429m²
Direct Vacancy	187m²
Vacancy Rate %	7.70%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$TBC/m²
Precinct	Financial
Owner	Private
Car Parks	-



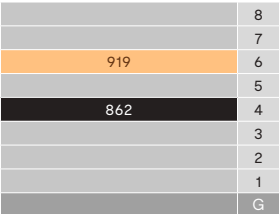
369 Ann Street

Vacancy: 12.87%\$695/m²

TransitBNG



Typical Floorplate	590-920m²
NLA	6,700m²
Direct Vacancy	862m²
Vacancy Rate %	12.87%
Pending Vacancy	919m²
Sublease Vacancy	0m²
Asking Rent \$	\$695/m²
Precinct	Transit
Owner	BNG
Car Parks	72



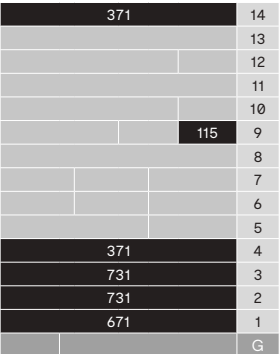
388 Queen Street

Vacancy: 47.65%\$700-\$750/m²

FinancialSam Chong



Typical Floorplate	371m²
NLA	6,275m²
Direct Vacancy	2,990m²
Vacancy Rate %	47.65%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$700-\$750/m²
Precinct	Financial
Owner	Sam Chong
Car Parks	-



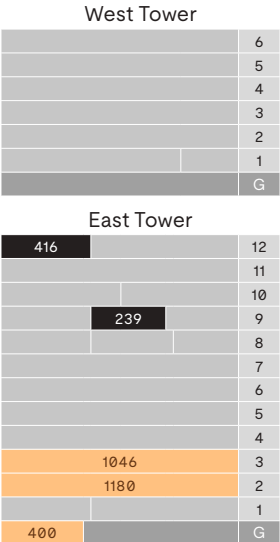
410 Ann Street

Vacancy: 3.19%\$690-\$715/m²

TransitMirvac



Typical Floorplate	833-1,247m²
NLA	20,521m²
Direct Vacancy	655m²
Vacancy Rate %	3.19%
Pending Vacancy	2,626m²
Sublease Vacancy	0m²
Asking Rent \$	\$690-\$715/m²
Precinct	Transit
Owner	Mirvac
Car Parks	694



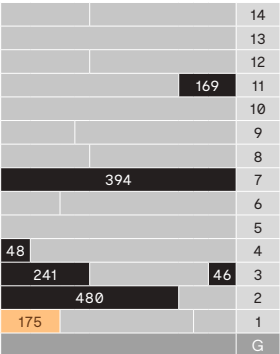
410 Queen Street

Vacancy: 24.51%\$860/m²

FinancialPGA



Typical Floorplate	392m²
NLA	5,622m²
Direct Vacancy	1,378m²
Vacancy Rate %	24.51%
Pending Vacancy	175m²
Sublease Vacancy	0m²
Asking Rent \$	\$860/m²
Precinct	Financial
Owner	PGA
Car Parks	42





420 George Street

Vacancy: 2.02%\$675/m²

LegalDymocks



Typical Floorplate	466m²
NLA	6,017m²
Direct Vacancy	122m²
Vacancy Rate %	2.02%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$675/m²
Precinct	Legal
Owner	Dymocks
Car Parks	12

		13
		12
		11
		10
	122	9
		8
		7
		6
		5
		4
		3
		2
		1
		G

484 Adelaide Street

Vacancy: 0.00%\$TBC/m²

TransitMalouf Invest



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

	1
	G

488 Queen Street

Vacancy: 41.53%\$715/m²

FinancialMRL Investments



Typical Floorplate	390-850m²
NLA	4,382m²
Direct Vacancy	1,820m²
Vacancy Rate %	41.53%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent \$	\$715/m²
Precinct	Financial
Owner	MRL Investments
Car Parks	44

	10
394	9
381	8
377	7
386	6
	5
	4
	3
	2
282	1
	G

490 Adelaide Street

Vacancy: 31.73%\$750/m²

TransitMalouf Invest



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

	3
	2
410	1
	G

500 Queen Street

Vacancy: 20.81%\$805-\$850/m²

FinancialShakespeare Group



Typical Floorplate	422m²
NLA	7,219m²
Direct Vacancy	1,502m²
Vacancy Rate %	20.81%
Pending Vacancy	557m²
Sublease Vacancy	0m²
Asking Rent \$	\$805-\$850/m²
Precinct	Financial
Owner	Shakespeare Group
Car Parks	54

		14
	135	13
	250	12
		11
		10
		9
		8
	422	7
	422	6
		5
		4
		3
	830	2
		1
		G

510 Adelaide Street

Vacancy: 0.00%\$TBC/m²

FinancialMalouf Invest



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

549 Queen Street

Vacancy: 24.14%\$775/m²

TransitMalouf Invest



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

	3
	2
522	1
	G



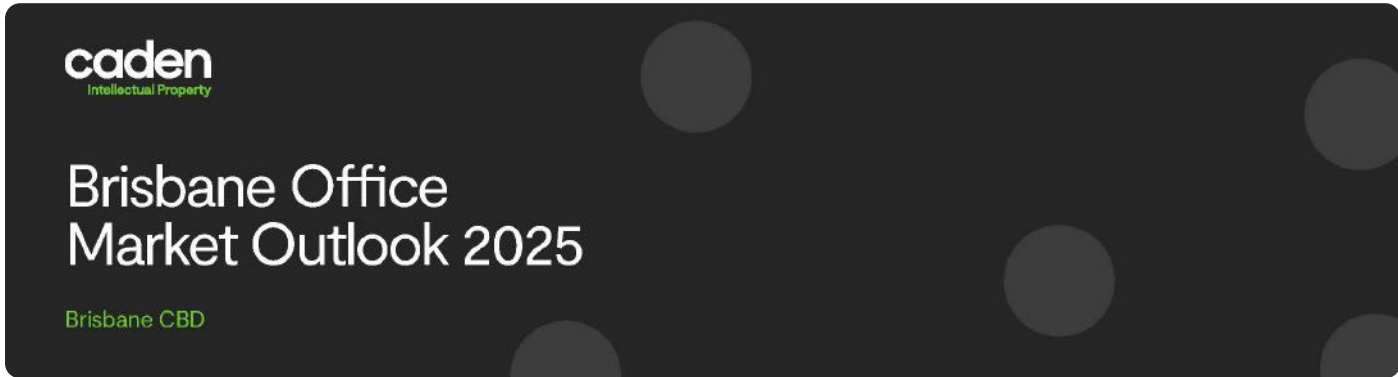
## Reports & Insights



Vacancy Tracker: May 2025



Caden Stock Update: May 2025



Brisbane Office Market Outlook 2025

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