

# Vacancy Tracker

July 2025

IP

**caden**  
Intellectual Property



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LEASING INSIGHTS

“I am currently **dead last in my NRL tipping comp** if that sheds any light on my June prediction.”

Lewis Harper

# Backwards step as Brisbane rebounds from 2024 lows

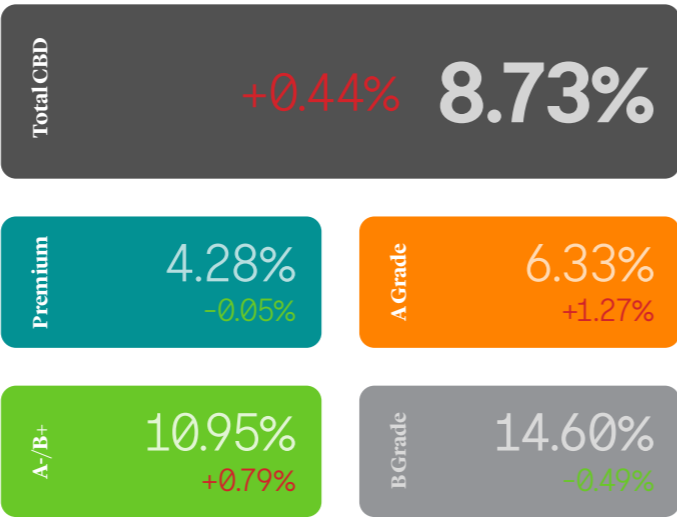
July’s figures complete a challenging first half of 2025 for the Brisbane CBD market with vacancy up 1.27% since December 2024. Backfill vacancies have begun to hit the market, the first of a further 70,000m<sup>2</sup> in the coming 12 months.

Despite withdrawals in the B Grade market occurring this month, Total Direct Vacancy is up 30,000sqm over the period, largely driven by the A and A-/B+ Grades which added almost 20,000sqm and 12,000sqm respectively. Much of this increase in vacancy is a result of the arrival of Pending space, again something showing up in the figures, particularly in A Grade which has seen over 25,000sqm of previously Pending space hit the market.

Premium Grade has stayed flat through July and is the sole Grade that has tightened its vacancy record for the first half of the year. With only one major tranche of space (~7,200sqm at Riparian Plaza) left in Premium Grade, its pathway to tightening vacancy hinges almost solely on demand for this product. Smaller part floor deals and the occasional full floor deal are mostly being offset by other movements, so have limited impact on the overall rate.

A Grade has reversed much of its strong run through 2024 with vacancy back above the 6% mark for the first time since 2023. This has been driven by a 1.27% increase through July alone on the back of >13,000sqm converting from Pending to Vacant, and minimal transactions occurring to offset this. Pending space has long been on the horizon for A Grade and its intermittent arrival will likely see more occurrences such as this over the coming months. A Grade still has almost all of 140 Elizabeth St (~10,000sqm), 400

## July 2025 Snapshot



George St (~8,500sqm) and the last remaining floors at 360 Queen St (~3,000sqm) to absorb in the next 12 months, in addition to various full and two-floor opportunities due to return. We remain bullish that this space will be in demand and ultimately absorbed, but expect short term pain as it returns to market.

A similar occurrence has been observed in A-/B+ Grade where almost 7,000sqm of space has been converted to current vacancy. Minimal deal activity has seen almost the entirety of this movement hit the numbers as unmitigated vacancy, completely offsetting the improvement the Grade saw through June. Having been a star performer through 2024 the Grade is seemingly finding its level as some of its larger occupiers refocus on higher grade recentralisation.

Finally... somewhat of a positive... B Grade’s vacancy level has tightened. However... the headline figure is a bit of a misnomer as it has been impacted by the removal of three (3) obsolete buildings that we have withdrawn from Caden’s Vacancy Tracker. More on this in the Leasing Insights, but worth noting that these withdrawals removed over 6,000sqm of vacancy from statistics. Beyond these more structural shifts, the reality is that the activity in the B Grade transactional market did not quite do enough to offset the oncoming supply and transition of space from Pending to Vacant, with a 0.04% increase shown on the remaining buildings.



This July, obsolescence is on our mind. For roughly the last two years Brisbane’s CBD has operated in a split format with a low vacancy environment in the Prime market and an unwaveringly high vacancy environment in Secondary. This persistence of high vacancy in the Secondary market speaks to the low demand for this product, and has forced our hand in having a look at the B Grade market and which stock warrants continued inclusion.

Brisbane’s office market is maturing. Businesses know that they need to provide quality accommodation to have their staff attend the office more frequently, and to be more competitive in attracting top talent, all pointing toward the drive to quality buildings continuing. Demand for quality has been aided by the retention of existing fit outs, partly on account of the expense of delivering new fit outs, but also because tenants are demanding existing fitted product (per Figure 1.) and are being strongly incentivised to do so.

This trend towards better quality buildings has only stood to expose certain Secondary assets. Many B Grade buildings have fallen behind the pace with only those owners that have been investing in their

buildings continuing to attract tenants and grow their rents. For buildings that have not seen the same investment, we see them progressively falling further into obsolescence with limited tenant demand and an increasingly large amount of capital required to bring them to the standard that prospective tenants demand.

With this considered we have made the decision to remove three (3) buildings from the Vacancy Tracker. We do this twice annually to protect the quarterly and half yearly data. For July 2025 this is 46 Charlotte St, 60 Queen St, and 143 Turbot St (also referred to as 343 Albert St). These buildings have not been actively marketed in recent times and without further investment are not expected to be attractive to office tenants in the foreseeable future.

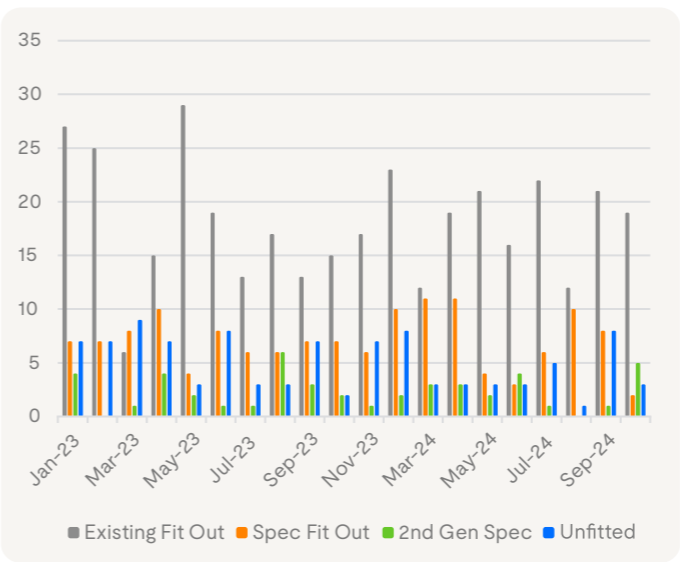
This theme blends with another conversation point in the Caden office lately – that of supply and the development pipeline for Brisbane’s CBD. I discussed this with [The Urban Developer recently](#).

In the run up to the 2032 Olympics we see a considerable undersupply as a real possibility for the Brisbane CBD market. Even with conservative population growth figures through 2030, the known development pipeline (assuming all projects are completed on current schedules) doesn’t get close to covering the estimated office space demand through the same period.

In a market operating with more fluent construction this would see obsolete buildings withdrawn and demolished in favour of new towers, but with an enormous pipeline of infrastructure works due through the same period we are bearish on the likelihood of office projects getting out of the ground and completing.

For investors in office buildings we would advise a cautious approach for, as much opportunity as it may appear in an undersupplied market, there will be more rough than diamonds.

Fig 1. Deals by Fit Out Type (2023-2024)

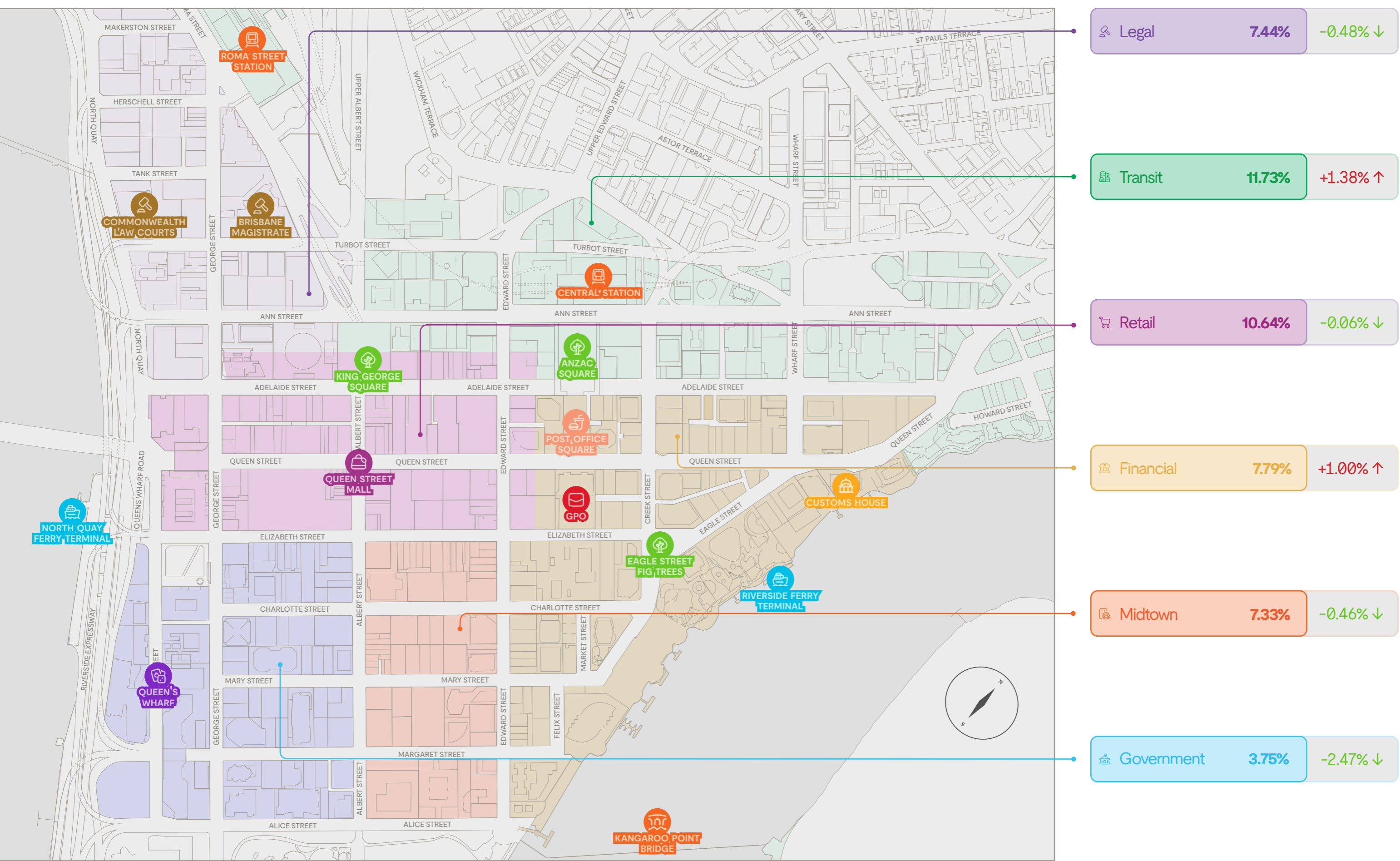




# Market Summary

	Total CBD	Premium	A Grade	A-/B+ Grade	B Grade
🏠 Total NLA	1,922,362m <sup>2</sup>	321,841m <sup>2</sup>	846,347m <sup>2</sup>	263,403m <sup>2</sup>	490,771m <sup>2</sup>
📏 Total Direct Vacancy	↑ 156,836m <sup>2</sup>	↓ 12,272m <sup>2</sup>	↑ 46,007m <sup>2</sup>	↑ 28,753m <sup>2</sup>	↓ 69,804m <sup>2</sup>
📊 Direct Vacancy Rate	↑ 8.16%	↓ 3.81%	↑ 5.44%	↑ 10.92%	↓ 14.22%
📄 Sublease Vacancy	↓ 10,991m <sup>2</sup>	↓ 1,501m <sup>2</sup>	↓ 7,543m <sup>2</sup>	↓ 100m <sup>2</sup>	↓ 1,847m <sup>2</sup>
📦 Total Vacancy	↑ 8.73%	↓ 4.28%	↑ 6.33%	↑ 10.95%	↓ 14.60%
📅 Pending Vacancy	↓ 70,723m <sup>2</sup>	↑ 11,539m <sup>2</sup>	↓ 35,888m <sup>2</sup>	↓ 8,196m <sup>2</sup>	↓ 15,100m <sup>2</sup>

# Vacancy by Precinct

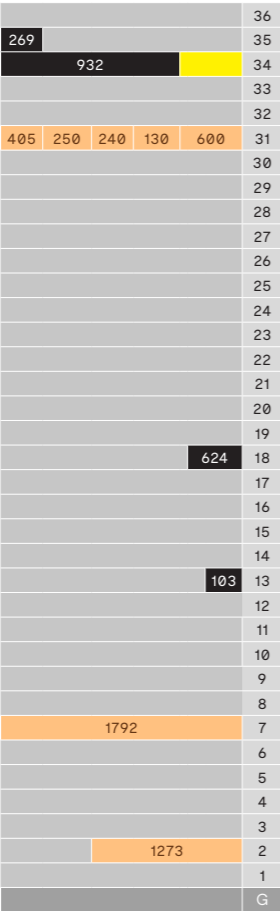


Waterfront Place  
1 Eagle Street

Vacancy: 3.21%  
\$1,200-\$1,350/m<sup>2</sup>

Financial

Dexus



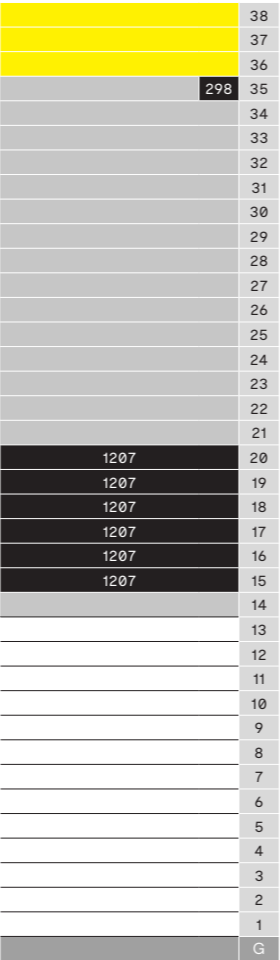
Typical Floorplate	1,792-1,868m <sup>2</sup>
NLA	60,000m <sup>2</sup>
Direct Vacancy	1,928m <sup>2</sup>
Vacancy Rate	3.21%
Pending Vacancy	4,690m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$1,200-\$1,350/m <sup>2</sup>
Precinct	Financial
Owner	Dexus
Car Parks	493

Riparian Plaza  
71 Eagle Street

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

Financial

Bloomberg



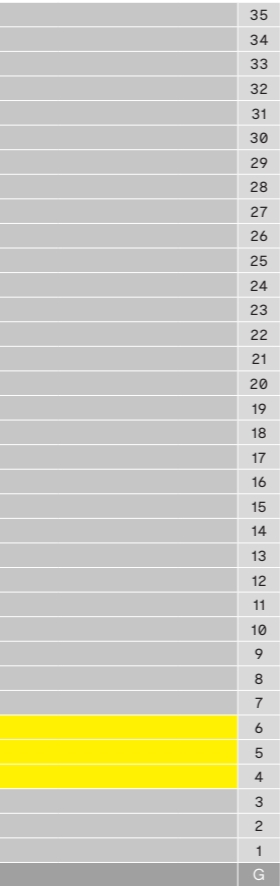
Typical Floorplate	1,207-1,247m <sup>2</sup>
NLA	30,000m <sup>2</sup>
Direct Vacancy	7,540m <sup>2</sup>
Vacancy Rate	25.13%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$1,125-\$1,250/m <sup>2</sup>
Precinct	Financial
Owner	Bloomberg
Car Parks	213

Heritage Lanes  
80 Ann Street

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

Legal

Mirvac/M&G Real Estate



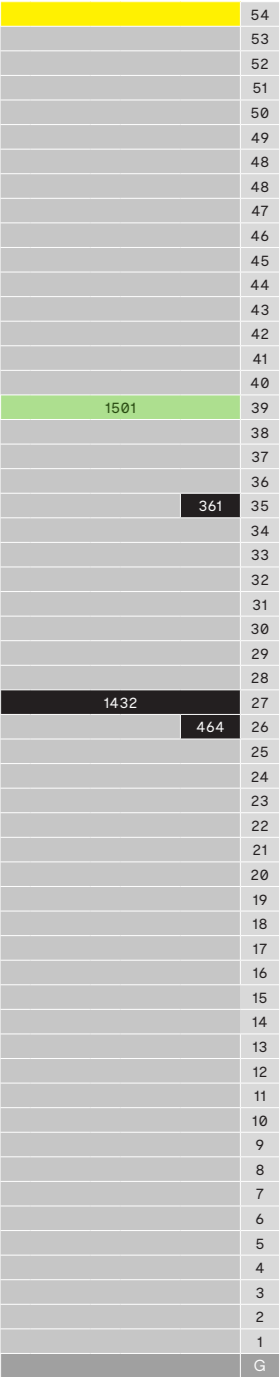
Typical Floorplate	2,200m <sup>2</sup>
NLA	60,000m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate	0.00%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$890-\$925/m <sup>2</sup>
Precinct	Legal
Owner	Mirvac/M&G Real Estate
Car Parks	121

One One One  
111 Eagle Street

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

Financial

GPT



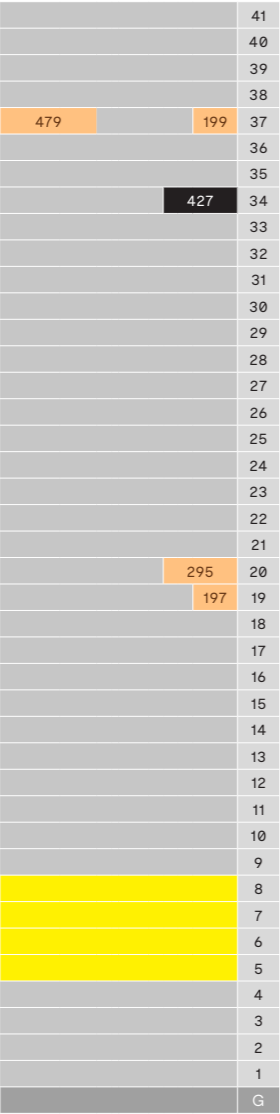
Typical Floorplate	1,500m <sup>2</sup>
NLA	64,041m <sup>2</sup>
Direct Vacancy	2,257m <sup>2</sup>
Vacancy Rate	3.52%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	1,501m <sup>2</sup>
Asking Rent	\$1,200-\$1,375/m <sup>2</sup>
Precinct	Financial
Owner	GPT
Car Parks	115

Riverside Centre  
123 Eagle Street

Vacancy: 0.83%  
\$1,150-\$1,300/m<sup>2</sup>

Financial

GPT



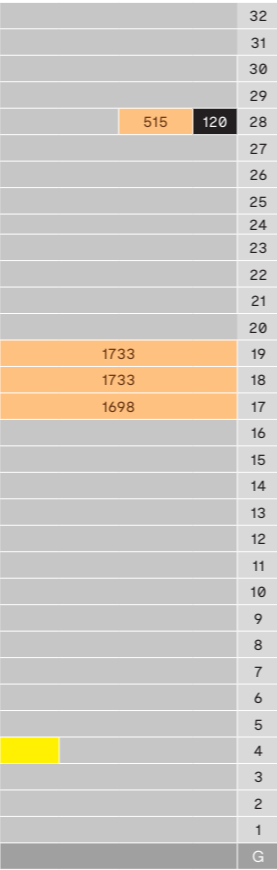
Typical Floorplate	1,500m <sup>2</sup>
NLA	51,600m <sup>2</sup>
Direct Vacancy	427m <sup>2</sup>
Vacancy Rate	0.83%
Pending Vacancy	1,170m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$1,150-\$1,300/m <sup>2</sup>
Precinct	Financial
Owner	GPT
Car Parks	540

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

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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

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	31
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	2
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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

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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

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	10
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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

	12
	11
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	7
	6
	5
	4
	3
	2
	1
	G

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

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Santos Place  
32 Turbot Street

Vacancy: 1.22%  
\$825-\$905/m<sup>2</sup>

LegalCharter Hall



Typical Floorplate	1,100m <sup>2</sup>
NLA	35,382m <sup>2</sup>
Direct Vacancy	432m <sup>2</sup>
Vacancy Rate	1.22%
Pending Vacancy	1,110m <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

	36
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	G

Central Plaza 2  
66 Eagle Street

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

FinancialDeka Immobilien



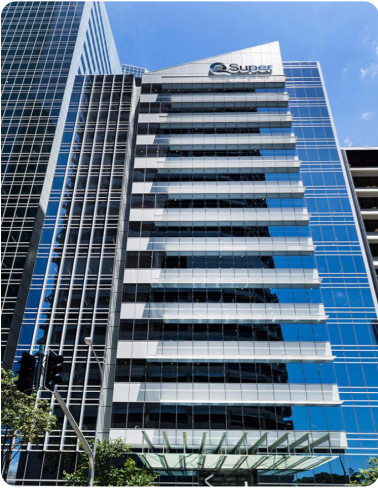
Typical Floorplate	1,433-1,460m <sup>2</sup>
NLA	31,844m <sup>2</sup>
Direct Vacancy	1,433m <sup>2</sup>
Vacancy Rate	4.50%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$995-\$1,025/m <sup>2</sup>
Precinct	Financial
Owner	Deka Immobilien
Car Parks	214

	23
	22
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	19
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	16
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	12
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	8
	7
	6
	5
	4
	3
	2
	1
	G

70 Eagle Street

Vacancy: 42.21% \$950-\$1,000/m<sup>2</sup>

Financial Hancock Properties



Typical Floorplate	854m <sup>2</sup>
NLA	11,500m <sup>2</sup>
Direct Vacancy	4,844m <sup>2</sup>
Vacancy Rate	42.21%
Pending Vacancy	0m <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

	13
	12
	11
	10
	9
	8
	7
854	6
854	5
854	4
854	3
854	2
574	1
	G

100 Creek Street

Vacancy: 2.99% \$875-\$895/m<sup>2</sup>

Financial Cromwell



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

	25
	24
	23
	22
	21
	20
	19
	18
	17
	16
	15
	14
	13
	12
	11
	10
380	9
269	8
720	7
	6
393	5
	4
377	3
	2
	1
	G

140 Elizabeth Street

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

Mall/Retail Shayher Group



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	-

1073	10
1073	9
1073	8
1073	7
1074	6
1074	5
1074	4
1027	3
1401	2
	1
	G

145 Ann Street

Vacancy: 3.70% \$900-\$950/m<sup>2</sup>

Transit Aware Real Estate



Typical Floorplate	1,144m <sup>2</sup>
NLA	28,289m <sup>2</sup>
Direct Vacancy	1,048m <sup>2</sup>
Vacancy Rate	3.70%
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

	27
	26
	25
	24
240	23
	22
436	21
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372	11
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	1
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Vacant

Occupied

Sublease

Pending Vacant

Non-NLA

Coworking

123 Albert Street

Vacancy: 2.00% \$1,000-\$1,050/m<sup>2</sup>

Midtown Dexus



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

	27
	26
	25
	24
	23
781	22
1604	21
	20
825	19
	18
	17
	16
	15
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	12
	11
	10
1513	9
	8
1513	7
	6
	5
	4
	3
	2
	1
	G

Midtown Centre

155 Charlotte Street

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

Midtown AsheMorgan



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

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	2
	1
	M
	G

140 Creek Street

Vacancy: 32.87% \$950/m<sup>2</sup>

Transit AsheMorgan/M&G



Typical Floorplate	1,200m <sup>2</sup>
NLA	27,495m <sup>2</sup>
Direct Vacancy	9,037m <sup>2</sup>
Vacancy Rate	32.87%
Pending Vacancy	0m <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

515	25
1235	24
1238	23
	22
	21
	20
	19
	18
1236	17
	16
	15
	14
	13
	12
	11
1215	10
1215	9
1168	8
	7
	6
	5
	4
	3
	2
	1
	G

175 Eagle Street

Vacancy: 3.83% \$1,050-\$1,150/m<sup>2</sup>

Financial Hancock Properties



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	2,318m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$1,050-\$1,150/m <sup>2</sup>
Precinct	Financial
Owner	Hancock Properties
Car Parks	162

	19
	18
	17
	16
	15
1159	14
1159	13
	12
	11
	10
	9
	8
	7
330	6
276	5
	4
	3
	2
	1
	RP2
	RP1
	G

180 Ann Street

Vacancy: 5.64%

\$895-\$925/m<sup>2</sup>

Transit

Daisho

192 Ann Street

Vacancy: 27.14%

\$815-\$825/m<sup>2</sup>

Transit

Daisho

240 Queen Street

Vacancy: 1.77%

\$975/m<sup>2</sup>

Financial

Quintessential

259 Queen Street

Vacancy: 0.00%

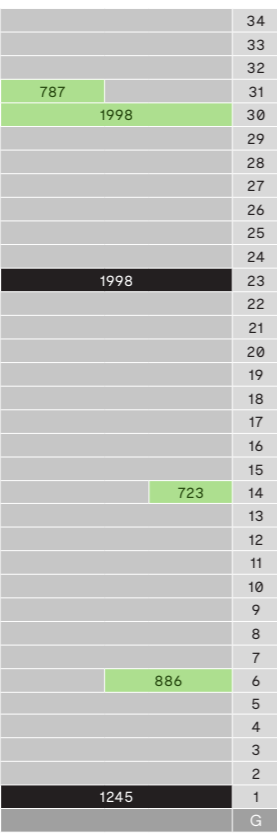
\$TBC/m<sup>2</sup>

Financial

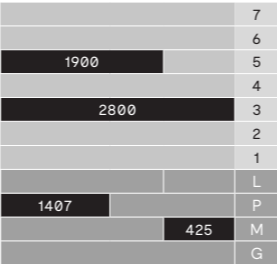
Investa



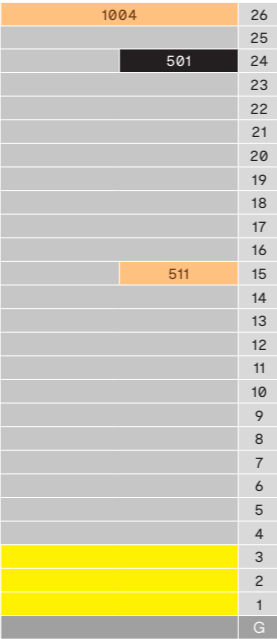
Typical Floorplate	1,245-2,062m <sup>2</sup>
NLA	57,465m <sup>2</sup>
Direct Vacancy	3,243m <sup>2</sup>
Vacancy Rate	5.64%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	4,394m <sup>2</sup>
Asking Rent	\$895-\$925/m <sup>2</sup>
Precinct	Transit
Owner	Daisho
Car Parks	-



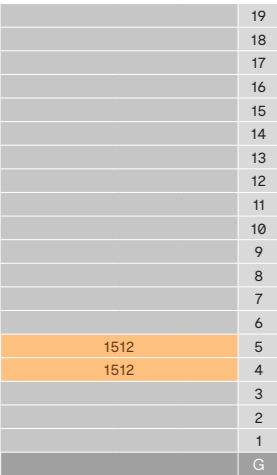
Typical Floorplate	2,830m <sup>2</sup>
NLA	24,066m <sup>2</sup>
Direct Vacancy	6,532m <sup>2</sup>
Vacancy Rate	27.14%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$815-\$825/m <sup>2</sup>
Precinct	Transit
Owner	Daisho
Car Parks	-



Typical Floorplate	970-1,017m <sup>2</sup>
NLA	28,287m <sup>2</sup>
Direct Vacancy	501m <sup>2</sup>
Vacancy Rate	1.77%
Pending Vacancy	1,515m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$975/m <sup>2</sup>
Precinct	Financial
Owner	Quintessential
Car Parks	95



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



266 George Street

Vacancy: 5.07%

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

Mall/Retail

Charter Hall

275 George Street

Vacancy: 0.00%

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

Mall/Retail

Charter Hall

300 George Street

Vacancy: 12.74%

\$1,000-\$1,300/m<sup>2</sup>

Legal

Shayher Group

300 Queen Street

Vacancy: 10.92%

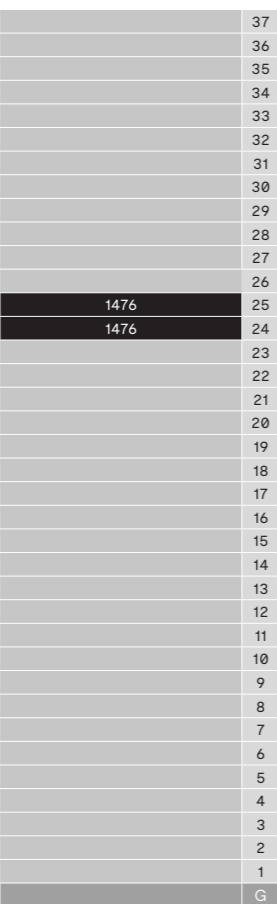
\$915-\$950/m<sup>2</sup>

Financial

Aravest



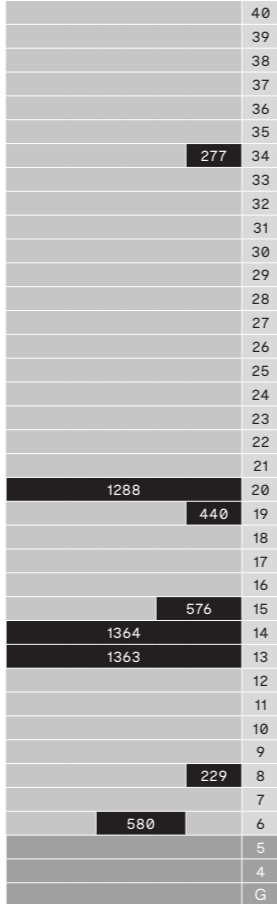
Typical Floorplate	1,550m <sup>2</sup>
NLA	58,175m <sup>2</sup>
Direct Vacancy	2,952m <sup>2</sup>
Vacancy Rate	5.07%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$1,050/m <sup>2</sup>
Precinct	Mall/Retail
Owner	Charter Hall
Car Parks	-



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



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	-



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	\$915-\$950/m <sup>2</sup>
Precinct	Financial
Owner	Aravest
Car Parks	128



310 Ann Street

Transit



Typical Floorplate	1,147m²
NLA	18,344m²
Direct Vacancy	0m²
Vacancy Rate	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent	\$TBC/m²
Precinct	Transit
Owner	AsheMorgan
Car Parks	85

Vacancy: 0.00%

\$TBC/m²

AsheMorgan

Central Plaza 1

345 Queen Street

Financial

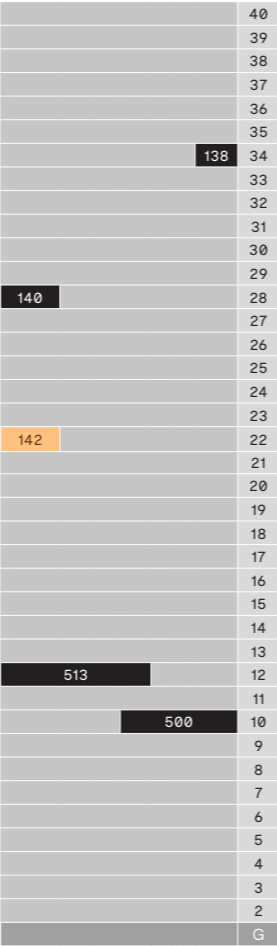


Typical Floorplate	1,100m²
NLA	40,760m²
Direct Vacancy	1,291m²
Vacancy Rate	3.17%
Pending Vacancy	142m²
Sublease Vacancy	0m²
Asking Rent	\$1,100-\$1,200/m²
Precinct	Financial
Owner	ISPT
Car Parks	250

Vacancy: 3.17%

\$1,100-\$1,200/m²

ISPT



Vacant

Occupied

Sublease

Pending Vacant

Non-NLA

Coworking

360 Queen Street

Financial

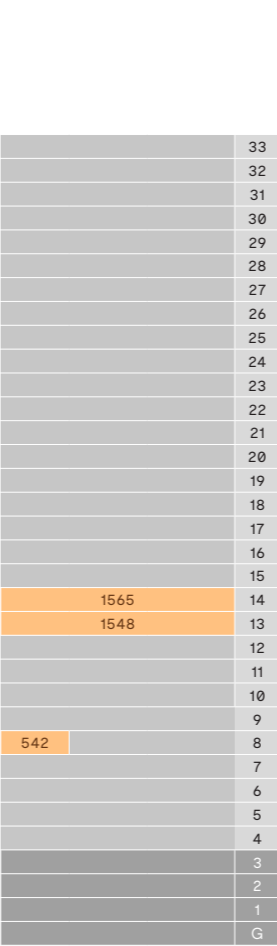


Typical Floorplate	1,396-1,626m²
NLA	45,000m²
Direct Vacancy	0m²
Vacancy Rate	0.00%
Pending Vacancy	3,655m²
Sublease Vacancy	0m²
Asking Rent	\$1,125/m²
Precinct	Financial
Owner	Charter Hall/Investa
Car Parks	TBC

Vacancy: 0.00%

\$1,125/m²

Charter Hall/Investa



400 George Street

Financial

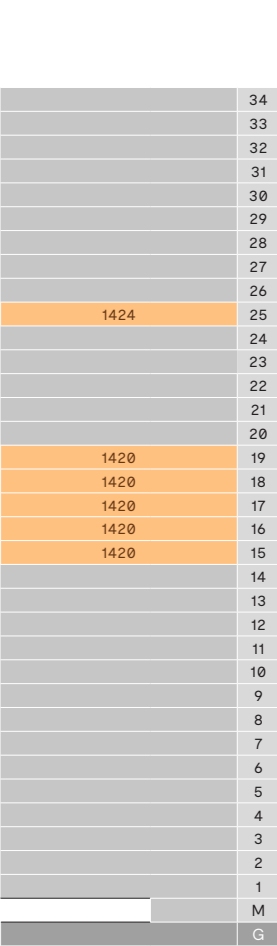


Typical Floorplate	1,369-1,454m²
NLA	41,119m²
Direct Vacancy	0m²
Vacancy Rate	0.00%
Pending Vacancy	8,524m²
Sublease Vacancy	0m²
Asking Rent	\$995-\$1,050/m²
Precinct	Legal
Owner	Cromwell
Car Parks	223

Vacancy: 0.00%

\$995-\$1,050/m²

Cromwell



40 Creek Street

Financial

Vacancy: 2.13%

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

PGA



Typical Floorplate	642m <sup>2</sup>
NLA	12,353m <sup>2</sup>
Direct Vacancy	263m <sup>2</sup>
Vacancy Rate	2.13%
Pending Vacancy	547m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$895/m <sup>2</sup>
Precinct	Financial
Owner	PGA
Car Parks	70

	17
	16
	15
	14
	13
	12
	11
	10
	9
137	8
	7
	6
	5
167	4
380	
	3
	2
	1
	G

69 Ann Street

Legal

Vacancy: 25.80%

\$850-\$875/m<sup>2</sup>

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

	22
	21
	20
	19
	18
882	17
	16
	15
1186	14
	13
	12
	11
	10
	9
1195	8
1195	7
1195	6
	5
	4
	3
	2
1130	1
	G

200 Adelaide Street

Transit

Vacancy: 0.00%

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

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	-

	6
	5
	4
	3
	2
	1
	G

201 Charlotte Street

Financial

Vacancy: 1.04%

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

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

	15
404	14
	13
	12
	11
	10
	9
	8
	7
140	6
	5
	4
	3
	2
	1
	G

Vacant

Occupied

Sublease

Pending Vacant

Non-NLA

Coworking

120 Edward Street

Midtown

Vacancy: 0.00%

\$895-\$910/m<sup>2</sup>

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

	18
	17
	16
	15
	14
	13
508	12
	11
	10
	9
163	8
	7
	6
	5
	4
	3
	2
	1
	G

Turbot Place

179 Turbot Street

Transit

Vacancy: 21.09%

\$765-\$795/m<sup>2</sup>

Mercer



Typical Floorplate	1,046m <sup>2</sup>
NLA	24,975m <sup>2</sup>
Direct Vacancy	5,268m <sup>2</sup>
Vacancy Rate	21.09%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$765-\$795/m <sup>2</sup>
Precinct	Transit
Owner	Mercer
Car Parks	185

	26
	25
	24
	23
	22
	21
	20
248	19
588	18
1273	17
	16
	15
	14
	13
302	12
529	11
1263	10
	9
	8
	7
	6
303	5
	4
374	3
691	2
	1
	G

215 Adelaide Street

Financial

Vacancy: 22.90%

\$850-\$875/m<sup>2</sup>

Elanor



Typical Floorplate	952m <sup>2</sup>
NLA	26,000m <sup>2</sup>
Direct Vacancy	5,953m <sup>2</sup>
Vacancy Rate	22.90%
Pending Vacancy	1,080m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$850-\$875/m <sup>2</sup>
Precinct	Financial
Owner	Elanor
Car Parks	-

	29
	28
952	27
	26
	25
	24
273	23
633	22
	21
	20
	19
227	18
220	17
	16
	15
	14
	13
	12
	11
	10
	9
	8
925	7
925	6
632	5
925	4
577	3
	2
	1
	G

239 George Street

Mall/Retail

Vacancy: 5.63%

\$825-\$840/m<sup>2</sup>

Proprium Capital



Typical Floorplate	877m <sup>2</sup>
NLA	24,398m <sup>2</sup>
Direct Vacancy	1,373m <sup>2</sup>
Vacancy Rate	5.63%
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

	33
	32
360	31
	30
316	29
	28
	27
	26
432	25
	24
	23
	22
	21
	20
	19
	18
151	17
	16
	15
	14
822	13
	12
166	11
	10
	9
	8
	7
	6
169	5
211	4
	G

260 Queen Street

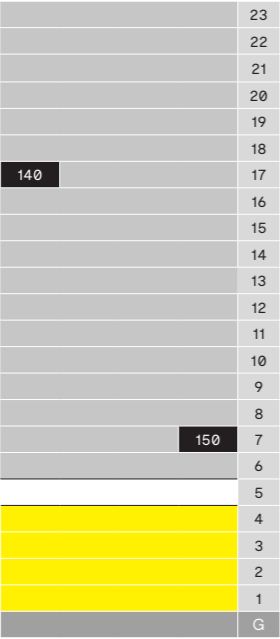
Vacancy: 2.50%  
\$875-\$895/m<sup>2</sup>

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

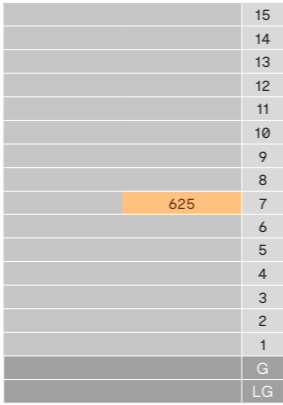
Vacancy: 0.00%  
\$875/m<sup>2</sup>

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	625m <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

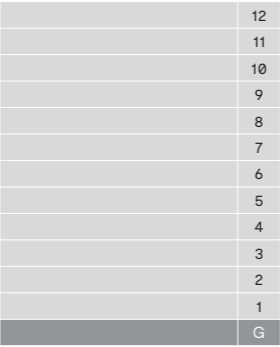
Vacancy: 0.00%  
\$750/m<sup>2</sup>

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

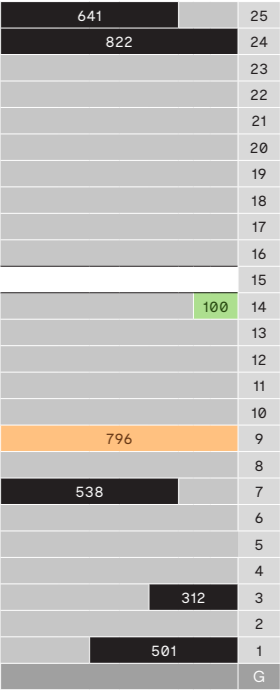
Vacancy: 14.34%  
\$865-\$925/m<sup>2</sup>

Financial

PGIM/Growthpoint



Typical Floorplate	796-822m <sup>2</sup>
NLA	19,617m <sup>2</sup>
Direct Vacancy	2,814m <sup>2</sup>
Vacancy Rate	14.34%
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: 11.82%  
\$895-\$955/m<sup>2</sup>

Financial

Abacus



Typical Floorplate	739m <sup>2</sup>
NLA	19,954m <sup>2</sup>
Direct Vacancy	2,358m <sup>2</sup>
Vacancy Rate	11.82%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$895-\$955/m <sup>2</sup>
Precinct	Financial
Owner	Abacus
Car Parks	96

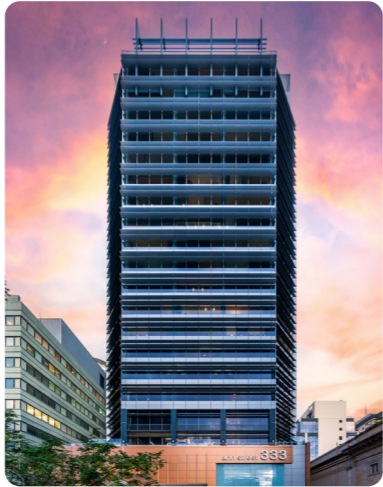


333 Ann Street

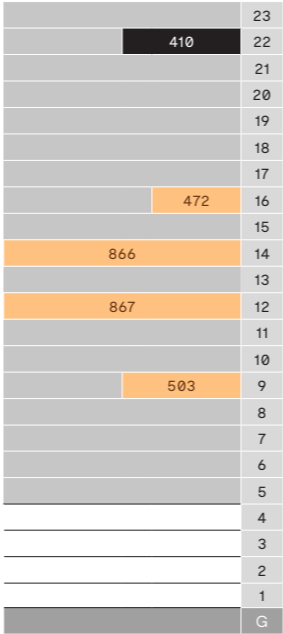
Vacancy: 2.49%  
\$840-\$860/m<sup>2</sup>

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	0m <sup>2</sup>
Asking Rent	\$840-\$860/m <sup>2</sup>
Precinct	Transit
Owner	RAM
Car Parks	142



414 George Street

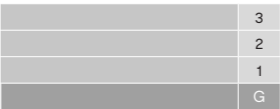
Vacancy: 0.00%  
\$TBC/m<sup>2</sup>

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

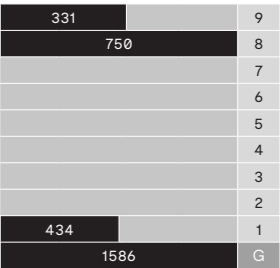
Vacancy: 23.67%  
\$750-\$800/m<sup>2</sup>

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: 0.00%\$725/m²

MidtownGeorge Group



Typical Floorplate	701m²
NLA	3,479m²
Direct Vacancy	0m²
Vacancy Rate	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent	\$725/m²
Precinct	Midtown
Owner	George Group
Car Parks	-

	3
	2
	1
	G

10 Felix Street

Vacancy: 45.71%\$765-\$785/m²

FinancialAIMS



Typical Floorplate	382m²
NLA	4,741m²
Direct Vacancy	2,167m²
Vacancy Rate	45.71%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent	\$765-785/m²
Precinct	Financial
Owner	AIMS
Car Parks	49

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

15 Adelaide Street

Vacancy: 47.58%\$795-\$850/m²

Mall/RetailProprium Capital



Typical Floorplate	740m²
NLA	10,449m²
Direct Vacancy	4,977m²
Vacancy Rate	47.58%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent	\$795-\$850/m²
Precinct	Mall/Retail
Owner	Proprium Capital
Car Parks	53

	19
739	18
739	17
	16
739	15
364	14
291	13
	12
127	11
115	10
125	9
109	8
104	7
	6
	5
	4
	3
	2
	1
	G

26 Wharf Street

Vacancy: 11.76%\$750/m²

FinancialRenweed Pty Ltd



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

30 Makerston Street

Vacancy: 0.00%\$795/m²

LegalSentinel Property



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

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

33 Queen Street

Vacancy: 3.40%\$860-\$900/m²

Mall/RetailMackwell



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

	5
	4
29	3
	2
61	1
23	M
	G

40 Tank Street

Vacancy: 0.00%\$705/m²

LegalAlceon



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

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

60 Edward Street

Vacancy: 39.55%\$865-\$895/m²

MidtownSentinel



Typical Floorplate	706m²
NLA	10,637m²
Direct Vacancy	4,207m²
Vacancy Rate	39.55%
Pending Vacancy	511m²
Sublease Vacancy	0m²
Asking Rent	\$865-\$895/m²
Precinct	Midtown
Owner	Sentinel
Car Parks	110

	15
	14
	13
	12
706	11
	10
511	9
433	8
355	7
314	6
344	5
706	4
	3
971	2
378	1
	G

79 Adelaide Street

Vacancy: 23.08%\$740/m²

Mall/RetailCoombes/Drivas



Typical Floorplate	604m²
NLA	11,524m²
Direct Vacancy	2,660m²
Vacancy Rate	23.08%
Pending Vacancy	350m²
Sublease Vacancy	0m²
Asking Rent	\$740/m²
Precinct	Mall/Retail
Owner	Coombes/Drivas
Car Parks	47

585	12
585	11
	10
	9
	8
	7
	6
145	5
292	4
250	3
350	2
	1
	G

82 Eagle Street

Vacancy: 19.38%\$670-\$685/m²

FinancialJen Retail



Typical Floorplate	387m²
NLA	4,267m²
Direct Vacancy	827m²
Vacancy Rate	19.38%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent	\$670-\$685/m²
Precinct	Financial
Owner	Jen Retail
Car Parks	12

153	11
390	10
	9
142	8
	7
	6
	5
	4
	3
	2
	1
142	M
	G

93 Edward Street

Vacancy: 0.00%\$895/m²

FinancialPellegrino Group



Typical Floorplate	380m²
NLA	741m²
Direct Vacancy	0m²
Vacancy Rate	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent	\$895/m²
Precinct	Financial
Owner	Pellegrino Group
Car Parks	-

	2
	1
	G

95 North Quay

Vacancy: 9.73%\$700-\$735/m²

LegalEG Funds



Typical Floorplate	474m²
NLA	8,417m²
Direct Vacancy	819m²
Vacancy Rate	9.73%
Pending Vacancy	475m²
Sublease Vacancy	0m²
Asking Rent	\$700-\$735/m²
Precinct	Legal
Owner	EG Funds
Car Parks	99

475	17
	16
	15
	14
	13
	12
	11
	10
	9
	8
	7
	6
	5
	4
	3
819	2
	1
	G

99 Creek Street

Vacancy: 9.02%\$750-\$795/m²

FinancialCoombes



Typical Floorplate	700m²
NLA	4,400m²
Direct Vacancy	397m²
Vacancy Rate	9.02%
Pending Vacancy	175m²
Sublease Vacancy	208m²
Asking Rent	\$750-\$795/m²
Precinct	Financial
Owner	Coombes
Car Parks	24

107	208	5
175	208	4
82		3
		2
		1
		G

100 Edward Street

Vacancy: 1.50%\$900/m²

MidtownSLMC



Typical Floorplate	585m²
NLA	7,154m²
Direct Vacancy	107m²
Vacancy Rate	1.50%
Pending Vacancy	261m²
Sublease Vacancy	0m²
Asking Rent	\$900/m²
Precinct	Midtown
Owner	SLMC
Car Parks	109

	17
	16
	15
	14
261	13
	12
	11
107	10
	9
	8
	7
	6
	5
	4
	3
	2
	1
	G

102 Adelaide Street

Vacancy: 11.56%\$TBC/m²

Mall/RetailSam Chong



Typical Floorplate	950m²
NLA	10,335m²
Direct Vacancy	1,195m²
Vacancy Rate	11.56%
Pending Vacancy	445m²
Sublease Vacancy	0m²
Asking Rent	\$TBC/m²
Precinct	Mall/Retail
Owner	Sam Chong
Car Parks	0

	9
	8
	7
445	6
	5
	4
211	3
123	2
861	1
	G

109 Edward Street

Vacancy: 0.00%\$725/m²

FinancialFife Capital



Typical Floorplate	495m²
NLA	2,674m²
Direct Vacancy	0m²
Vacancy Rate	0.00%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent	\$725/m²
Precinct	Financial
Owner	Fife Capital
Car Parks	-

	4
	3
	2
	1
	G
	B

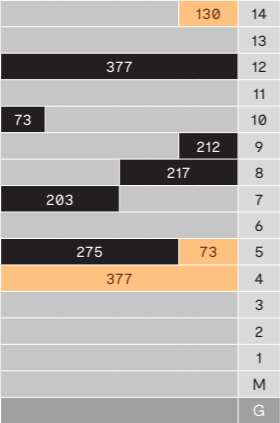
110 Eagle Street

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



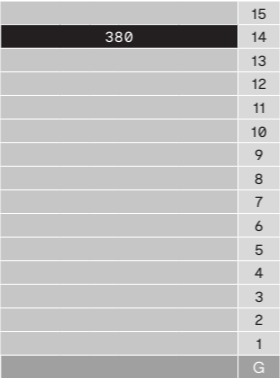
116 Adelaide Street

Vacancy:5.61%  
\$750-\$775/m<sup>2</sup>

Mall/Retail  
Private



Typical Floorplate	376m <sup>2</sup>
NLA	6,773m <sup>2</sup>
Direct Vacancy	380m <sup>2</sup>
Vacancy Rate	5.61%
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



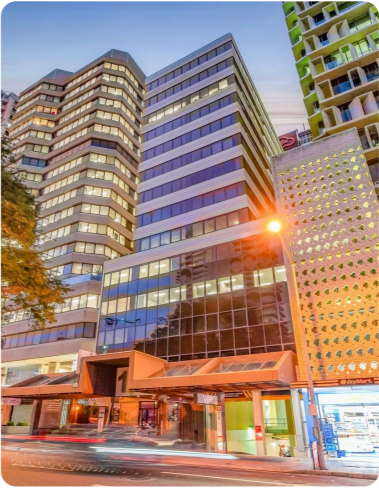
Typical Floorplate	830m <sup>2</sup>
NLA	7,842m <sup>2</sup>
Direct Vacancy	833m <sup>2</sup>
Vacancy Rate	10.62%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$780-\$800/m <sup>2</sup>
Precinct	Midtown
Owner	Samford Invest.
Car Parks	100



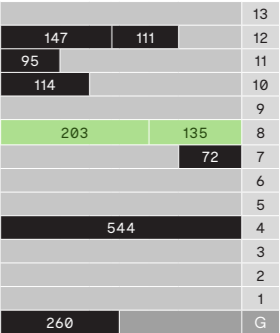
126 Margaret Street

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



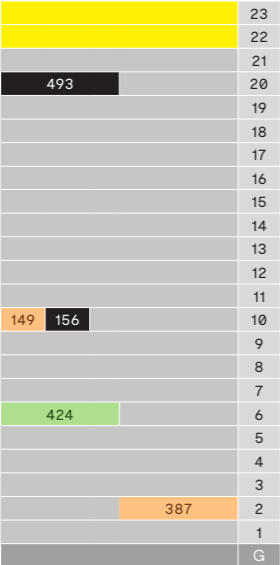
127 Creek Street

Vacancy:3.56%  
\$775-\$795/m<sup>2</sup>

Transit  
Firmus Capital



Typical Floorplate	790m <sup>2</sup>
NLA	18,246m <sup>2</sup>
Direct Vacancy	649m <sup>2</sup>
Vacancy Rate	3.56%
Pending Vacancy	536m <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



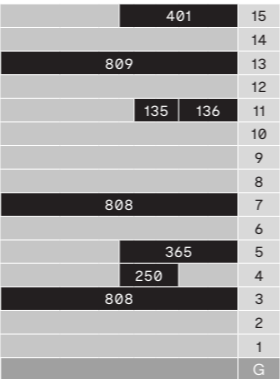
133 Mary Street

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	3,712m <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



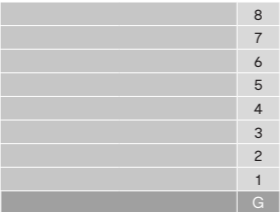
140 Ann Street

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



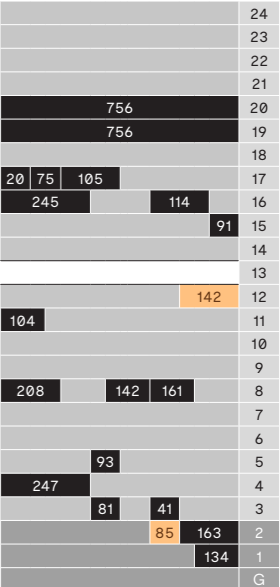
141 Queen Street

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



144 Edward Street

Vacancy: 4.41%\$855-\$875/m<sup>2</sup>

MidtownPrecision Group



Typical Floorplate	769m <sup>2</sup>
NLA	16,197m <sup>2</sup>
Direct Vacancy	714m <sup>2</sup>
Vacancy Rate	4.41%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$855-\$875/m <sup>2</sup>
Precinct	Midtown
Owner	Precision Group
Car Parks	75

	22
	21
	20
	19
	18
374	17
340	16
	15
	14
	13
	12
	11
	10
	9
	8
	7
	6
	5
	4
	3
	2
	1
	G

145 Eagle Street

Vacancy: 7.54%\$860-\$880/m<sup>2</sup>

FinancialBPQ Group



Typical Floorplate	804m <sup>2</sup>
NLA	11,469m <sup>2</sup>
Direct Vacancy	865m <sup>2</sup>
Vacancy Rate	7.54%
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

	529	14
113		13
		12
		11
		10
		9
		8
	617	7
		6
135		5
		4
		3
		2
		1
		G

149 Adelaide Street

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

Mall/RetailVicinity 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	-

	1497	5
	1496	4
		3
		2
		1
		G

150 Edward Street

Vacancy: 9.45%\$695/m<sup>2</sup>

MidtownAileron



Typical Floorplate	385m <sup>2</sup>
NLA	2,052m <sup>2</sup>
Direct Vacancy	194m <sup>2</sup>
Vacancy Rate	9.45%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$695/m <sup>2</sup>
Precinct	Midtown
Owner	Aileron
Car Parks	11

		5
	175	4
		3
	19	2
		1
		G

157 Ann Street

Vacancy: 0.00%\$825-\$850/m<sup>2</sup>

TransitQuanta



Typical Floorplate	432m <sup>2</sup>
NLA	6,679m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate	0.00%
Pending Vacancy	171m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$825-\$850/m <sup>2</sup>
Precinct	Transit
Owner	Quanta
Car Parks	45

	13
	12
	11
	10
	9
	8
171	7
	6
	5
	4
	3
	2
	1
	G

160 Ann Street

Vacancy: 0.00%\$790/m<sup>2</sup>

TransitKeppel Capital



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

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

167 Eagle Street

Vacancy: 9.06%\$880-900/m<sup>2</sup>

FinancialBPQ Group



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

	24
	23
	22
	21
	20
	19
	18
	17
	16
609	15
	14
	13
	12
	11
	10
	9
	8
	7
	6
	5
	4
	3
	2
	1
412	G

171 Edward Street

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

FinancialThe Hour Glass



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

	1
	G

179 North Quay

Vacancy: 27.55%

\$715-\$720/m<sup>2</sup>

Legal

AM Alpha



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

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

190 Edward Street

Vacancy: 21.67%

\$715/m<sup>2</sup>

Mall/Retail

The Hour Glass



Typical Floorplate	490m <sup>2</sup>
NLA	3,000m <sup>2</sup>
Direct Vacancy	650m <sup>2</sup>
Vacancy Rate	21.67%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$715/m <sup>2</sup>
Precinct	Mall/Retail
Owner	The Hour Glass
Car Parks	-

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

193 North Quay

Vacancy: 43.61%

\$750-\$780/m<sup>2</sup>

Legal

Aviator Capital



Typical Floorplate	726m <sup>2</sup>
NLA	7,260m <sup>2</sup>
Direct Vacancy	3,166m <sup>2</sup>
Vacancy Rate	43.61%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$750-\$780/m <sup>2</sup>
Precinct	Legal
Owner	Aviator Capital
Car Parks	49

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

199 George Street

Vacancy: 11.30%

\$850-\$895/m<sup>2</sup>

Mall/Retail

Mackwell



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

	8
	7
	6
	5
	4
	3
	2
175	1
130	G

200 Mary Street

Vacancy: 18.11%

\$825-\$850/m<sup>2</sup>

Financial

Wingate



Typical Floorplate	718m <sup>2</sup>
NLA	13,352m <sup>2</sup>
Direct Vacancy	2,418m <sup>2</sup>
Vacancy Rate	18.11%
Pending Vacancy	462m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$825-\$850/m <sup>2</sup>
Precinct	Financial
Owner	Wingate
Car Parks	192

	19
	18
260	17
260	16
	15
	14
	13
224	12
227	11
124	10
718	9
289	8
202	7
	6
	5
349	4
227	3
	2
	1
	G

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

	10
138	9
191	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
127	7
	6
	5
	4
	3
	2
	1
	L
204	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
190	8
	7
	6
85	5
	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/m<sup>2</sup>

Financial

Silverstone



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

	4
	3
	2
	1
	G
	LG

288 Edward Street

Vacancy:16.77%\$750-\$825/m<sup>2</sup>

Transit

Marquette



Typical Floorplate	688m <sup>2</sup>
NLA	19,959m <sup>2</sup>
Direct Vacancy	3,347m <sup>2</sup>
Vacancy Rate	16.77%
Pending Vacancy	325m <sup>2</sup>
Sublease Vacancy	325m <sup>2</sup>
Asking Rent	\$750-\$825/m <sup>2</sup>
Precinct	Transit
Owner	Marquette
Car Parks	49

					27
					26
					25
					24
					23
325					22
					21
688					20
325					19
					18
					17
					16
					15
					14
			222		13
					12
					11
					10
					9
	186	163	150		8
325					7
					6
					5
					4
					3
688					2
925					1
					G

293 Queen Street

Vacancy:16.34%\$825/m<sup>2</sup>

Financial

LaSalle



Typical Floorplate	713m <sup>2</sup>
NLA	5,031m <sup>2</sup>
Direct Vacancy	822m <sup>2</sup>
Vacancy Rate	16.34%
Pending Vacancy	283m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$825/m <sup>2</sup>
Precinct	Financial
Owner	LaSalle
Car Parks	19

		7
		6
	419	5
		4
	403	3
	283	3
		2
		1
		G

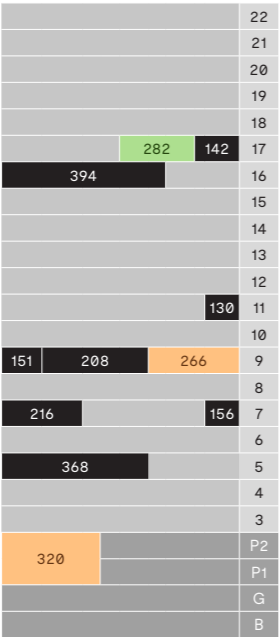
300 Adelaide Street

Vacancy:13.44%\$750-\$775/m<sup>2</sup>

TransitLei Shing Hong



Typical Floorplate	653m <sup>2</sup>
NLA	13,134m <sup>2</sup>
Direct Vacancy	1,765m <sup>2</sup>
Vacancy Rate	13.44%
Pending Vacancy	586m <sup>2</sup>
Sublease Vacancy	282m <sup>2</sup>
Asking Rent	\$750-\$775/m <sup>2</sup>
Precinct	Transit
Owner	Lei Shing Hong
Car Parks	36



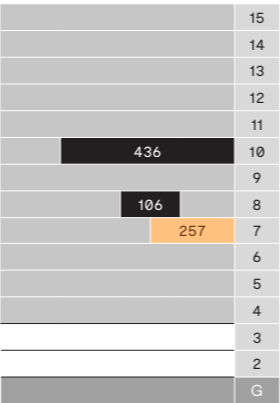
300 Ann Street

Vacancy:7.51%\$835/m<sup>2</sup>

TransitF.A. Pidgeon



Typical Floorplate	623m <sup>2</sup>
NLA	7,220m <sup>2</sup>
Direct Vacancy	542m <sup>2</sup>
Vacancy Rate	7.51%
Pending Vacancy	257m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$835/m <sup>2</sup>
Precinct	Transit
Owner	F.A. Pidgeon
Car Parks	98



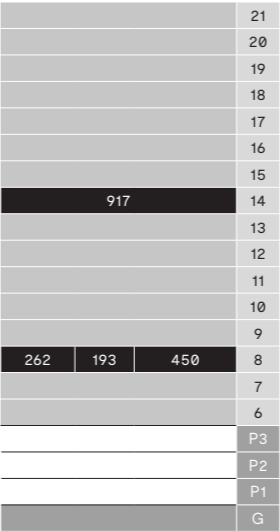
313 Adelaide Street

Vacancy:11.43%\$810/m<sup>2</sup>

FinancialPatrizia AG



Typical Floorplate	917m <sup>2</sup>
NLA	15,940m <sup>2</sup>
Direct Vacancy	1,822m <sup>2</sup>
Vacancy Rate	11.43%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$810/m <sup>2</sup>
Precinct	Financial
Owner	Patrizia AG
Car Parks	165



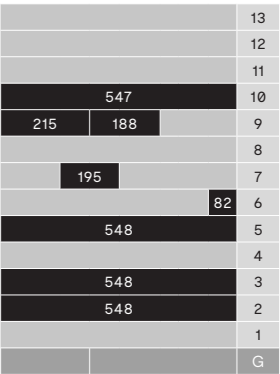
316 Adelaide Street

Vacancy:39.56%\$725-\$750/m<sup>2</sup>

TransitMRL Investments



Typical Floorplate	548m <sup>2</sup>
NLA	7,257m <sup>2</sup>
Direct Vacancy	2,871m <sup>2</sup>
Vacancy Rate	39.56%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$725-\$750/m <sup>2</sup>
Precinct	Transit
Owner	MRL Investments
Car Parks	-



333 Adelaide Street

Vacancy:2.46%\$695/m<sup>2</sup>

FinancialStadia Capital



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



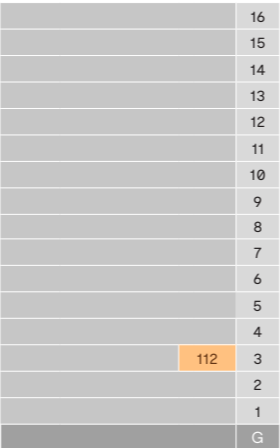
340 Adelaide Street

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

TransitForza Capital



Typical Floorplate	659-853m <sup>2</sup>
NLA	13,059m <sup>2</sup>
Direct Vacancy	0m <sup>2</sup>
Vacancy Rate	0.00%
Pending Vacancy	112m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$775/m <sup>2</sup>
Precinct	Transit
Owner	Forza Capital
Car Parks	94



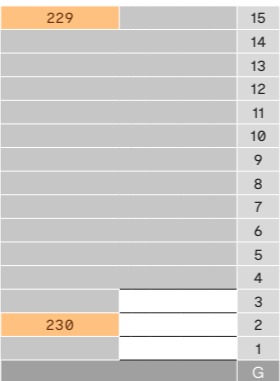
348 Edward Street

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

TransitCenturia



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



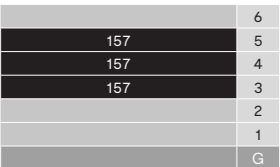
355 Queen Street

Vacancy:44.86%\$725/m<sup>2</sup>

FinancialPrivate



Typical Floorplate	157m <sup>2</sup>
NLA	1,050m <sup>2</sup>
Direct Vacancy	471m <sup>2</sup>
Vacancy Rate	44.86%
Pending Vacancy	0m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$725/m <sup>2</sup>
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	-

187	7
	6
	5
	4
	3
	2
	1
	G

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

	8
	7
919	6
	5
862	4
	3
	2
	1
	G

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	-

371	14
	13
	12
	11
	10
115	9
	8
	7
	6
	5
371	4
731	3
731	2
671	1
	G

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

West Tower	
	6
	5
	4
	3
	2
	1
	G
East Tower	
416	12
	11
	10
239	9
	8
	7
	6
	5
	4
1046	3
1180	2
	1
400	G

410 Queen Street

Vacancy: 24.62%  
\$860/m²

FinancialPGA



Typical Floorplate	392m²
NLA	5,622m²
Direct Vacancy	1,384m²
Vacancy Rate	24.62%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent	\$860/m²
Precinct	Financial
Owner	PGA
Car Parks	42

	14
	13
	12
	11
	10
	9
	8
394	7
	6
	5
48	4
241	3
480	2
175	1
	G

420 George Street

Vacancy: 2.03%  
\$675/m²

LegalDymocks



Typical Floorplate	466m²
NLA	6,017m²
Direct Vacancy	122m²
Vacancy Rate	2.03%
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



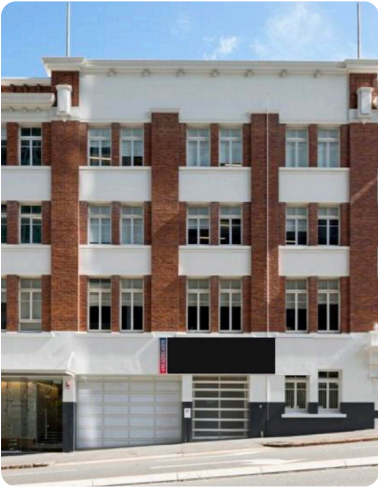
Typical Floorplate	390-850m²
NLA	4,382m²
Direct Vacancy	1,820m²
Vacancy Rate	41.53%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent	\$715/m²
Precinct	Financial
Owner	MRL Investments
Car Parks	44

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

490 Adelaide Street

Vacancy: 31.73%  
\$750/m<sup>2</sup>

Transit  
Malouf Invest



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

	3
	2
410	1
	G

500 Queen Street

Vacancy: 20.81%  
\$805-\$850/m<sup>2</sup>

Financial  
Shakespeare Group



Typical Floorplate	422m <sup>2</sup>
NLA	7,219m <sup>2</sup>
Direct Vacancy	1,502m <sup>2</sup>
Vacancy Rate	20.81%
Pending Vacancy	696m <sup>2</sup>
Sublease Vacancy	0m <sup>2</sup>
Asking Rent	\$805-\$850/m <sup>2</sup>
Precinct	Financial
Owner	Shakespeare Group
Car Parks	54

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

510 Adelaide Street

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

Financial  
Malouf Invest



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

	3
	2
	1
	G

549 Queen Street

Vacancy: 24.14%  
\$775/m<sup>2</sup>

Transit  
Malouf Invest



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

	3
	2
522	1
	G

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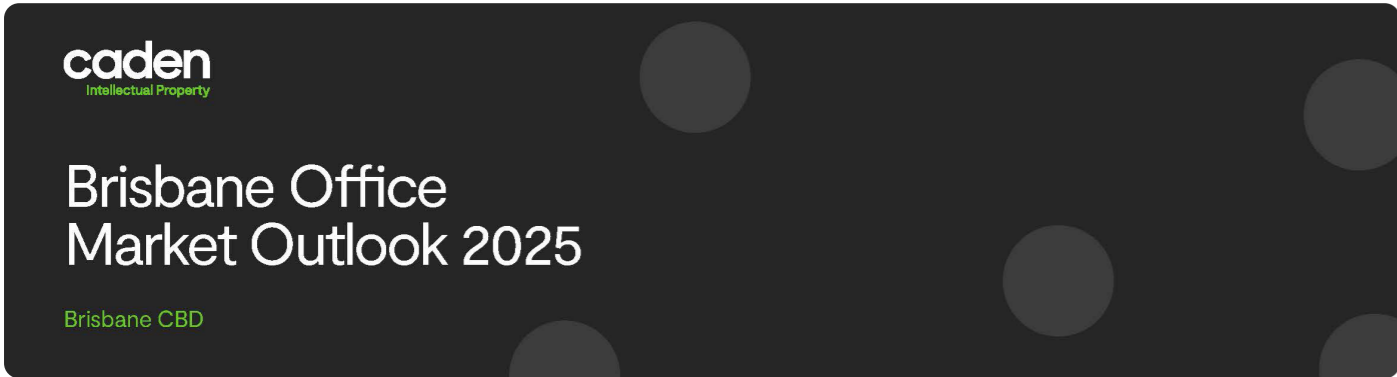
# Reports & Insights



Vacancy Tracker: June 2025



Caden Stock Update: June 2025



Brisbane Office Market Outlook 2025

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