

Vacancy Tracker

August 2025

IP

caden
Intellectual Property



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Contents

Introduction

Market Update	04
Leasing Insights	05
Market Summary	06
Vacancy by Precinct	08

Grades

Premium Grade	10
A Grade	14
A-/B+ Grade	22
B Grade	26

Information

Index	44
Reports & Insights	46
Our People	47



LEASING INSIGHTS

“...an element of complacency has crept into the owner market... it may be fair to suggest that point came too early...”

Lewis Harper

Vacancy pain tries Brisbane’s position as office market darling

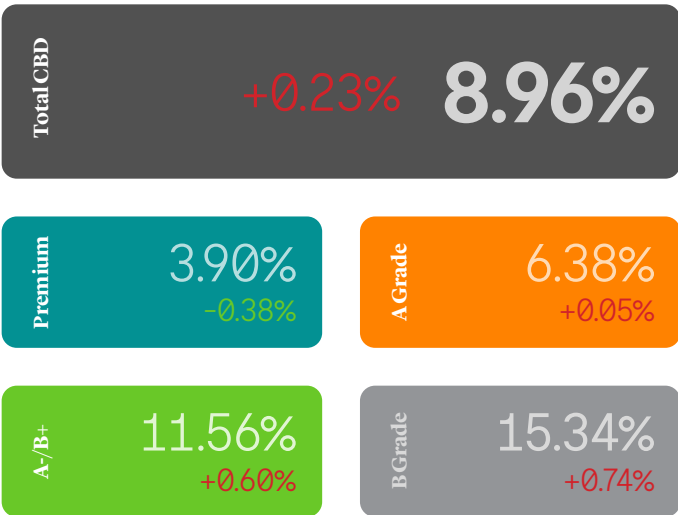
A further increase in vacancy extends Brisbane’s poor run through 2025 and highlights the challenges the market will face before the vaunted “supply crunch” occurs. Further thoughts on this are shared in this month’s Leasing Insights.

Brisbane has seen its most prolonged period of negativity since 2020 with six straight months of increases in vacancy recorded through August 2025, driving total market vacancy to 8.96%. In particular, B Grade vacancy has risen above 15% again, a level it has struggled to consistently get below over the last two years. This high vacancy market is keeping incentives elevated and challenging the rental growth narrative for owners of B Grade assets. Leasing activity across the market has been subdued through the EOFY and winter period which is something we have come to expect on the back of trends from previous years.

For August, Premium Grade is the one shining light with vacancy tightening to 3.90%, its lowest level in two years. Premium Grade has been on the precipice of an ultra-tight recording for some time and it will not take many deals for it to get to that level. A little over 1,500m² in deal activity and zero immediately available supply additions has been enough for August to record a 0.38% tightening. This marks a 0.85% tightening for the year from February. Despite holding a total vacancy of only 11,000m² in the Grade we note a lull in rental growth, perhaps highlighting that some of these spaces are proving difficult to move.

As expected given the volume of new and backfill supply hitting the market A Grade has again stepped backwards, taking its losses YTD to 2.21%. Minimal transactional flow for August (two deals done) left the

August 2025 Snapshot



door open for supply additions to make their impact felt. Looking to the mid- to long-term, it is positive for the A Grade market that its Pending Vacancy is being chipped away. What began at 63,500m² in February is now at 40,000m² and only 18,000m² of that gap has shown up as Direct Vacancy, showing absorption of 5,500m² through this shift.

Vacancy in A-/B+ has reached its highest level for 2025 at 11.56%. This continues a tumultuous year for the Grade with any positive moves quickly scuttled by the arrival of larger tranches of vacancy. Of note for August is that a relatively active month of almost 3,400m² in take-up was offset by the fact that almost two-thirds of this was in Pending Vacancy, not showing on Direct figures. An entire floor lease at 179 Turbot St (1,279m²) highlights the transaction sheet for August. Vacancy is up 3.60% for the Grade in 2025.

B Grade has again proven to be taking the one step forward, two steps back approach to leasing. Despite in excess of 5,000m² being absorbed/removed, greater than 7,000m² was either handed back as Directly Vacant or converted from Pending to Direct, driving vacancy up 0.52% for the period. This is B Grade’s highest vacancy level for almost 18 months and has proven a tipping point for certain owners to fire sale some trickier spaces. B Grade vacancy is up 1.29% since the beginning of the year.

* * *



Vacancy in Brisbane’s CBD has risen 1.50% through 2025 to August, starting positively in February at 7.40% but only stepping backwards in the months since to now sit at 8.96%, quite close to where the market was 12 months ago. We had an eye of concern on this period of the market as a potential culmination of a few events.

For one, late 2025 in particular marks the peak of the 5 year cycle post-covid. Given few 5 year leases were signed during mid to late 2020, we saw the possibility of an “expiry cliff” as many businesses held off making decisions until market conditions had settled and operating norms were re-established. This, in-part, was the driving factor behind the improved market conditions we witnessed from late 2021 through 2022 and into 2023 as those deals then occurred. Such a drop off in lease expiries for a concentrated period was a risk we’d identified, but we were unsure how general business growth would balance out and is something we will watch play out over the rest of this calendar year. It is worth acknowledging that almost all lease expiries of note within this period would’ve hit the market during the last 9-12 months and have already made decisions/commitment. The knock-on effect being a short-term softening in demand levels.

A second consideration is the completion of major supply additions and, more relevantly to the active leasing market, their backfill spaces. With 205 North Quay close to 100% completion the CBD is now left with thousands of square metres of vacancy to absorb at a time when the market’s lease expiry profile could be viewed as unfavourable. Of course, we knew this space was coming and the question of who would backfill it was generally answered with the response of ‘hopefully Olympic-led requirements will begin to activate’. They are yet to materialise in any meaningful way, so in-short, supply is up, and demand is static.

A third, perhaps less discussed component, is the reality that an element of complacency has crept into the owner market. With vacancy tightening for an extended period and every media outlet across the country preaching the success of Brisbane’s leasing market, deal parameters begun to tighten as owners looked to take advantage. This is only natural and should occur at a point, but it may be fair to suggest that point came too early, a factor that doesn’t directly impact supply or demand, but does impact the fluidity of the market and the volume of deals occurring in any given period.

What is the point of interest in all of this?

Consider the bird in the hand.

It is a fact that a greater proportion of >500m² tenants are coming to market sooner than they had done previously with many briefs released since the beginning of FY25/26 already targeting an FY26/27 commencement date. On paper the metrics look bad, particularly locking in downtime of 12 months or more off the bat.

However... there may be more value in the bird in the hand than some owners are giving credit. This subtle complacency is the attitude that may leave some owners without a tenant (particularly a chunkier one) for a lot longer than they had accounted for. Not long gone are the days that an owner would actively pursue or at least entertain a requirement 12 months from its expiry, but today’s conversations seem to suggest that this is a preposterous proposition.

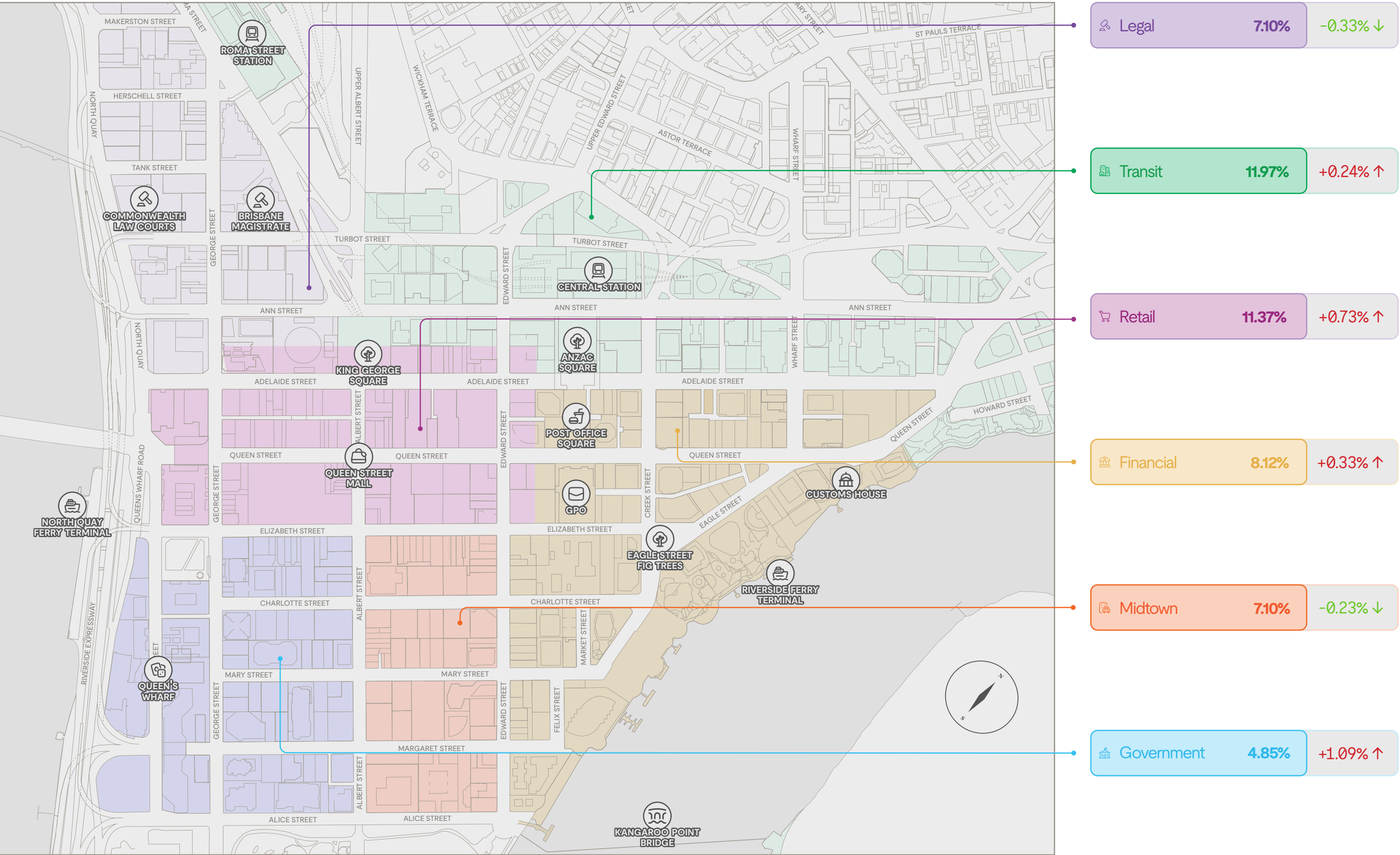
Each to their own, but given Brisbane’s increasing vacancy rate and the collection of challenging circumstances that the market is dealing with, we would encourage careful consideration be given to each and every proposed deal as it may just be longer between drinks than expected.



Market Summary

	Total CBD	Premium	A Grade	A-/B+ Grade	B Grade
💰 Total NLA	1,922,362m ²	321,841m ²	846,347m ²	263,403m ²	490,771m ²
📈 Total Direct Vacancy	↑ 158,925m ²	↓ 11,060m ²	↓ 44,601m ²	↑ 30,346m ²	↑ 72,918m ²
📊 Direct Vacancy Rate	↑ 8.27%	↓ 3.44%	↓ 5.27%	↑ 11.52%	↑ 14.86%
📋 Sublease Vacancy	↑ 13,387m ²	→ 1,501m ²	↑ 9,406m ²	→ 100m ²	↑ 2,380m ²
📈 Total Vacancy	↑ 8.96%	↓ 3.90%	↑ 6.38%	↑ 11.56%	↑ 15.34%
📋 Pending Vacancy	↑ 74,265m ²	↑ 13,694m ²	↑ 39,974m ²	↓ 5,923m ²	↓ 14,674m ²

Vacancy by Precinct

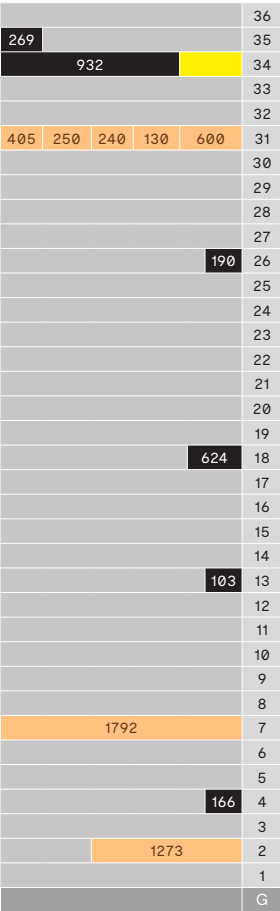


Waterfront Place
1 Eagle Street

Vacancy: 3.81%
\$1,200-\$1,350/m²

Financial

Dexus



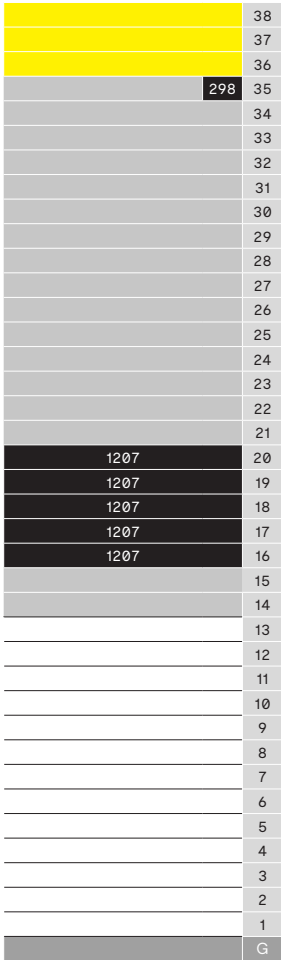
Typical Floorplate	1,792-1,868m ²
NLA	60,000m ²
Direct Vacancy	2,284m ²
Vacancy Rate	3.81%
Pending Vacancy	4,690m ²
Sublease Vacancy	0m ²
Asking Rent	\$1,200-\$1,350/m ²
Precinct	Financial
Owner	Dexus
Car Parks	493

Riparian Plaza
71 Eagle Street

Vacancy: 21.11%
\$1,125-\$1,250/m²

Financial

Bloomberg



Typical Floorplate	1,207-1,247m ²
NLA	30,000m ²
Direct Vacancy	6,333m ²
Vacancy Rate	21.11%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$1,125-\$1,250/m ²
Precinct	Financial
Owner	Bloomberg
Car Parks	213

Heritage Lanes
80 Ann Street

Vacancy: 0.00%
\$890-\$925/m²

Legal

Mirvac/M&G Real Estate



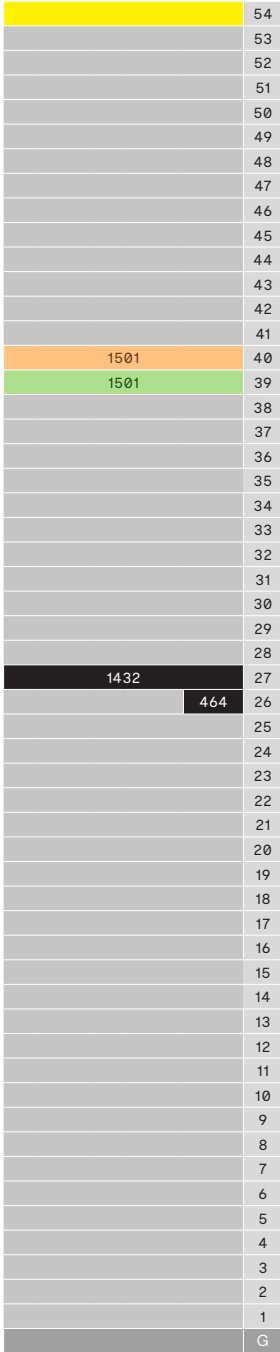
Typical Floorplate	2,200m ²
NLA	60,000m ²
Direct Vacancy	0m ²
Vacancy Rate	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$890-\$925/m ²
Precinct	Legal
Owner	Mirvac/M&G Real Estate
Car Parks	121

One One One
111 Eagle Street

Vacancy: 2.96%
\$1,200-\$1,375/m²

Financial

GPT



Typical Floorplate	1,500m ²
NLA	64,041m ²
Direct Vacancy	1,896m ²
Vacancy Rate	2.96%
Pending Vacancy	1,501m ²
Sublease Vacancy	1,501m ²
Asking Rent	\$1,200-\$1,375/m ²
Precinct	Financial
Owner	GPT
Car Parks	115

Riverside Centre
123 Eagle Street

Vacancy: 0.83%

\$1,150-\$1,300/m²

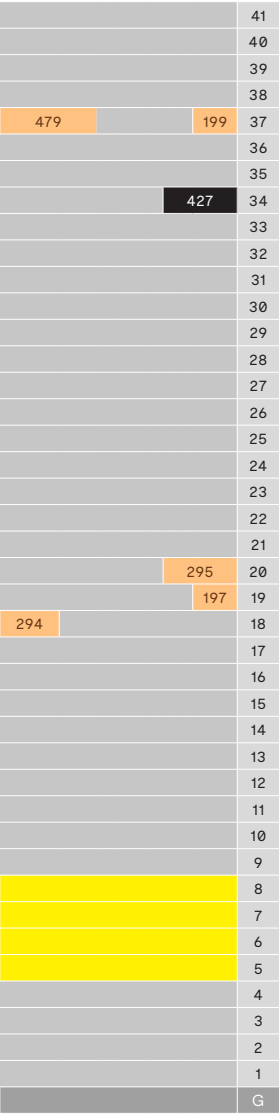
480 Queen Street

Vacancy: 0.21%

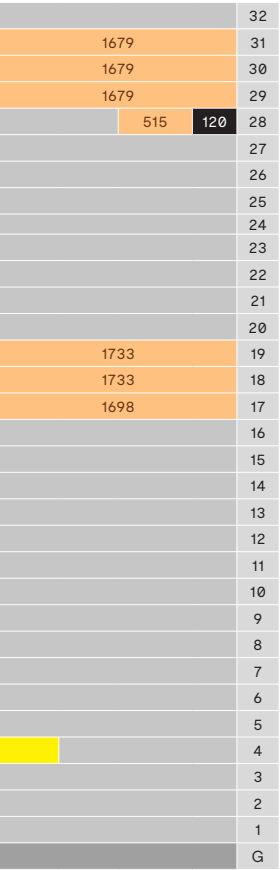
\$1,250-\$1,275/m²

Financial

GPT



Typical Floorplate	1,500m ²
NLA	51,600m ²
Direct Vacancy	427m ²
Vacancy Rate	0.83%
Pending Vacancy	1,464m ²
Sublease Vacancy	0m ²
Asking Rent	\$1,150-\$1,300/m ²
Precinct	Financial
Owner	GPT
Car Parks	540



Typical Floorplate	2,700m ²
NLA	56,200m ²
Direct Vacancy	120m ²
Vacancy Rate	0.21%
Pending Vacancy	6,039m ²
Sublease Vacancy	0m ²
Asking Rent	\$1,250-\$1,275/m ²
Precinct	Financial
Owner	Dexus
Car Parks	265

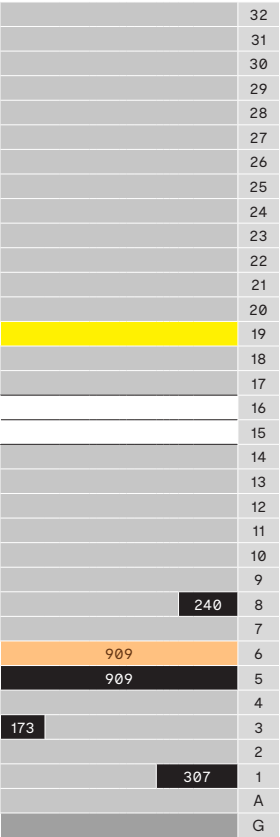
Gold Tower
10 Eagle Street

Vacancy: 5.78%
\$995-\$1,075/m²

FinancialMarquette



Typical Floorplate	950m ²
NLA	28,190m ²
Direct Vacancy	1,629m ²
Vacancy Rate	5.78%
Pending Vacancy	909m ²
Sublease Vacancy	0m ²
Asking Rent	\$995-\$1,075/m ²
Precinct	Financial
Owner	Marquette
Car Parks	247



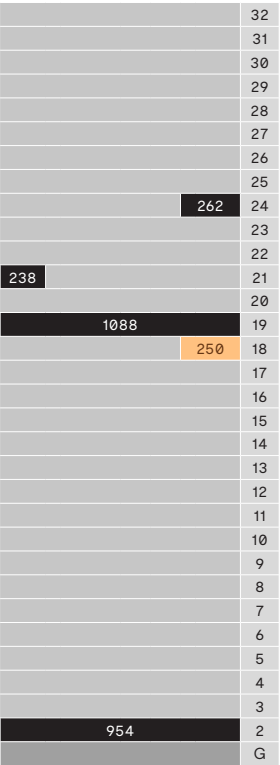
Blue Tower
12 Creek Street

Vacancy: 7.89%
\$1,025-\$1,075/m²

FinancialMarquette



Typical Floorplate	1,071m ²
NLA	32,227m ²
Direct Vacancy	2,542m ²
Vacancy Rate	7.89%
Pending Vacancy	250m ²
Sublease Vacancy	0m ²
Asking Rent	\$1,025-\$1,075/m ²
Precinct	Financial
Owner	Marquette
Car Parks	311



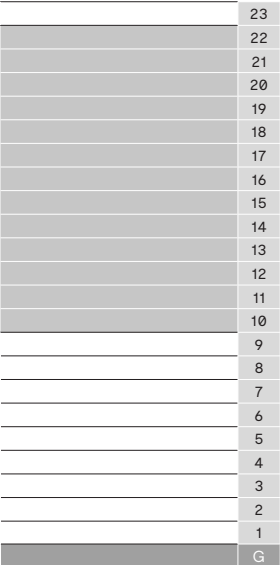
53 Albert Street

Vacancy: 0.00%
\$TBC/m²

MidtownNTT UD



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



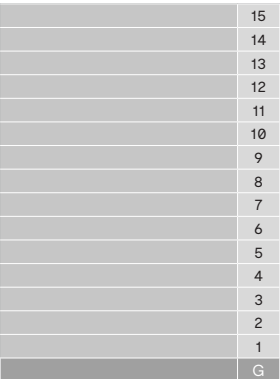
55 Elizabeth Street

Vacancy: 0.00%
\$TBC/m²

GovernmentElanor



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



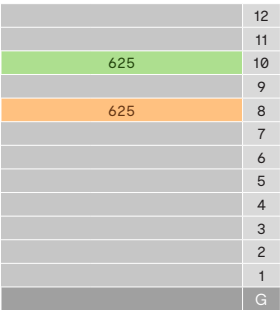
The Annex
12 Creek Street

Vacancy: 0.00%
\$1,150/m²

FinancialMarquette



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



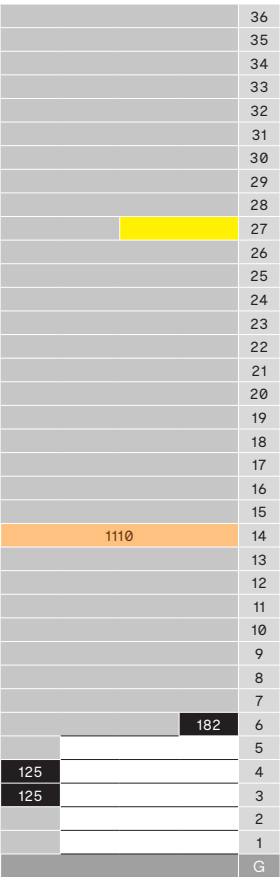
Santos Place
32 Turbot Street

Vacancy: 1.22%
\$825-\$905/m²

LegalCharter Hall



Typical Floorplate	1,100m ²
NLA	35,382m ²
Direct Vacancy	432m ²
Vacancy Rate	1.22%
Pending Vacancy	1,110m ²
Sublease Vacancy	0m ²
Asking Rent	\$825-\$905/m ²
Precinct	Legal
Owner	Charter Hall
Car Parks	186



AM60
60 Albert Street

Vacancy: 0.00%
\$TBC/m²

GovernmentDexus



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



Central Plaza 2
66 Eagle Street

Vacancy: 4.50%
\$1,050/m²

FinancialDeka Immobilien



Typical Floorplate	1,433-1,460m ²
NLA	31,844m ²
Direct Vacancy	1,433m ²
Vacancy Rate	4.50%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$1,050/m ²
Precinct	Financial
Owner	Deka Immobilien
Car Parks	214



70 Eagle Street

Vacancy: 42.24%

\$950-\$1,000/m²

Financial

Hancock Properties

100 Creek Street

Vacancy: 2.99%

\$895/m²

Financial

Cromwell

123 Albert Street

Vacancy: 2.00%

\$1,000-\$1,050/m²

Midtown

Dexus

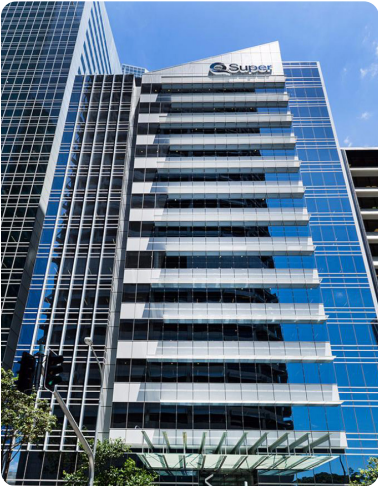
140 Creek Street

Vacancy: 32.87%

\$950-\$975/m²

Transit

AsheMorgan/M&G



Typical Floorplate	854m ²
NLA	11,476m ²
Direct Vacancy	4,847m ²
Vacancy Rate	42.24%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$950-\$1,000/m ²
Precinct	Financial
Owner	Hancock Properties
Car Parks	63

	13
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854	6
855	5
855	4
855	3
855	2
573	1
	G



Typical Floorplate	850m ²
NLA	21,700m ²
Direct Vacancy	649m ²
Vacancy Rate	2.99%
Pending Vacancy	377m ²
Sublease Vacancy	720m ²
Asking Rent	\$895/m ²
Precinct	Financial
Owner	Cromwell
Car Parks	77

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380	9
269	8
720	7
	6
	5
	4
377	3
	2
	1
	G



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

	27
	26
	25
	24
	23
781	22
1604	21
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825	19
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	12
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1513	9
	8
1513	7
	6
	5
	4
	3
	2
	1
	G



Typical Floorplate	1,200m ²
NLA	27,495m ²
Direct Vacancy	9,037m ²
Vacancy Rate	32.87%
Pending Vacancy	0m ²
Sublease Vacancy	1,238m ²
Asking Rent	\$950-\$975/m ²
Precinct	Transit
Owner	AsheMorgan/M&G
Car Parks	254

515	25
1235	24
1238	23
	22
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1238	18
1236	17
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1168	8
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140 Elizabeth Street

Vacancy: 0.00%

\$TBC/m²

Mall/Retail

Shayher Group

145 Ann Street

Vacancy: 1.31%

\$925-\$950/m²

Transit

Aware Real Estate

Midtown Centre
155 Charlotte Street

Vacancy: 0.00%

\$TBC/m²

Midtown

AsheMorgan

175 Eagle Street

Vacancy: 4.19%

\$1,050-\$1,150/m²

Financial

Hancock Properties



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

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



Typical Floorplate	1,144m ²
NLA	28,289m ²
Direct Vacancy	372m ²
Vacancy Rate	1.31%
Pending Vacancy	436m ²
Sublease Vacancy	0m ²
Asking Rent	\$925-\$950/m ²
Precinct	Transit
Owner	Aware Real Estate
Car Parks	127

	27
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436	23
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372	12
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	G



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

	26
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Typical Floorplate	1,159m ²
NLA	22,339m ²
Direct Vacancy	936m ²
Vacancy Rate	4.19%
Pending Vacancy	2,918m ²
Sublease Vacancy	0m ²
Asking Rent	\$1,050-\$1,150/m ²
Precinct	Financial
Owner	Hancock Properties
Car Parks	162

	19
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	15
	14
1159	13
1159	12
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	10
	9
	8
	7
330	6
276	5
	4
	3
600	2
	1
	RP2
	RP1
	G

180 Ann Street

Vacancy: 5.65%

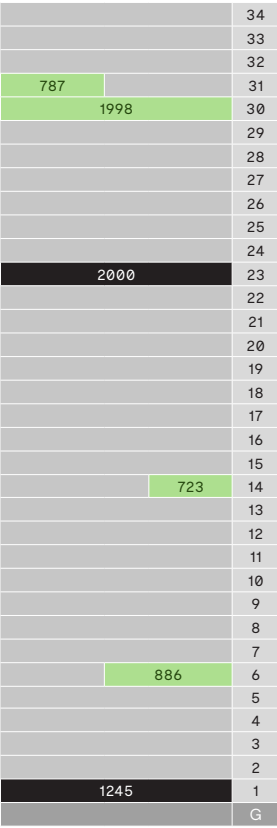
\$895-\$925/m²

Transit

Daisho



Typical Floorplate	1,245-2,062m ²
NLA	57,465m ²
Direct Vacancy	3,245m ²
Vacancy Rate	5.65%
Pending Vacancy	0m ²
Sublease Vacancy	4,394m ²
Asking Rent	\$895-\$925/m ²
Precinct	Transit
Owner	Daisho
Car Parks	-



192 Ann Street

Vacancy: 15.45%

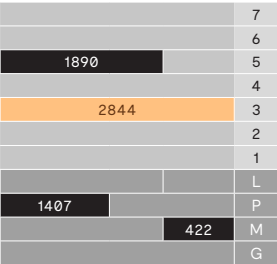
\$815-\$825/m²

Transit

Daisho



Typical Floorplate	2,830m ²
NLA	24,066m ²
Direct Vacancy	3,719m ²
Vacancy Rate	15.45%
Pending Vacancy	2,844m ²
Sublease Vacancy	0m ²
Asking Rent	\$815-\$825/m ²
Precinct	Transit
Owner	Daisho
Car Parks	-



266 George Street

Vacancy: 5.07%

\$1,050/m²

Mall/Retail

Charter Hall



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



275 George Street

Vacancy: 0.00%

\$900/m²

Mall/Retail

Charter Hall



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



240 Queen Street

Vacancy: 8.79%

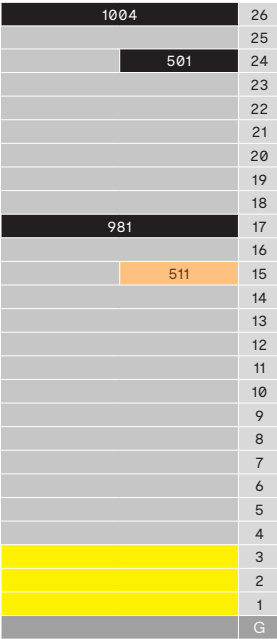
\$975-\$995/m²

Financial

Quintessential



Typical Floorplate	970-1,017m ²
NLA	28,287m ²
Direct Vacancy	2,486m ²
Vacancy Rate	8.79%
Pending Vacancy	511m ²
Sublease Vacancy	0m ²
Asking Rent	\$975-\$995/m ²
Precinct	Financial
Owner	Quintessential
Car Parks	95



259 Queen Street

Vacancy: 0.00%

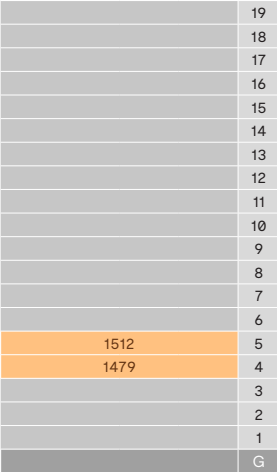
\$TBC/m²

Financial

Investa



Typical Floorplate	1,600m ²
NLA	24,789m ²
Direct Vacancy	0m ²
Vacancy Rate	0.00%
Pending Vacancy	2,991m ²
Sublease Vacancy	0m ²
Asking Rent	\$TBC/m ²
Precinct	Financial
Owner	Investa
Car Parks	142



300 George Street

Vacancy: 12.74%

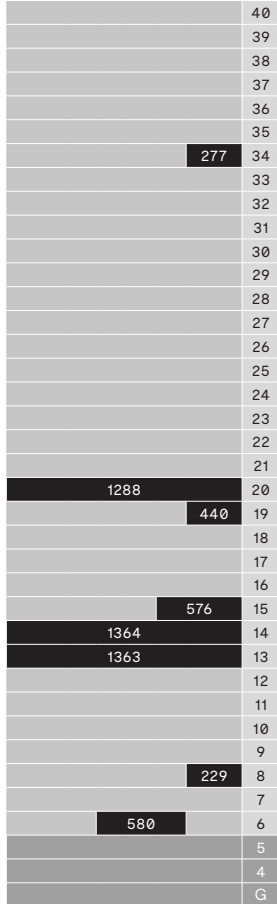
\$1,000-\$1,300/m²

Legal

Shayher Group



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



300 Queen Street

Vacancy: 10.92%

\$915-\$950/m²

Financial

Aravest



Typical Floorplate	833m ²
NLA	19,532m ²
Direct Vacancy	2,133m ²
Vacancy Rate	10.92%
Pending Vacancy	1,237m ²
Sublease Vacancy	0m ²
Asking Rent	\$915-\$950/m ²
Precinct	Financial
Owner	Aravest
Car Parks	128



310 Ann Street

Vacancy: 0.00%

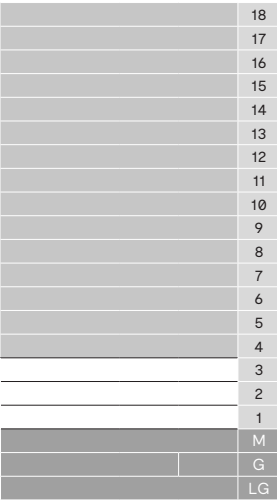
\$TBC/m²

Transit

AsheMorgan



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



Central Plaza 1
345 Queen Street

Vacancy: 3.17%

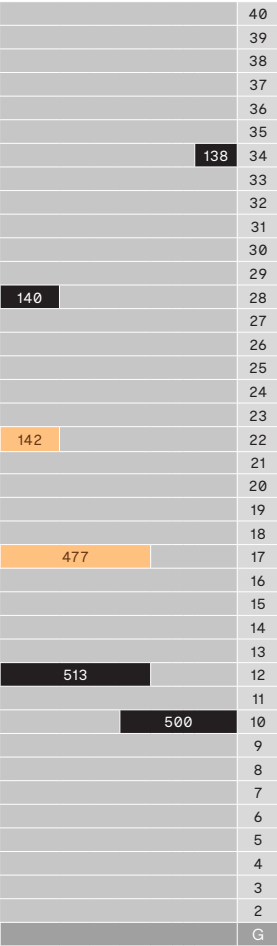
\$1,100-\$1,200/m²

Financial

ISPT



Typical Floorplate	1,100m²
NLA	40,760m²
Direct Vacancy	1,291m²
Vacancy Rate	3.17%
Pending Vacancy	619m²
Sublease Vacancy	0m²
Asking Rent	\$1,100-\$1,200/m²
Precinct	Financial
Owner	ISPT
Car Parks	250



360 Queen Street

Vacancy: 0.00%

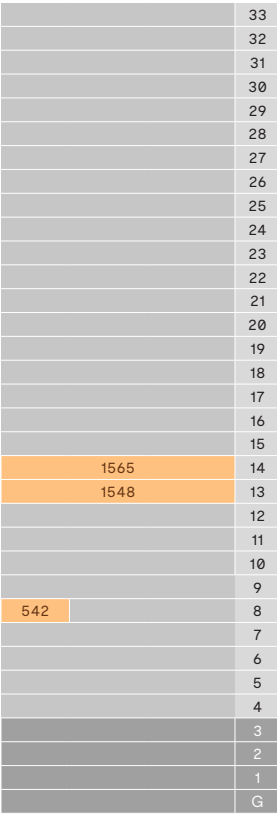
\$1,125/m²

Financial

Charter Hall/Investa



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



400 George Street

Vacancy: 0.00%

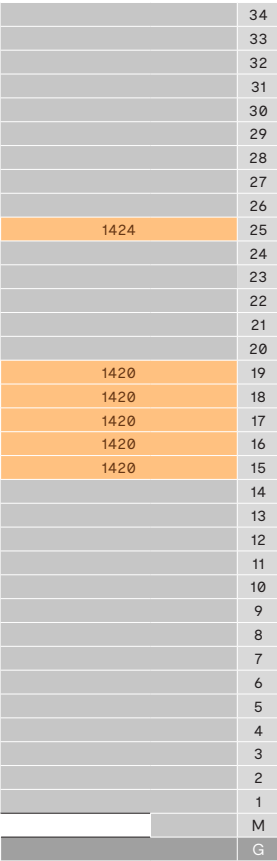
\$995-\$1,050/m²

Financial

Cromwell



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



40 Creek Street

Vacancy: 2.13%\$895/m²

Financial

PGA



Typical Floorplate	642m²
NLA	12,353m²
Direct Vacancy	263m²
Vacancy Rate	2.13%
Pending Vacancy	380m²
Sublease Vacancy	0m²
Asking Rent	\$895/m²
Precinct	Financial
Owner	PGA
Car Parks	70

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137	8
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380	4
	3
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	1
	G

69 Ann Street

Vacancy: 22.45%\$850-\$875/m²

Legal

Charter Hall



Typical Floorplate	1,192m²
NLA	26,287m²
Direct Vacancy	5,901m²
Vacancy Rate	22.45%
Pending Vacancy	882m²
Sublease Vacancy	0m²
Asking Rent	\$850-\$875/m²
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

Vacancy: 8.74%\$875/m²

Transit

Elanor



Typical Floorplate	1,257m²
NLA	5,939m²
Direct Vacancy	519m²
Vacancy Rate	8.74%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent	\$875/m²
Precinct	Transit
Owner	Elanor
Car Parks	-

	6
	5
	4
	3
519	2
	1
	G

201 Charlotte Street

Vacancy: 0.00%\$895/m²

Financial

Kyko



Typical Floorplate	876m²
NLA	13,420m²
Direct Vacancy	0m²
Vacancy Rate	0.00%
Pending Vacancy	515m²
Sublease Vacancy	0m²
Asking Rent	\$895/m²
Precinct	Financial
Owner	Kyko
Car Parks	149

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404	14
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	4
	3
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	1
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Vacant

Occupied

Sublease

Pending Vacant

Non-NLA

Coworking

120 Edward Street

Vacancy: 0.00%\$895-\$910/m²

Midtown

Clarence Property



Typical Floorplate	967m²
NLA	15,161m²
Direct Vacancy	0m²
Vacancy Rate	0.00%
Pending Vacancy	671m²
Sublease Vacancy	0m²
Asking Rent	\$895-\$910/m²
Precinct	Midtown
Owner	Clarence Property
Car Parks	99

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

Turbot Place

179 Turbot Street

Vacancy: 17.75%\$795-\$825/m²

Transit

Mercer



Typical Floorplate	1,046m²
NLA	24,975m²
Direct Vacancy	4,432m²
Vacancy Rate	17.75%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent	\$795-\$825/m²
Precinct	Transit
Owner	Mercer
Car Parks	185

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

215 Adelaide Street

Vacancy: 24.62%\$850-\$875/m²

Financial

Elanor



Typical Floorplate	952m²
NLA	26,000m²
Direct Vacancy	6,400m²
Vacancy Rate	24.62%
Pending Vacancy	633m²
Sublease Vacancy	0m²
Asking Rent	\$850-\$875/m²
Precinct	Financial
Owner	Elanor
Car Parks	-

	29
	28
375	27
952	26
	25
	24
273	23
633	22
	21
	20
	19
227	18
220	17
	16
	15
	14
	13
	12
	11
	10
	9
369	8
925	7
925	6
632	5
925	4
577	3
	2
	1
	G

239 George Street

Vacancy: 9.00%\$825-\$840/m²

Mall/Retail

Proprium Capital



Typical Floorplate	877m²
NLA	24,398m²
Direct Vacancy	2,195m²
Vacancy Rate	9.00%
Pending Vacancy	432m²
Sublease Vacancy	0m²
Asking Rent	\$825-\$840/m²
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
166	12
	11
	10
	9
	8
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	6
169	5
211	4
	G

260 Queen Street

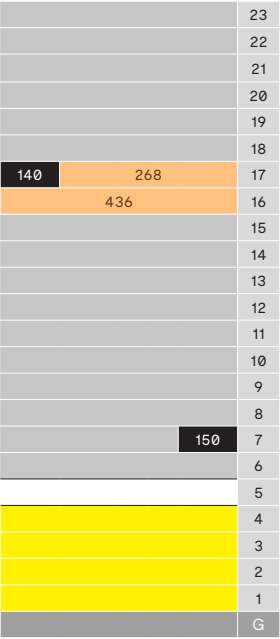
Vacancy: 2.50%\$895-\$915/m²

Financial

Sam Chong



Typical Floorplate	436-1,060m ²
NLA	11,600m ²
Direct Vacancy	290m ²
Vacancy Rate	2.50%
Pending Vacancy	704m ²
Sublease Vacancy	0m ²
Asking Rent	\$895-\$915/m ²
Precinct	Financial
Owner	Sam Chong
Car Parks	-



295 Ann Street

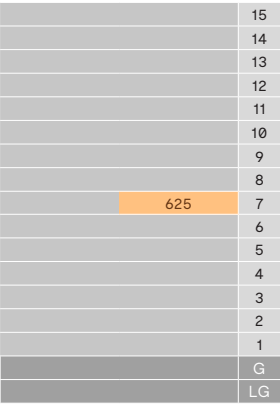
Vacancy: 0.00%\$875/m²

Transit

AsheMorgan



Typical Floorplate	1,200m ²
NLA	20,508m ²
Direct Vacancy	0m ²
Vacancy Rate	0.00%
Pending Vacancy	625m ²
Sublease Vacancy	0m ²
Asking Rent	\$875/m ²
Precinct	Transit
Owner	AsheMorgan
Car Parks	254



299 Adelaide Street

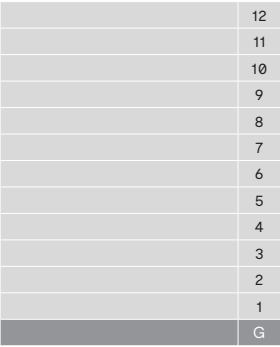
Vacancy: 0.00%\$750/m²

Financial

UBS



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



307 Queen Street

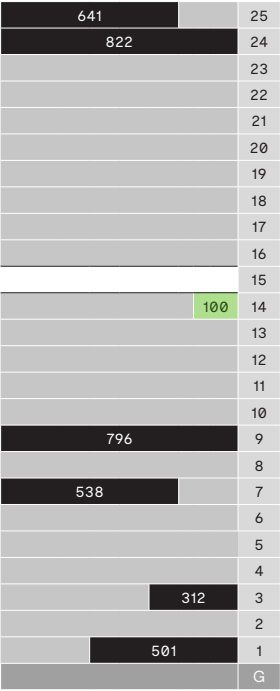
Vacancy: 18.40%\$865-\$925/m²

Financial

PGIM/Growthpoint



Typical Floorplate	796-822m ²
NLA	19,617m ²
Direct Vacancy	3,610m ²
Vacancy Rate	18.40%
Pending Vacancy	0m ²
Sublease Vacancy	100m ²
Asking Rent	\$865-\$925/m ²
Precinct	Financial
Owner	PGIM/Growthpoint
Car Parks	89



324 Queen Street

Vacancy: 11.82%\$895-\$955/m²

Financial

Abacus



Typical Floorplate	739m ²
NLA	19,954m ²
Direct Vacancy	2,358m ²
Vacancy Rate	11.82%
Pending Vacancy	100m ²
Sublease Vacancy	0m ²
Asking Rent	\$895-\$955/m ²
Precinct	Financial
Owner	Abacus
Car Parks	96

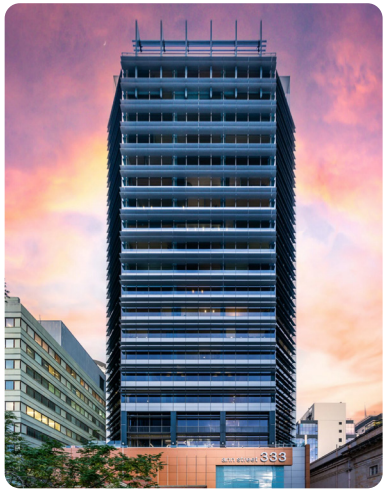


333 Ann Street

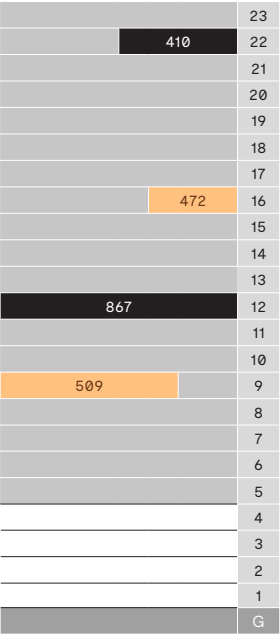
Vacancy: 7.75%\$850-\$865/m²

Transit

RAM



Typical Floorplate	867m ²
NLA	16,476m ²
Direct Vacancy	1,277m ²
Vacancy Rate	7.75%
Pending Vacancy	981m ²
Sublease Vacancy	0m ²
Asking Rent	\$850-\$865/m ²
Precinct	Transit
Owner	RAM
Car Parks	142



414 George Street

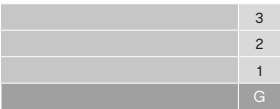
Vacancy: 0.00%\$TBC/m²

Legal

Fife Capital



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

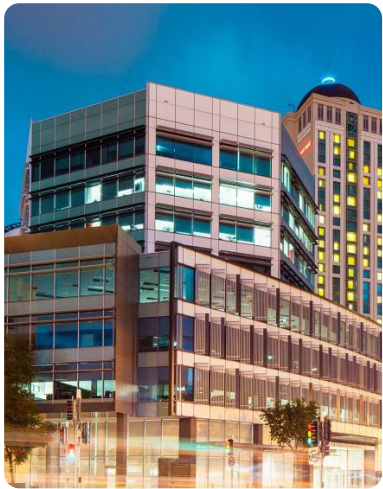


545 Queen Street

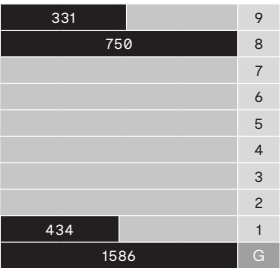
Vacancy: 23.67%\$750-\$800/m²

Transit

Cromwell



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



2 Edward Street

Midtown

George Group



Typical Floorplate	701m ²
NLA	3,479m ²
Direct Vacancy	0m ²
Vacancy Rate	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$725/m ²
Precinct	Midtown
Owner	George Group
Car Parks	-

Vacancy: 0.00%

\$725/m²

10 Felix Street

Financial

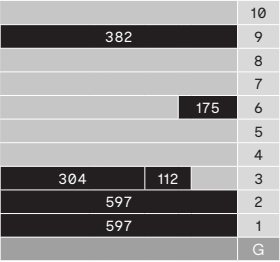
AIMS



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

Vacancy: 45.71%

\$765-\$785/m²



15 Adelaide Street

Mall/Retail

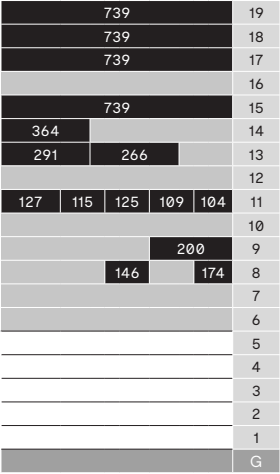
Proprium Capital



Typical Floorplate	740m ²
NLA	10,449m ²
Direct Vacancy	4,977m ²
Vacancy Rate	47.63%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$795-\$850/m ²
Precinct	Mall/Retail
Owner	Proprium Capital
Car Parks	53

Vacancy: 47.63%

\$795-\$850/m²



26 Wharf Street

Financial

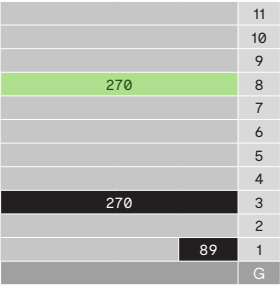
Renweed Pty Ltd



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

Vacancy: 11.76%

\$750/m²



30 Makerston Street

Legal

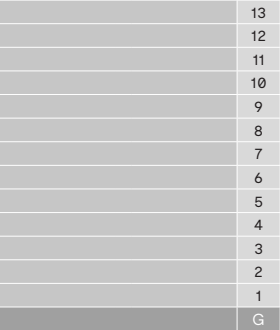
Sentinel Property



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

Vacancy: 0.00%

\$795/m²



33 Queen Street

Mall/Retail

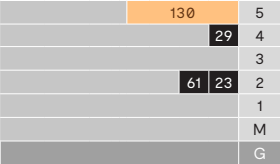
Mackwell



Typical Floorplate	396m ²
NLA	3,324m ²
Direct Vacancy	113m ²
Vacancy Rate	3.40%
Pending Vacancy	130m ²
Sublease Vacancy	0m ²
Asking Rent	\$860-\$900/m ²
Precinct	Mall/Retail
Owner	Mackwell
Car Parks	0

Vacancy: 3.40%

\$860-\$900/m²



40 Tank Street

Legal

Alceon



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

Vacancy: 0.00%

\$705/m²



60 Edward Street

Midtown

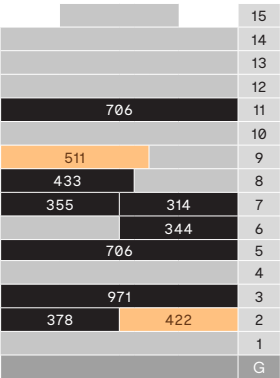
Sentinel



Typical Floorplate	706m ²
NLA	10,637m ²
Direct Vacancy	4,207m ²
Vacancy Rate	39.55%
Pending Vacancy	933m ²
Sublease Vacancy	0m ²
Asking Rent	\$865-\$895/m ²
Precinct	Midtown
Owner	Sentinel
Car Parks	110

Vacancy: 39.55%

\$865-\$895/m²



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
	4
292	3
350	2
	1
	G

82 Eagle Street

Vacancy: 16.05%\$695-\$725/m²

FinancialJen Retail



Typical Floorplate	387m²
NLA	4,267m²
Direct Vacancy	685m²
Vacancy Rate	16.05%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent	\$695-\$725/m²
Precinct	Financial
Owner	Jen Retail
Car Parks	12

153	11
390	10
	9
	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%\$725-\$750/m²

LegalEG Funds



Typical Floorplate	474m²
NLA	8,417m²
Direct Vacancy	819m²
Vacancy Rate	9.73%
Pending Vacancy	475m²
Sublease Vacancy	0m²
Asking Rent	\$725-\$750/m²
Precinct	Legal
Owner	EG Funds
Car Parks	99

474	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-\$800/m²

FinancialCoombes



Typical Floorplate	700m²
NLA	4,400m²
Direct Vacancy	397m²
Vacancy Rate	9.02%
Pending Vacancy	175m²
Sublease Vacancy	208m²
Asking Rent	\$750-\$800/m²
Precinct	Financial
Owner	Coombes
Car Parks	24

107	208	5
175	208	4
82		3
		2
		1
		G

100 Edward Street

Vacancy: 1.45%\$900-\$925/m²

MidtownSLMC



Typical Floorplate	585m²
NLA	7,154m²
Direct Vacancy	104m²
Vacancy Rate	1.45%
Pending Vacancy	256m²
Sublease Vacancy	0m²
Asking Rent	\$900-\$925/m²
Precinct	Midtown
Owner	SLMC
Car Parks	109

	17
	16
	15
	14
256	13
	12
	11
104	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
	3
211	2
123	1
861	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

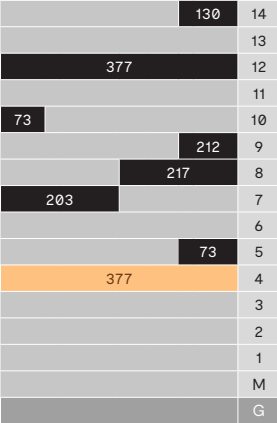
110 Eagle Street

Vacancy:23.47%
\$775-\$795/m²

Financial
Capital Property



Typical Floorplate	377m ²
NLA	5,474m ²
Direct Vacancy	1,285m ²
Vacancy Rate	23.47%
Pending Vacancy	377m ²
Sublease Vacancy	0m ²
Asking Rent	\$775-\$795/m ²
Precinct	Financial
Owner	Capital Property
Car Parks	0



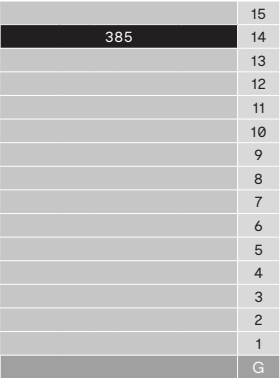
116 Adelaide Street

Vacancy:5.68%
\$775-\$800/m²

Mall/Retail
Private



Typical Floorplate	376m ²
NLA	6,773m ²
Direct Vacancy	385m ²
Vacancy Rate	5.68%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$775-\$800/m ²
Precinct	Mall/Retail
Owner	Private
Car Parks	26



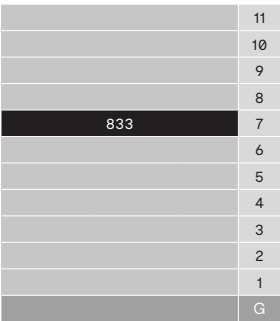
119 Charlotte Street

Vacancy:10.62%
\$780-\$800/m²

Midtown
Samford Invest



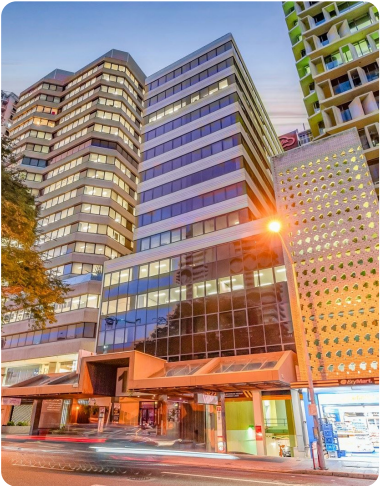
Typical Floorplate	830m ²
NLA	7,842m ²
Direct Vacancy	833m ²
Vacancy Rate	10.62%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$780-\$800/m ²
Precinct	Midtown
Owner	Samford Invest
Car Parks	100



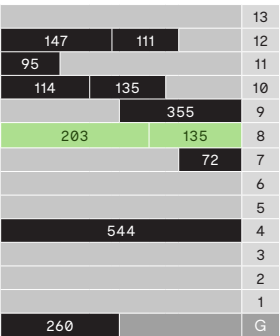
126 Margaret Street

Vacancy:33.16%
\$695-\$725/m²

Government
ADIG



Typical Floorplate	355-544m ²
NLA	5,528m ²
Direct Vacancy	1,833m ²
Vacancy Rate	33.16%
Pending Vacancy	0m ²
Sublease Vacancy	338m ²
Asking Rent	\$695-\$725/m ²
Precinct	Government
Owner	ADIG
Car Parks	49



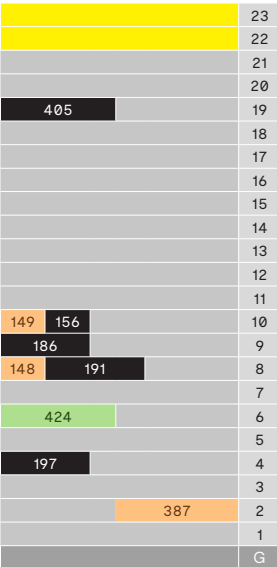
127 Creek Street

Vacancy:6.22%
\$795/m²

Transit
Firmus Capital



Typical Floorplate	790m ²
NLA	18,246m ²
Direct Vacancy	1,135m ²
Vacancy Rate	6.22%
Pending Vacancy	684m ²
Sublease Vacancy	424m ²
Asking Rent	\$795/m ²
Precinct	Transit
Owner	Firmus Capital
Car Parks	95



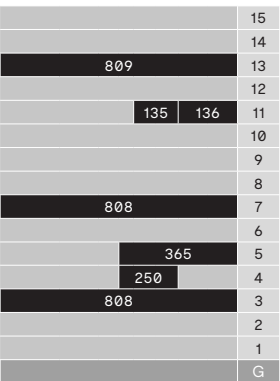
133 Mary Street

Vacancy:25.43%
\$750-\$805/m²

Midtown
ESR



Typical Floorplate	807m ²
NLA	13,021m ²
Direct Vacancy	3,311m ²
Vacancy Rate	25.43%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$750-\$805/m ²
Precinct	Midtown
Owner	ESR
Car Parks	126



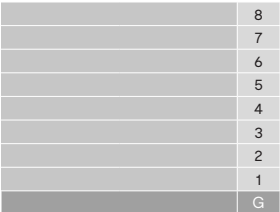
140 Ann Street

Vacancy:0.00%
\$750-\$775/m²

Transit
Wesley Mission



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



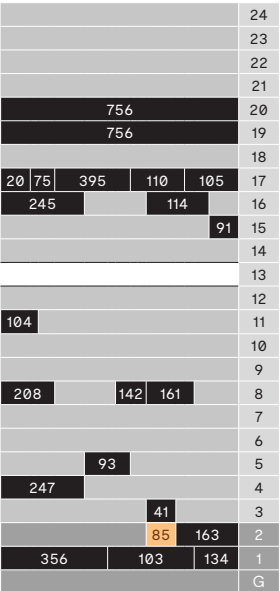
141 Queen Street

Vacancy:30.51%
\$750-\$800/m²

Mall/Retail
Shayher Group



Typical Floorplate	756m ²
NLA	14,483m ²
Direct Vacancy	4,419m ²
Vacancy Rate	30.51%
Pending Vacancy	85m ²
Sublease Vacancy	0m ²
Asking Rent	\$750-\$800/m ²
Precinct	Mall/Retail
Owner	Shayher Group
Car Parks	207



144 Edward Street

Vacancy: 4.41%\$855-\$875/m²

Midtown

Precision Group



Typical Floorplate	769m ²
NLA	16,197m ²
Direct Vacancy	714m ²
Vacancy Rate	4.41%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$855-\$875/m ²
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/m²

Financial

BPQ Group



Typical Floorplate	804m ²
NLA	11,469m ²
Direct Vacancy	865m ²
Vacancy Rate	7.54%
Pending Vacancy	1,333m ²
Sublease Vacancy	0m ²
Asking Rent	\$860-\$880/m ²
Precinct	Financial
Owner	BPQ Group
Car Parks	97

	529	14
113		13
		12
		11
		10
		9
		8
	617	7
		6
135		5
		4
	804	3
		2
		1
		G

149 Adelaide Street

Vacancy: 100.00%\$795/m²

Mall/Retail

Vicinity Centres



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

	1497	5
	1496	4
		3
		2
		1
		G

150 Edward Street

Vacancy: 9.45%\$695/m²

Midtown

Aileron



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

		5
	175	4
		3
	19	2
		1
		G

157 Ann Street

Vacancy: 0.00%\$825-\$850/m²

Transit

Quanta



Typical Floorplate	432m ²
NLA	6,679m ²
Direct Vacancy	0m ²
Vacancy Rate	0.00%
Pending Vacancy	604m ²
Sublease Vacancy	0m ²
Asking Rent	\$825-\$850/m ²
Precinct	Transit
Owner	Quanta
Car Parks	45

	13
	12
	11
	10
	9
	8
171	7
	6
	5
	4
433	3
	2
	1
	G

160 Ann Street

Vacancy: 12.86%\$790/m²

Transit

Keppel Capital



Typical Floorplate	827m ²
NLA	15,984m ²
Direct Vacancy	2,055m ²
Vacancy Rate	12.86%
Pending Vacancy	827m ²
Sublease Vacancy	0m ²
Asking Rent	\$790/m ²
Precinct	Transit
Owner	Keppel Capital
Car Parks	62

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

167 Eagle Street

Vacancy: 6.31%\$880-900/m²

Financial

BPQ Group



Typical Floorplate	608m ²
NLA	14,872m ²
Direct Vacancy	938m ²
Vacancy Rate	6.31%
Pending Vacancy	838m ²
Sublease Vacancy	0m ²
Asking Rent	\$880-\$900/m ²
Precinct	Financial
Owner	BPQ Group
Car Parks	126

	24
	23
	22
	21
	20
	19
	18
	17
	16
	15
200	14
	13
	12
	11
	10
	9
	8
	7
	6
	5
	4
	3
	2
	1
412	G

171 Edward Street

Vacancy: 0.00%\$TBC/m²

Financial

The Hour Glass



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

	1
	G

179 North Quay

Vacancy: 27.55%

\$715-\$735/m²

Legal

AM Alpha



Typical Floorplate	586m ²
NLA	8,525m ²
Direct Vacancy	2,349m ²
Vacancy Rate	27.55%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$715-\$735/m ²
Precinct	Legal
Owner	AM Alpha
Car Parks	30

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

190 Edward Street

Vacancy: 17.53%

\$715/m²

Mall/Retail

The Hour Glass



Typical Floorplate	490m ²
NLA	3,000m ²
Direct Vacancy	526m ²
Vacancy Rate	17.53%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$715/m ²
Precinct	Mall/Retail
Owner	The Hour Glass
Car Parks	-

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

193 North Quay

Vacancy: 43.61%

\$750-\$780/m²

Legal

Aviator Capital



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

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

199 George Street

Vacancy: 11.30%

\$850-\$895/m²

Mall/Retail

Mackwell



Typical Floorplate	274m ²
NLA	2,699m ²
Direct Vacancy	305m ²
Vacancy Rate	11.30%
Pending Vacancy	280m ²
Sublease Vacancy	0m ²
Asking Rent	\$850-\$895/m ²
Precinct	Mall/Retail
Owner	Mackwell
Car Parks	16

	8
280	7
	6
	5
	4
	3
	2
130	1
175	1
	G

200 Mary Street

Vacancy: 20.06%

\$840-\$850/m²

Financial

Wingate



Typical Floorplate	718m ²
NLA	13,352m ²
Direct Vacancy	2,678m ²
Vacancy Rate	20.06%
Pending Vacancy	202m ²
Sublease Vacancy	0m ²
Asking Rent	\$840-\$850/m ²
Precinct	Financial
Owner	Wingate
Car Parks	192

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

217 George Street

Vacancy: 15.13%

\$725-\$750/m²

Mall/Retail

Charter Hall



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

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

231 George Street

Vacancy: 15.40%

\$675/m²

Mall/Retail

Charter Hall



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

342	8
	7
	6
	5
	4
	3
121	2
	1
	G

232 Adelaide Street

Vacancy: 0.00%

\$TBC/m²

Transit

AsheMorgan



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

	R
	6
	5
	4
	3
	2
	1
	G

235 Edward Street

Vacancy: 21.49%\$750/m²

Mall/Retail

Challenger



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

98	98	4
		3
		2
	266	1
		G

241 Adelaide Street

Vacancy: 2.77%\$795-\$825/m²

Financial

Abacus/Charter Hall



Typical Floorplate	509m ²
NLA	10,836m ²
Direct Vacancy	300m ²
Vacancy Rate	2.77%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$795-\$825/m ²
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/m²

Mall/Retail

Drivas



Typical Floorplate	630m ²
NLA	6,308m ²
Direct Vacancy	499m ²
Vacancy Rate	7.91%
Pending Vacancy	331m ²
Sublease Vacancy	0m ²
Asking Rent	\$750-\$775/m ²
Precinct	Mall/Retail
Owner	Drivas
Car Parks	8

86		10
190		9
		8
		7
	145	6
85		5
		4
	224	3
		2
		1
		G

247 Adelaide Street

Vacancy: 6.73%\$TBC/m²

Financial

QLD Country Bank



Typical Floorplate	461m ²
NLA	3,061m ²
Direct Vacancy	206m ²
Vacancy Rate	6.73%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$TBC/m ²
Precinct	Financial
Owner	QLD Country Bank
Car Parks	0

	206	6
		5
		4
		3
		2
		1
		G

262 Adelaide Street

Vacancy: 11.84%\$795/m²

Transit

Suave Group



Typical Floorplate	325m ²
NLA	1,825m ²
Direct Vacancy	216m ²
Vacancy Rate	11.84%
Pending Vacancy	640m ²
Sublease Vacancy	317m ²
Asking Rent	\$795/m ²
Precinct	Transit
Owner	Suave Group
Car Parks	0

	216	6
	320	5
	320	4
		3
		2
	317	1
		G
		B

283 Elizabeth Street

Vacancy: 17.51%\$TBC/m²

Financial

Silverstone



Typical Floorplate	360m ²
NLA	2,084m ²
Direct Vacancy	365m ²
Vacancy Rate	17.51%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$TBC/m ²
Precinct	Financial
Owner	Silverstone
Car Parks	0

	4
	3
	2
365	
	1
	G
	LG

288 Edward Street

Vacancy: 17.22%\$750-\$825/m²

Transit

Marquette



Typical Floorplate	688m ²
NLA	19,959m ²
Direct Vacancy	3,437m ²
Vacancy Rate	17.22%
Pending Vacancy	145m ²
Sublease Vacancy	325m ²
Asking Rent	\$750-\$825/m ²
Precinct	Transit
Owner	Marquette
Car Parks	49

					27
					26
					25
					24
					23
325					22
					21
688					20
323					19
					18
			145		17
					16
					15
					14
					13
					12
					11
					10
					9
	180	161	150		8
322					7
					6
					5
					4
					3
688					2
925					1
					G

293 Queen Street

Vacancy: 21.96%\$865/m²

Financial

LaSalle



Typical Floorplate	713m ²
NLA	5,031m ²
Direct Vacancy	1,105m ²
Vacancy Rate	21.96%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$865/m ²
Precinct	Financial
Owner	LaSalle
Car Parks	19

		7
		6
	419	5
		4
283	403	3
		2
		1
		G

300 Adelaide Street

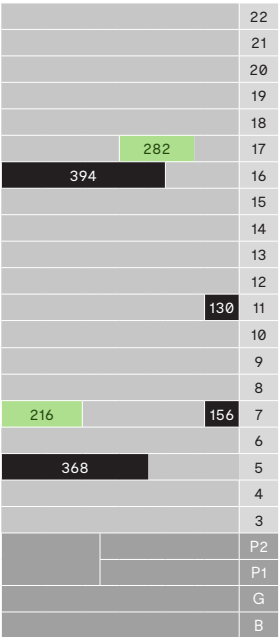
Vacancy: 7.98%\$750-\$775/m²

Transit

Lei Shing Hong



Typical Floorplate	653m²
NLA	13,134m²
Direct Vacancy	1,048m²
Vacancy Rate	7.98%
Pending Vacancy	0m²
Sublease Vacancy	498m²
Asking Rent	\$750-\$775/m²
Precinct	Transit
Owner	Lei Shing Hong
Car Parks	36



300 Ann Street

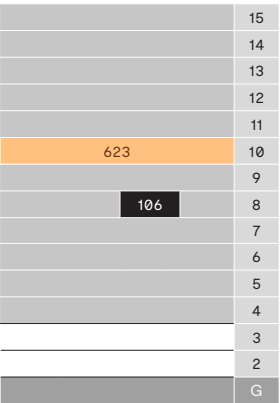
Vacancy: 1.47%\$835/m²

Transit

F.A. Pidgeon



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



313 Adelaide Street

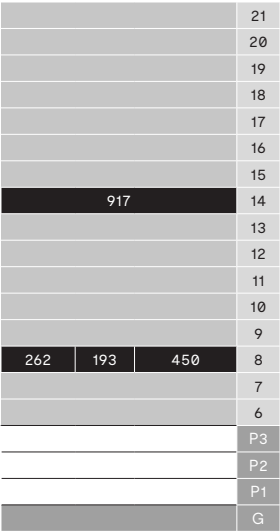
Vacancy: 11.43%\$810/m²

Financial

Patrizia AG



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



316 Adelaide Street

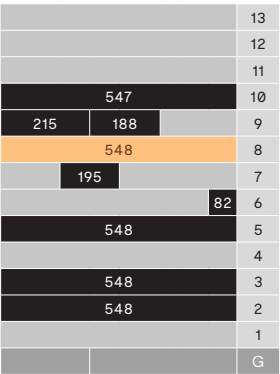
Vacancy: 39.56%\$725-\$750/m²

Transit

MRL Investments



Typical Floorplate	548m²
NLA	7,257m²
Direct Vacancy	2,871m²
Vacancy Rate	39.56%
Pending Vacancy	548m²
Sublease Vacancy	0m²
Asking Rent	\$725-\$750/m²
Precinct	Transit
Owner	MRL Investments
Car Parks	-



333 Adelaide Street

Vacancy: 2.46%\$695/m²

Financial

Stadia Capital



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



340 Adelaide Street

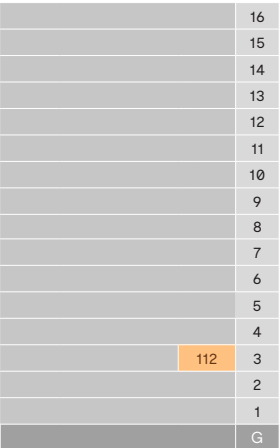
Vacancy: 0.00%\$775/m²

Transit

Forza 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

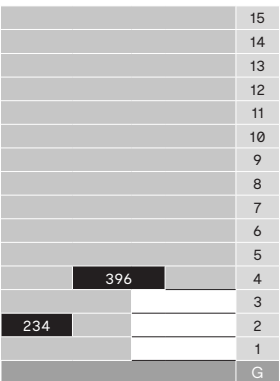
Vacancy: 5.48%\$775/m²

Transit

Centuria



Typical Floorplate	880m²
NLA	11,488m²
Direct Vacancy	630m²
Vacancy Rate	5.48%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent	\$775/m²
Precinct	Transit
Owner	Centuria
Car Parks	131



355 Queen Street

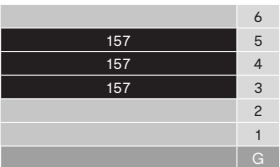
Vacancy: 44.86%\$800/m²

Financial

Private



Typical Floorplate	157m²
NLA	1,050m²
Direct Vacancy	471m²
Vacancy Rate	44.86%
Pending Vacancy	0m²
Sublease Vacancy	0m²
Asking Rent	\$800/m²
Precinct	Financial
Owner	Private
Car Parks	-



359 Queen Street

Vacancy: 7.70%
\$TBC/m²

FinancialPrivate



Typical Floorplate	347m ²
NLA	2,429m ²
Direct Vacancy	187m ²
Vacancy Rate	7.70%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$TBC/m ²
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	590-920m ²
NLA	6,700m ²
Direct Vacancy	862m ²
Vacancy Rate	12.87%
Pending Vacancy	919m ²
Sublease Vacancy	0m ²
Asking Rent	\$695/m ²
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	371m ²
NLA	6,275m ²
Direct Vacancy	2,990m ²
Vacancy Rate	47.65%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$700-\$750/m ²
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%
\$715-\$750/m²

TransitMirvac



Typical Floorplate	833-1,247m ²
NLA	20,521m ²
Direct Vacancy	655m ²
Vacancy Rate	3.19%
Pending Vacancy	2,666m ²
Sublease Vacancy	0m ²
Asking Rent	\$715-\$750/m ²
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
440	G

410 Queen Street

Vacancy: 24.62%
\$860/m²

FinancialPGA



Typical Floorplate	392m ²
NLA	5,622m ²
Direct Vacancy	1,384m ²
Vacancy Rate	24.62%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$860/m ²
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%
\$800/m²

LegalDymocks



Typical Floorplate	466m ²
NLA	6,017m ²
Direct Vacancy	122m ²
Vacancy Rate	2.03%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$800/m ²
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



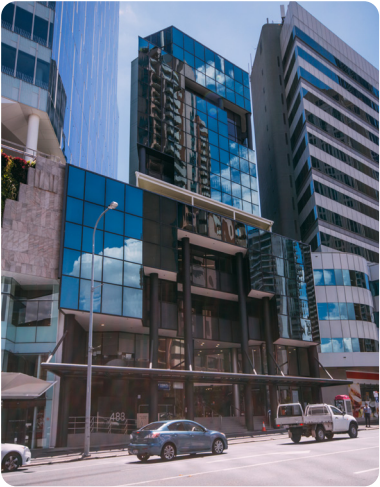
Typical Floorplate	484m ²
NLA	786m ²
Direct Vacancy	0m ²
Vacancy Rate	0.00%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$TBC/m ²
Precinct	Transit
Owner	Malouf Invest
Car Parks	-

	1
	G

488 Queen Street

Vacancy: 41.53%
\$795/m²

FinancialMRL Investments



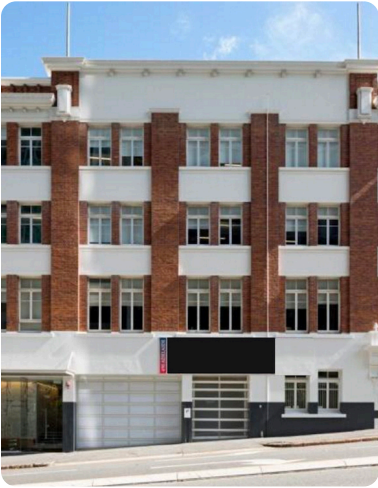
Typical Floorplate	390-850m ²
NLA	4,382m ²
Direct Vacancy	1,820m ²
Vacancy Rate	41.53%
Pending Vacancy	0m ²
Sublease Vacancy	0m ²
Asking Rent	\$795/m ²
Precinct	Financial
Owner	MRL Investments
Car Parks	44

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

490 Adelaide Street

Vacancy: 31.73%
\$750/m²

Transit
Malouf Invest



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

	3
	2
410	1
	G

500 Queen Street

Vacancy: 20.81%
\$805-\$850/m²

Financial
Shakespeare Group



Typical Floorplate	422m ²
NLA	7,219m ²
Direct Vacancy	1,502m ²
Vacancy Rate	20.81%
Pending Vacancy	696m ²
Sublease Vacancy	0m ²
Asking Rent	\$805-\$850/m ²
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/m²

Financial
Malouf Invest



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

	3
	2
	1
	G

549 Queen Street

Vacancy: 24.14%
\$775/m²

Transit
Malouf Invest



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

	3
	2
522	1
	G

Index

Premium Grade	
1 Eagle Street	
Waterfront Place.....	10
71 Eagle Street	
Riparian Plaza	10
80 Ann Street	
Heritage Lanes.....	11
111 Eagle Street	
One One One	11
123 Eagle Street	
Riverside Centre.....	12
480 Queen Street.....	12
<hr/>	
A Grade	
10 Eagle Street	
Gold Tower	14
12 Creek Street	
Blue Tower	14
The Annex.....	15
32 Turbot Street	
Santos Place.....	15
53 Albert Street	14
55 Elizabeth Street.....	14
60 Albert Street	
AM60	15
66 Eagle Street	
Central Plaza 2.....	15
70 Eagle Street.....	16
100 Creek Street.....	16
123 Albert Street.....	17
140 Creek Street	17
140 Elizabeth Street.....	16
145 Ann Street	16
155 Charlotte Street	
Midtown Centre.....	17
175 Eagle Street.....	17
180 Ann Street.....	18
192 Ann Street.....	18
240 Queen Street.....	19
259 Queen Street.....	19
266 George Street.....	18
275 George Street.....	18
300 George Street.....	19
300 Queen Street.....	19
310 Ann Street.....	20
345 Queen Street	
Central Plaza 1.....	20
360 Queen Street.....	21
400 George Street.....	21

A-/B+ Grade	
40 Creek Street.....	22
69 Ann Street.....	22
120 Edward Street.....	23
179 Turbot Street	
Turbot Place.....	23
200 Adelaide Street.....	22
201 Charlotte Street.....	22
215 Adelaide Street.....	23
239 George Street	23
260 Queen Street.....	24
295 Ann Street.....	24
299 Adelaide Street	25
307 Queen Street.....	25
324 Queen Street.....	24
333 Ann Street.....	24
414 George Street.....	25
545 Queen Street	25

B Grade	
2 Edward Street.....	26
10 Felix Street.....	26
15 Adelaide Street.....	27
26 Wharf Street.....	27
30 Makerston Street.....	26
33 Queen Street.....	26
40 Tank Street.....	27
60 Edward Street	27
79 Adelaide Street	28
82 Eagle Street.....	28
93 Edward Street.....	29
95 North Quay.....	29
99 Creek Street.....	28
100 Edward Street.....	28
102 Adelaide Street.....	29
109 Edward Street	29
110 Eagle Street	30
116 Adelaide Street	30
119 Charlotte Street.....	31
126 Margaret Street.....	31
127 Creek Street.....	30
133 Mary Street.....	30
140 Ann Street	31
141 Queen Street.....	31
144 Edward Street	32
145 Eagle Street.....	32
149 Adelaide Street	33
150 Edward Street.....	33
157 Ann Street.....	32
160 Ann Street	32
167 Eagle Street.....	33
171 Edward Street.....	33
179 North Quay	34
190 Edward Street.....	34
193 North Quay	35
199 George Street.....	35
200 Mary Street.....	34
217 George Street.....	34
231 George Street	35
232 Adelaide Street	35
235 Edward Street.....	36
241 Adelaide Street.....	36
243 Edward Street.....	37
247 Adelaide Street.....	37
262 Adelaide Street.....	36
283 Elizabeth Street.....	36
288 Edward Street.....	37
293 Queen Street.....	37
300 Adelaide Street.....	38
300 Ann Street.....	38
313 Adelaide Street	39

316 Adelaide Street	39
333 Adelaide Street	38
340 Adelaide Street.....	38
348 Edward Street	39
355 Queen Street.....	39
359 Queen Street.....	40
369 Ann Street.....	40
388 Queen Street	41
410 Ann Street	41
410 Queen Street.....	40
420 George Street.....	40
484 Adelaide Street.....	41
488 Queen Street	41
490 Adelaide Street.....	42
500 Queen Street.....	42
510 Adelaide Street.....	43
549 Queen Street.....	43

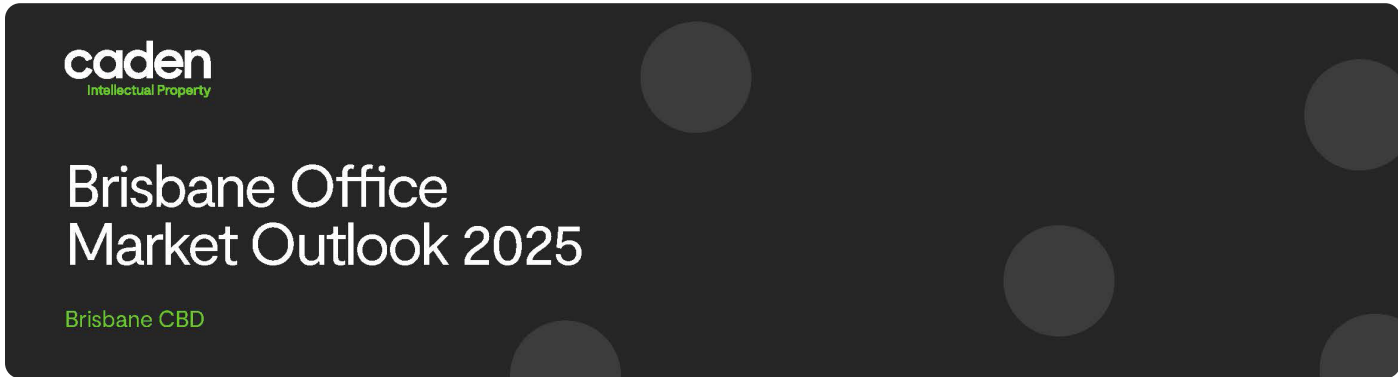
Reports & Insights



Vacancy Tracker: July 2025



Caden Stock Update: July 2025



Brisbane Office Market Outlook 2025

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