2020 - 2026

Brisbane CBD Face Rental Growth

caden
Intellectual Property

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Caden tracks Brisbane CBD face rents across 127 Brisbane CBD office buildings, every month. The table and the chart below come from the same dataset—and they answer two different questions.

Rental Performance by Grade

Grade	March 2020	May 2026	Growth
Premium	$876/m²	$1,313/m²	+50%
A Grade	$751/m²	$1,054/m²	+40%
B Grade	$595/m²	$822/m²	+38%
A-/B+ Grade	$657/m²	$892/m²	+36%

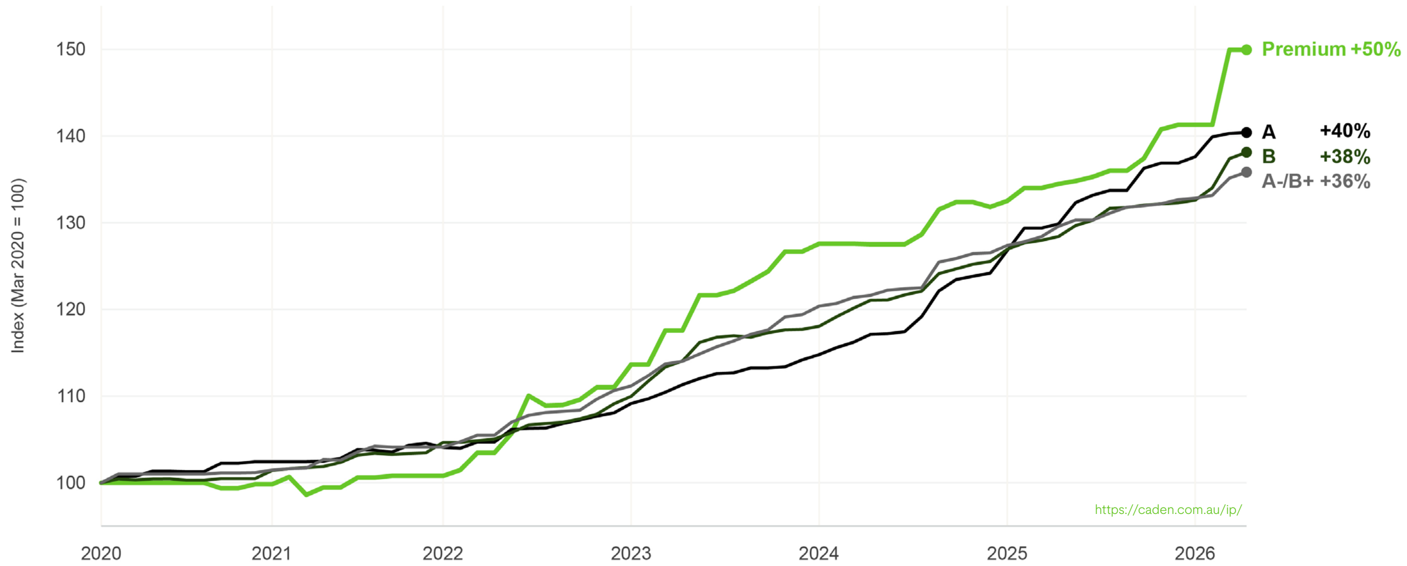
**Ranked by Growth.*

https://caden.com.au/ip/

Every grade is up strongly. Premium leads at +50%. And note B Grade quietly outgrowing A-/B+ stock — the cheapest space in the market has not been left behind.

Speed of Rental Growth by Grade

Brisbane CBD Face Rents by Grade (Indexed to March 2020 = 100)



All four grades rebased to 100 at March 2020. Source: Caden suite-level tracker.

Rebasing every grade to the same starting point strips out the price differences and leaves pure trajectory. Now the table's totals gain a time dimension—and the order of movement appears.

Four flat lines through 2020 and 2021. Then Premium breaks away through 2022–23, opening the widest gap in the dataset. The other three grades bend upward *after* it – same direction, one to two years behind, never quite catching up.

How The Two Connect

The table's growth figures are the endpoint of the chart's story. Premium finishes highest because it moved first and pulled the market with it. The lower grades' gains were made almost entirely in 2023–26—after Premium had already re-priced. Premium sets the ceiling and the market prices every other grade relative to it. When the top re-prices, the headroom and displaced demand flow down through A, A-/B+ and B in sequence.

Why Landlords Should Care

If you own A or B grade stock, your most reliable face rent pricing signal is not last quarter's deals in your own grade because by the time the comparable deals confirm growth, the growth already happened. It's what Premium is doing right now. A landlord who lifted secondary grade asking rents when Premium surged in 2023 captured the full run that followed. The ones who waited for evidence in their own grade priced off the back of the cycle and missed the growth they could have otherwise captured.

Figures are midpoint asking (face) rents, March 2020 – May 2026. They're the aggregated view of Caden's suite-level tracker—127 Brisbane CBD buildings, updated monthly—which underpins the bespoke pricing and leasing strategy work we do for Brisbane landlords.