

2019 OFFICE MARKET INSIGHT JAN ADELAIDE CBD



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HEADLINE COMMENTS

- Adelaide CBD vacancy has decreased by 0.5 per cent to 14.2 per cent in the six months to January 2019.
- The vacancy decrease was due to positive demand, and to a lesser extent, withdrawals.
- Net absorption was 6,394qm while withdrawals totalled 750sqm over the period.
- Positive absorption was primarily the result of new entrants to the market (i.e. new businesses or tenant relocation from outside market boundaries).
- There was no new supply additions in the six months to January 2019.
- Over the next two years, only 29,600sqm will be supplied to the Adelaide CBD office market.
- Adelaide Fringe vacancy increased from 11.0 per cent to 12.6 per cent in the six months to January 2019.

VACANCY ADELAIDE CBD, JANUARY 2019

Sub-locale	Vacancy rate Jan 19 (%)	Vacancy rate Jul 18 (%)	Vacancy rate Jan 18 (%)
Adelaide Core	15.5	15.8	16.4
Adelaide Frame	9.7	10.9	11.8
Total Market	14.2	14.7	15.4
Adelaide Fringe	12.6	11.0	11.4