

2019 OFFICE MARKET INSIGHT JAN BRISBANE CBD



Upgrade

for exclusive access to tenant demand analysis, stock transformations and more. [Click here](#)

HEADLINE COMMENTS

- Vacancy across the Brisbane CBD decreased from 14.7 per cent to 13.0 per cent over the six months to January 2019.
- The Brisbane CBD market recorded net absorption of 25,192sqm over the period; more than double the historical average.
- 16,306sqm of office stock was withdrawn from the market over the last six months with no additional supply.
- Only 54,900sqm of space is due to come online in the short to medium term.
- Tenant demand was primarily concentrated in A and B Grade stock, leading to the overall decrease in vacancy across the Brisbane CBD.
- Brisbane Fringe recorded an increase in vacancy to 14.8 per cent in the six months to January 2019.

VACANCY BRISBANE, JANUARY 2019

| Sub-locale | Vacancy rate Jan 19 (%) | Vacancy rate Jul 18 (%) | Vacancy rate Jan 18 (%) |
|------------------------|----------------------------|----------------------------|----------------------------|
| Brisbane CBD | 13.0 | 14.7 | 16.2 |
| Brisbane Fringe | 14.8 | 14.6 | 13.9 |
| Inner South | 10.0 | 9.2 | 9.3 |
| Milton | 21.5 | 23.6 | 17.1 |
| Spring Hill | 17.0 | 16.0 | 17.6 |
| Toowong | 11.4 | 11.2 | 11.9 |
| Urban Renewal | 14.2 | 13.7 | 14.3 |