

2021 OFFICE MARKET INSIGHT JUL BRISBANE CBD



Upgrade

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

HEADLINE COMMENTS

- The Brisbane CBD vacancy rate marginally decreased by 0.1 per cent to 13.5 per cent over the six months to July 2021.
- Brisbane CBD returned to positive net absorption, with 1,411sqm recorded over the period. Though demand sits at only 15 per cent of the historic average.
- No office stock was withdrawn or added to the market over the six months to July 2021. The net supply historic average is 12,565sqm.
- 102,449sqm of stock is projected to be added to the market over the next 18 months; 44,000sqm of which will be supplied by the end of 2021.
- Brisbane Fringe's vacancy decreased by 0.5 per cent to 16.1 per cent due to positive demand of 14,010sqm.
- The Fringe market recorded 305sqm of stock withdrawals and had 9,300sqm of stock supplied over the six months to July 2021.

KEY MARKET INDICATORS

| Grade | Vacancy Jul 21 (%) | Vacancy Jan 21 (%) | Net absorption 6 months to Jul 21 (sqm) |
|------------------------|--------------------------|--------------------------|---|
| Premium | 8.1 | 6.8 | -4,436 |
| A Grade | 13.2 | 13.2 | 131 |
| B Grade | 14.8 | 16.0 | 8,872 |
| C Grade | 17.5 | 15.7 | -4,346 |
| D Grade | 22.8 | 27.1 | 1,190 |
| Brisbane CBD | 13.5 | 13.6 | 1,411 |
| A Grade | 12.2 | 13.4 | 15,499 |
| B Grade | 20.9 | 20.5 | -2,130 |
| C Grade | 16.1 | 16.8 | 1,171 |
| D Grade | 43.7 | 37.0 | -530 |
| Brisbane Fringe | 16.1 | 16.6 | 14,010 |