

Sydney CBD – Q2, 2022

Market Report

As anticipated, we saw an increase in the overall office market vacancy rate for Sydney CBD continue to increase to 10.1% making this the highest vacancy rate for over the past decade. Although with the end of lockdown, we have seen an increase in the level of leasing activity pick up in the marketplace.

The leasing activity is predominately in the sub 500 sqm space as we are seeing many landlords speculative build fit outs in this space. With the increase in demand for smaller suites, we are seeing incentives levels in this space pull back whilst incentive levels for the larger users still remain high.

Whilst activity in the market appears to be increasing, the vacancy rate does not take into account the increase in sub-lease space being offered. A shift towards a flight to quality, collaboration, hybrid working, health, and wellbeing are all likely to continue in the post-COVID workplace.

Typical Gross Rental Comparison



Grade	Typical Gross Face Rental (\$/sqm)		Gross Incentive (%)	Gross Effective Rental (\$/sqm)	
	Low	High		Low	High
Premium	\$1,400	\$1,650	30%	\$980	\$1,155
A	\$1,100	\$1,450	30%	\$770	\$1,015
B	\$1,000	\$1,150	30%	\$700	\$805

Note - Vacancy and absorption statistics sourced from Property Council of Australia



Occupier's Perspective



Whilst the vacancy rate only increased slightly to 9.3%, these figures do not show the full picture of the sub-lease space available in the market. All 3 towers in Barangaroo have sub-lease available, whilst other businesses with a larger footprint also look to offload extra office space.



Incentives remain high as landlords try to maintain their face rent values and attract new tenants. Landlords are being placed into competition as they continue to compete with the increase of sub-lease space (above).

Market Trends

Many businesses are looking to return to office after March 2022, which is tied in with the NSW governments-imposed restrictions. If the government were to extend the restrictions, this would likely push back the commencement of offices welcoming their employee's back. We have also seen the impact of strike action negatively affect the ability for workers to return to the office.

Tech tenants were the biggest contributor to Net Absorption in the Sydney CBD leading up to COVID-19. Since the pandemic commenced many in this sector have mandated employees to work from home indefinitely. If this becomes the longer-term trend, then the market is likely to see a significant uplift in vacancy over the next 5+ years.