

Brisbane CBD – Q1 2026

Market Report

The Brisbane CBD office market continues to outperform most Australian CBD markets, supported by strong occupier demand, favourable economic fundamentals and a relatively constrained future supply pipeline. As at January 2026, the overall CBD vacancy rate increased modestly to 11.8%, up from 10.7% in July 2025. The increase was largely attributable to the completion of new office developments and the release of associated backfill space, rather than any material deterioration in underlying tenant demand.

Despite the increase in vacancy, Brisbane recorded the strongest net absorption of any Australian CBD over the preceding 12 months, with approximately 37,500 sqm of positive net absorption. Occupier demand continues to be driven by growth within the professional services, government, resources and infrastructure sectors, reinforcing Brisbane's position as one of Australia's most active leasing markets.

Sublease availability remains well below the levels experienced in Sydney and Melbourne, reflecting the generally healthy occupier market and limited corporate downsizing activity. This has assisted landlords in maintaining rental stability and reducing downward pressure on effective rent at the detriment of tenants.

Typical Gross Rental Comparison



Grade	Typical Gross Face Rental (\$/sqm)		Gross Incentive (%)	Gross Effective Rental (\$/sqm)	
	Low	High		Low	High
Premium	\$850	\$1000	38%	\$527	\$620
A	\$550	\$850	38%	\$341	\$527
B	\$425	\$575	37%	\$267	\$362

Note - Vacancy and absorption statistics sourced from Property Council of Australia and other third-party sources.



Occupier's Perspective



Demand for smaller tenancies below 500 sqm remains an important component of overall leasing activity. However, enquiry from smaller occupiers has moderated somewhat as businesses remain cautious regarding economic conditions, interest rates and operating costs. In contrast, larger occupiers continue to actively evaluate workplace strategies, resulting in ongoing leasing activity across medium and large floorplate requirements.

Market Trends

While vacancy within newer prime-grade buildings remains relatively low, older A Grade and secondary-grade assets continue to face increased competitive pressure as tenants upgrade accommodation. As a result, landlords of older stock are increasingly investing in building upgrades, ESG initiatives and tenant amenity improvements to maintain competitiveness.

The ongoing flight-to-quality trend remains evident, with occupiers increasingly seeking premium and high-quality A Grade accommodation offering strong sustainability credentials, end-of-trip facilities, wellness features and modern workplace environments. All new supply delivered during the past 12 months has been concentrated within the Premium and A Grade sectors, attracting significant pre-commitment activity and supporting continued rental growth across prime assets.