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PERTH OFFICE MARKET | Q2 2026

Leverage is still on your side.

But the window is closing.

Perth remains a tenant-favoured office market, but conditions are tightening. CBD vacancy has fallen to **15.4%**, enquiry activity has more than doubled and Premium-grade availability is approaching tighter levels. With limited meaningful new supply expected for the next 3–4 years, occupiers still have negotiating leverage today - but delaying decisions could materially reduce choice.

Tenant Leverage Scale

Tenant-unfriendly Tenant-friendly

Preparation preserves leverage.

MARKET AT A GLANCE

CBD VACANCY	SUBURBAN VACANCY	NET ABSORPTION	WEST PERTH VACANCY	INCENTIVES	NEW SUPPLY
15.4%	<10%	27,500sqm	12.1%	45–50%	Low

WHAT'S SHAPING THE MARKET

Vacancy
CBD vacancy has fallen to 15.4%, but remains tenant-favourable. Premium vacancy is just above 10%, versus 16.3% for A Grade and 19.2% for B Grade.

Supply
New supply remains constrained, with limited CBD additions expected for several years. Occupier choice is likely to narrow.

Demand
Strong economic and population growth continues to drive demand. Office enquiries more than doubled between H1 2025 and H1 2026.

Incentives
Incentives remain material at 45–50% in the CBD and 20–30% in West Perth, despite Prime Net Face Rents rising just over 4%.

RENT BENCHMARKS

	Typical Net Face Rent ($/sqm)			*Net Effective Rent ($/sqm)*	
Grade	Low	High	Incentive	Low	High
Premium	$725	$880	45–47%	$400	$465
A Grade	$575	$725	45–47%	$315	$385
B Grade	$400	$550	45–50%	$220	$275

WHAT THIS MEANS FOR OCCUPIERS

LEVERAGE REMAINS
15.4% CBD vacancy and strong incentives maintain negotiating leverage.

TIGHTENING CHOICE
Falling vacancy, stronger enquiry and limited supply are narrowing choice.

QUALITY MATTERS
Premium and fitted space is tightening, with over 90% of CBD leasing now fitted.

FUTUREPROOF *TODAY* – RECOMMENDED ACTIONS THIS QUARTER

01
Review lease timing
Map expiry dates, options and notice periods against a market expected to tighten.

02
Test the market early
Current vacancy provides choice. Future supply constraints favour prepared occupiers.

03
Prioritise fitted options
With fitout costs remaining high, assess existing and speculative fitouts alongside headline rent.

04
Negotiate the whole deal
Evaluate incentives, flexibility, obligations, guarantees and fitout costs - not rent alone.

FUTUREPROOF
together.

Please don't hesitate to reach out to
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