

Hong Kong Office Market Update



It is not all doom and gloom and office leasing opportunities abound in Hong Kong

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- The overall Grade A vacancy rate was **almost 15% in April**. That is more than three times higher than in 2019, and tops Manhattan's rate of 12.5%, and the 4.6% level in the rival Asian hub of Singapore.
- Therefore, **Landlords have become far more flexible** in an endeavor to retain tenants and secure new ones – hence **more room to negotiate on the rates**, especially at new developments.

Despite all the uncertainties, much has been written about competition from other regional financial centres, such as Singapore. But with no doubt about it, **Hong Kong still remains the gateway to China**. And, closer integration of Greater Bay Area with its many incentives will help strengthen Hong Kong's future competitiveness.

The Henderson

2 Murray Road

Completion: **End 2023**
Building height: **36 storeys**
Typical size floor plate: **12,000 sq ft**
Ownership: **Single**
On-site car parking: **Yes**
Nearest MTR: **Admiralty**

More information
<https://bit.ly/3pzx2wH>



Cheung Kong Centre II

10 Harcourt Road

Completion: **End 2023**
Building height: **32 storeys**
Typical size floor plate: **17,254 sq ft**
Ownership: **Single**
On-site car parking: **Yes**
Nearest MTR: **Admiralty**

More information
<https://bit.ly/3PLkOvQ>



Official Asking Rates

Contact Corporate Locations to negotiate best Effective Rate

Eddie Chan

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CBD

July 2023

Sheung Wan / Central West

135 Bonham Strand Trade Centre	Full
181 Queen's Road Central	\$38-\$40
235 Wing Lok Street Trade Centre	\$19-\$26
299 Queen's Road Central	\$28-\$29
33 Des Voeux Road West	\$40
88WL	\$46-\$55
9 DVR	\$30-\$32
Bangkok Bank Bldg (<i>Sheung Wan</i>)	\$26
Bonham Circus	29
Centre Mark II	\$21
Chao's Building	\$26
China Merchants Tower	\$50-\$63
Chu Kong Shipping Tower	FULL
Connaught Harbourfront House	\$26-\$32
Connaught Marina	\$50
Cosco Tower	\$60-\$72
C S Tower	\$32
Dawning House	\$30-\$35
E168	\$30
Far East Consortium Building	Full
Fu Fai Commercial Centre	\$27-\$29
FWD Financial Centre	\$45-\$49
Golden Centre	\$40-\$44
Guangdong Investment Building	\$26-\$34
Hing Yip Commercial Centre	\$29-\$33
Hollywood Centre	\$31-\$33
Hong Kong Plaza	\$25
Infinitus Plaza	\$54-\$60

Kai Tak Commercial Building	\$28-\$32
Kingdom Power Commercial Bldg	\$23
Li Po Chun Chambers	\$62-\$78
Nam Wo Hong Building	\$26
Nan Fung Tower	\$50-\$55
OfficePlus Sheung Wan	TBC
Ovest	\$33-\$38
Pacific Plaza (<i>Sai Wan</i>)	\$23-\$28
Shun Kwong Commercial Building	\$22+
Shun Tak Centre West	\$50-\$55
So Hong Commercial Building	\$25
Strand 50	\$32-\$35
Teda Building	\$26
Tern Centre 1 & 2	Full
The Chelsea	\$38-\$43
The L. Plaza	\$33
The Pemberton	\$32-\$34
The Wellington	\$43-\$50
Tung Hip Commercial Building	Full
Tung Ning Building	Full
West Exchange Tower	\$34
Wing On Centre	\$50-\$60
Wui Tat Centre	\$20

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Central / Admiralty

1 Duddell Street	\$58
100 Queen's Road Central	\$65-\$70
128 Wellington Street	\$32
152 Queen's Road	Full
33 Des Voeux Road Central	\$68-\$70
35 Queen's Road Central	\$55-\$70
46 Lyndhurst Terrace	TBC
8 Lyndhurst Terrace	\$45-\$47
8 Queen's Road Central	\$92-\$100
8 Wyndham Street	\$52-\$58
9 Queen's Road Central	\$65-\$70
Abdoolally House	\$43
Admiralty Centre 1 & 2	\$36-\$45
Agricultural Bank of China	\$80-\$110
AIA Central	\$130-\$160
Alexandra House	\$120-\$128
Amtel Building	\$26
Asia Standard Tower	\$45
Bangkok Bank Building	Full
Bank of America Tower	\$42-\$52
Bank of China Tower	\$110-\$120
Baskerville House	\$58
Beautiful Group Tower	\$44-\$49
BOC Group Life Assurance Bldg	\$36
Canton House	\$55-\$65
CCB Tower	\$120
Central 88	\$38
Central Building	Full

Central Tower	\$85-\$98
Century Square	Full
Chater House	Full
Cheung Kong Center	\$115-\$210
Cheung Kong Center II	TBC
China Building	\$65-\$68
Chinachem Central 1 & 2	\$79-\$83
Chinachem Hollywood	\$36-\$38
Chinachem Tower	\$35-\$42
China Insurance Group Building	\$25-\$28
CITIC Tower	\$70
Chiyu Bank Building	Full
Chuang's Tower	\$55-\$71
Club Lusitano Building	\$65
Crawford House	\$65-\$67
Dah Sing Life Building	\$30-\$32
Dina House	\$55
Edinburgh Tower	\$128-\$140
Emperor Commercial Centre	\$42
Entertainment Building	\$90-\$100
Euro Trade Centre	\$43-\$65
Fairmont House	\$40
Far East Finance Centre	\$40-\$50
Gloucester Tower	\$125+
Henley Building	\$70-\$125
Hing Wai Building	\$65
Hip Shing Hong Centre	\$47
HK Diamond Exchange Centre	\$45

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Central / Admiralty *cont.*

Hoseinee House	\$32-\$36
Jardine House	\$125-\$150
Kailey Tower	\$44
Kinwick Centre	\$37-\$42
Lee Kum Kee Central	\$41-\$47
LHT Tower	\$85
Li Dong Building	\$45-\$46
Lippo Centre	\$40-\$58
LKF 29	\$35
Lucky Building	\$36-\$42
Lyndhurst Tower	\$35
Malahon Centre	\$42
Manning House	\$60-\$75
Man Yee Building	\$106-\$120
New Henry House	\$73
New World Tower 1 & 2	\$70-\$85
New York House	\$33-\$36
Nexus Building	\$78-\$85
On Building	\$45
One / Two Exchange Square	\$130-\$155
One / Two IFC	\$160-\$185
On Hing Building	\$35-\$39
Pacific House	\$57-\$62
Pacific Place Tower 1 & 2	\$120
Pacific Place - Three	\$100
Parker House	\$66
Prince's Building	\$100-\$115
Printing House	\$55-\$58

Prosperity Tower	\$65-\$78
Prosperous Building	\$48-\$51
Regent Centre	\$35
Ruttonjee House, Ruttonjee Centre	\$55
Shanghai Commercial Bank	Full
Shun Ho Tower	\$21-\$30
Silver Fortune Plaza	\$45-\$72
Somptueux Central	Full
Southland Building	\$68-\$72
Standard Chartered Bank Building	\$95
St George's Building	\$100-\$105
St John's Building	\$62
Tai Sang Bank Building	\$28-\$35
The Center	\$48-\$85
The Centrium	\$52-\$56
The Chinese Bank Building	\$33-\$42
The Henderson	TBC
The Hong Kong Club Building	\$110
The L. Place	\$50-\$52
The Plaza LKF	Full
The Workstation	\$38-\$49
Three Exchange Square	\$128-\$145
Three Garden Road	\$100-\$110
Tung Yiu Commercial Building	Full
Two Chinachem Plaza	\$33-\$41
Unicorn Trade Centre	\$36-\$41
Universal Trade Centre	\$26-\$30
United Centre	\$36-\$43

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V. Huen Building	Full
Wellington Place	\$40
Wheelock House	\$67-\$85
Wilson House	\$38-\$40
Winbase Centre	\$30
Wing On House	\$42
Wings Building	Full
Winsome House	\$39
Winway Building	\$38-\$45
World Trust Tower	Full
World Wide House	\$50-\$55
W Place	\$42
Wyndham Place	\$37
York House	\$150-\$160

Wan Chai

208 Johnston Road	\$45-\$50
382 Lockhart Road	\$25-\$28
3 Lockhart Road	\$34-\$38
80 Gloucester Road	\$41-\$43
88 Gloucester Road	\$38-\$41
Allied Kajima Building	\$38-\$46
BEA Harbour View Centre	Full
Beverly House	\$28
Capital Centre	Full
C.C. Wu Building	\$32
Central Plaza	\$60-\$70
Centre Point	\$27-\$36
Chinachem Century	\$35-\$40
Chinachem Johnston	\$30-\$35
China Evergrande Centre	\$49-\$59
China Hong Kong Tower	\$31-\$32
China Overseas Building	\$36-\$37
China Resources Building	\$50-\$60
Chung Nam Building	\$26-\$28
CKK Commercial Centre	\$27-\$28
CNT Tower	\$24
Convention Plaza Tower	\$39-\$48
Dah Sing Financial Centre	\$28-\$45
Dominion Centre	Full
East Town Building	\$31-\$33
Effectual Building	\$30
Emperor Group Centre	\$33-\$35
Everbright Centre	\$60-\$63

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Wan Chai *cont.*

Five Pacific Place	\$60-\$70
Fortis Tower	\$30
Great Eagle Centre	\$50-\$55
Guardian House	\$25
Harbour Centre	\$60-\$63
Harcourt House	\$41-\$47
Henan Building	\$24
Hopewell Centre	\$42-\$50
iHome Centre	\$32
Jonsim Place	\$24
Jubilee Centre	\$40
Keen Hung Commercial Building	\$32-\$34
Kiu Yin Commercial Building	Full
Lockhart Centre	\$20.00
Luk Kwok Centre	\$45-\$50
Methodist House	\$28.00
Neich Tower	\$30-\$34
OfficePlus Wanchai	\$26+
One Capital Place	\$27-\$29
One Continental	\$34-\$45
One Hennessy	\$79-\$80
Overseas Trust Bank Building	Full
Pico Tower	Full
Plaza 228	\$35-\$37
Queen's Centre	\$26-\$30
Shanghai Industrial Investment Bldg	\$27-\$29
Shui On Centre	\$39-\$45
Sing Ho Finance Building	\$32

Siu On Centre	\$25-\$27
Sun Hung Kai Centre	\$50-\$57
Sunshine Plaza	\$28
Tai Tung Building	\$35-\$41
Tai Yau Building	\$33-\$38
Tai Yip Building	\$32-\$40
Tesbury Centre	\$35
The Broadway	\$33
The Hennessy	\$35
The Phoenix	\$36
The Sun's Group Centre	\$28-\$37
Tien Chu Commercial Building	\$27
Times Media Centre	\$28
Tung Chiu Commercial Centre	Full
Tung Wai Commercial Building	Full
United Asia Finance Centre	\$33-\$42
Winland Square	\$20+
Wu Chung House	\$25-\$40
Yam Tze Commercial Building	\$24
YF Life Tower	\$45-\$46
Yue Xiu Building	\$28
ZJ 300	\$30

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HONG KONG ISLAND *(Other Locations)*

July 2023

Causeway Bay

68 Yee Wo Street	\$31-\$32	Leighton Centre	\$50+
Bartlock Centre	\$38	Lippo Leighton Tower	\$32
Capitol Centre	\$36-\$38	Nam Hing Fong	\$32
Causeway Bay Plaza	\$35-\$38	One Hysan Avenue	\$53
Chinachem Leighton	\$40	Plaza 2000	\$48+
China Taiping Tower	\$45	Redana Centre	\$37
Chinaweal Centre	\$29+	Sino Plaza	\$48-\$55
Chubb Tower	\$45	Siu On Plaza	\$33-\$35
Cofco Tower	\$42-\$52	Soundwill Plaza I	\$54-\$56
East Exchange Tower	\$31-\$33	Soundwill Plaza II – Midtown	\$46+
Guangdong Tours Centre	Full	The Goldmark	\$36-\$40
Hang Lung Centre	\$48-\$58	Times Square 1 & 2	\$49-\$62
Hang Seng Causeway Bay Building	Full	Tower 535	\$50-\$60
Honest Building	\$30-\$32	World Trade Centre	\$54-\$58
Hysan Place	\$95	Zoroastrian Building	\$31
Island Beverley	Full		
Jardine Centre	\$40		
Lee Garden Five	Full		
Lee Garden One	\$78-\$82		
Lee Garden Six	\$53		
Lee Garden Three	\$72		
Lee Garden Two	\$66-\$70		

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HONG KONG ISLAND *(Other Locations)*

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Fortress Hill / North Point

148 Electric Road	\$30-\$31
18 King Wah Road	\$50-\$70
228 Electric Road	\$35-\$59
88 Hing Fat Street	\$35-\$41
AIA Tower	\$49-\$53
AT Tower	Full
China United Centre	Full
Citicorp Centre	\$32-\$35
Hang Seng North Point	\$21
Harbour East	\$43-\$48
Java Road 108	Full
Jupiter Tower	\$21-\$24
King's Commercial Centre	\$25
Kingsfield Centre	\$23
Kodak House II	\$19-\$22

KP Tower	\$28-\$36
K. Wah Centre	\$25
Kwai Hung Holdings Centre	\$25
Lee & Man Commercial Center	\$24-\$52
North Point Asia-Pac Centre	\$24
Olympia Plaza	\$23-\$25
Park Commercial Centre	\$35
Parkview Centre	\$26
Sea View Estates	\$21
Two Chinachem Exchange Square	\$19-\$26
Union Park Tower	Full

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Quarry Bay / Others

1001 King's Road	\$35-\$37
1063 King's Road	\$40-\$41
633 King's Road	\$21-\$24
Berkshire House	\$42
Cambridge House	\$48
Chinachem Exchange Square	\$25-\$34
Cityplaza 1 – 4	\$50-\$60
Devon House	\$38-\$45
Dorset House	\$42-\$52
K11 Atelier King's Road	\$45-\$60
Kerry Centre	\$48-\$52
Lancashire Centre	\$15-\$24
Lincoln House	\$48-\$54
Marina House	\$18-\$20
One Island East	Full
One / Two Taikoo Place	TBC
Oxford House	\$50-\$53
PCCW Tower	\$48-\$53
Prosperity Millennia Plaza	\$27-\$31
Technology Plaza	\$20-\$22
The Foyer	\$35-\$38

Island South

41 Heung Yip Road	\$23-\$37
AXA Southside	\$30
Casey Aberdeen House	\$19-\$29
Genesis	\$19
Global Trade Square	\$22
Landmark South	\$29-\$38
Marina 8	\$27-\$28
One Island South	\$25-\$34
South Island Place	\$35
The Factory	\$19+
The HUB	\$22
Vertical SQ	\$26+
Viva Place	TBC
Yan's Tower	\$17

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KOWLOON / NEW TERRITORIES

July 2023

Tsim Sha Tsui / Jordan

10 Knutsford	\$27-\$30
17-19 Ashley Road	\$63
26 Nathan Road	\$63-\$68
8 Observatory Road	\$39-\$42
Ashley Nine	Full
Austin Plaza	\$28
Auto Plaza	Full
Cameron Plaza	Full
Carnarvon Plaza	\$45
Chinachem Cameron Centre	Full
Chinachem Golden Plaza	\$24-\$31
China Hong Kong City	\$29-\$34
China Insurance Building	Full
China Minmetals Tower	\$36
Concordia Plaza	Full
East Ocean Centre	Full
Empire Centre	\$35-\$39
Energy Plaza	\$26-\$29
Goldsland Building	\$25-\$27
Hip Shing Hong Kowloon Centre	Full
HK Pacific Centre	\$60
Hon Kwok Jordan Centre	\$35
International Commerce Centre	\$80-\$92
K11 Atelier	\$94-\$96
Lippo Sun Plaza	\$28-\$38
Mira Place Tower A	\$49-\$53
Mirror Tower	\$24-\$38
Multifield Plaza	Full

New East Ocean Centre	\$40
New Mandarin Plaza	\$26
Ocean Building	\$28
Ocean Centre	\$35-\$63
One Peking	Full
Railway Plaza	Full
Ritz Plaza	\$26-\$27
Silvercord Tower 1 & 2	\$32
South Seas Centre T1 & T2	\$27-\$28
Star House	\$30
The Cameron	Full
The Gateway II Tower 6	\$42-\$55
The Gateway – Prudential Tower	Full
The Gateway Tower 1 & 2	\$41-\$54
The Gateway Tower 5	\$50
Tsim Sha Tsui Centre	\$36-\$41
Wharf T&T Centre	Full
Winfield Commercial Building	\$30-\$32
Wing On Kowloon Centre	\$36
Wing On Plaza	\$28-\$36
World Commerce Centre	Full
World Finance Centre	\$35-\$36
Yes & Right House	Full

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KOWLOON / NEW TERRITORIES

July 2023

Mongkok

168 Sai Yeung Choi Street	\$33
700 Nathan Road	\$45
Grand Century Place Towers	\$36-\$38
Grand Plaza One & Two	\$43-\$50
Hang Seng Mongkok Building	\$38
Hollywood Plaza	\$37-\$38
Kowloon Building	\$35
Langham Place	\$55
Multifield Centre	\$28
New Kowloon Plaza	\$23
Omega Plaza	\$24-\$25
Pioneer Centre	\$39-\$43
Righteous Centre	\$35
Skyway House	\$17
Wai Fung Plaza	Full

Hung Hom

Cheung Kei Centre Tower 1	\$50-\$57
One & Two Harbourfront	\$25-\$42
The Metropolis Tower	\$26-\$33

Kowloon Bay

Chevalier Commercial Centre	Full
Enterprise Square Five	\$25-\$26
Exchange Tower	\$17-\$33
FT Life Tower	\$27-\$28
Harbourside HQ	\$17-\$19
Kingston International Centre	\$20-\$33
Manhattan Place	\$33
One Kowloon	\$26-\$28
Skyline Tower	\$19-\$24

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KOWLOON / NEW TERRITORIES

July 2023

Kwun Tong

78 Hung To Road	\$18-\$19
9 Chong Yip Street	\$19+
AIA Kowloon Tower	\$28-\$30
Apec Plaza	\$17-\$20
AXA Tower Landmark East	\$24-\$28
Crocodile Centre	\$28
EGL Tower	\$22
Elite Centre	\$20
Fullerton Centre	\$17+
Futura Plaza	\$23-\$24
Gravity	\$21-\$28
Infotech Centre	\$19-\$22
King Palace Plaza	\$24
KOHO	\$18-\$20
Kwun Tong Harbour Plaza	\$15-\$17
Legend Tower	\$25-\$28
Lu Plaza	\$18+
Manulife Financial Centre	\$28-\$32
Manulife Place	Full
Millennium City Standard Chartered	\$28-\$32
Millennium City 1 – T1	\$28-\$33
Millennium City 2	\$26-\$27
Millennium City 3	\$23
Millennium City 5 – BEA	\$35

Millennium City 6	\$27-\$30
Monterey Plaza	\$32
NEO	\$29-\$36
One Harbour Square	Full
One Pacific Centre	\$26-\$27
Paul Y Centre	\$21+
Prosperity Centre	\$18
Prosperity Place	\$21
Remington Centre	\$17+
Sitoy Tower	\$16+
SML Tower	\$15+
The Grid	\$25
The Millennity Tower 1 & 2	\$32
The Quayside	\$28-\$32
The Rays	\$18
Two Harbour Square	\$26-\$30
Two Sky Parc	\$21+
Westin Centre	\$17+
Westley Square	\$16+
YHC Tower	\$28

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KOWLOON / NEW TERRITORIES

July 2023

Cheung Sha Wan

909 Cheung Sha Wan Road	\$26-\$28
9 Wing Hong Street	\$18-\$21
Cheung Sha Wan Plaza	\$22+
China Shipbuilding Tower	\$25
Clifford Centre	\$23+
Edward Wong Tower	\$22
Excel Centre	Full
Grandion Plaza	\$24
Laws Commercial Plaza	\$19-\$21
NCB Innovation Centre	\$30-\$33
Peak Castle	\$23-\$31
Peninsula Tower	\$19-\$21
Saxon Tower	\$29
Times Tower (<i>Kowloon</i>)	\$17+
Tins Enterprise Centre	\$17+
Trade Square	\$21-\$23
Trendy Centre	\$21-\$23

Kwai Chung / Tsuen Wan

CDW Building	\$23-\$28
Grand City Plaza	\$25-\$27
KC100	\$25-\$27
Kowloon Commerce Centre	\$30-\$32
Manhattan Centre	\$18-\$19
Metroplaza Tower 1 & 2	\$26-\$34
Millennium Trade Centre	\$22
Nina Tower	\$24
Plaza 88	\$28-\$32
The Octagon	\$20-\$28

Shatin

Delta House	\$20
Grand Central Plaza Towers	\$27-\$33
Metropole Square	\$22
Shatin Galleria	\$20

Others

AIA Financial Centre	\$22
Port 33	\$18-\$20
Stelux House	\$17-\$20
Landmark North	\$25-\$30

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CORPORATE LOCATIONS

Once you have provided your budget, size and location preferences, you will receive your customised report **within 24 hours**.

[illegible]

Refer and Earn

**CORPORATE
LOCATIONS**

Know anyone looking for office space?



Enjoy **CASH REWARDS** up to **15% of our commission** on all successful introductions/deals completed as a result.

Just a name will do
In strictest confidence

Must be an **independent third-party** introduction (not your employer)

SAMPLE REWARDS

Monthly Rental

YOUR REWARD*
15%

HK\$60,000

HK\$9,000

HK\$150,000

HK\$22,500

HK\$225,000

HK\$33,750

*Based on the standard commission of one month gross rental

**TERMS & CONDITIONS
CONTACT**

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