

Office Market Update Hong Kong

Latest updates on the Hong Kong office market, including our predictions on where the market is heading.

Published 6 December 2019

Photo by Cris Jiao on Unsplash

Disclaimer

The information in this publication should be regarded as a general guide only. Whilst every care is taken in its preparation, no representation is made or responsibility accepted for its accuracy or completeness. The rentals mentioned are neither asking rentals nor rentals agreed by property owners, but only represent the writers views on estimated rentals and is intended as reference only.

02 Demand

03 Supply

03 Rentals / Forecast

04 Table of HK Rental Rates

Sentiment in the office leasing market has been very cautious in Q3/Q4 in face of economic turbulence and increasing social unrest and many firms have deferred any expansion plans or held off committing to relocations. The ongoing trade friction has subdued the office leasing market and activity has largely been focused in non-core areas, as many companies seek cost saving options.

Activity has been particularly healthy in Island East in the second half of 2019

Activity has been particularly healthy in Island East in the second half of 2019, where K11 Atelier in Quarry Bay has been the star of the show. One of the largest transactions settled recently was WPP's consolidation from several locations, committing to some 110,000 sq ft in K11 Atelier. Another major leasing transaction here was to L'Occitane who leased 30,000 sq ft, relocating from Times Square.

In the finance sector, the Securities & Finance Commission has finally completed their move to One Island East. Several banks have been active, increasing their virtual banking operations and securing additional space in non-core areas.

An example of this is Standard Chartered Bank which leased space in Oxford House, Taikoo Place. Dah Sing Bank secured multiple floors in Sunlight Tower in Wan Chai and UOB Bank leased 2 floors in Harcourt House. Other banks secured space across the harbour, such as Bank of Singapore which leased a whole floor in The Gateway in Tsim Sha Tsui (21,000 sq ft) and Ping An Bank secured over 31,000 sq ft in NEO in Kwun Tong.

Insurance companies have also been active on both sides of the water

Insurance companies have also been active on both sides of the water. Peak Reinsurance tripled their head count and relocated from Three Garden Road, ICBC Tower to lease over 30,000 sq ft in The Center. Italian insurance giant, Generali leased a whole floor in CityPlaza 1 and Aon Insurance leased nearly 40,000 sq ft in One Island East. Across the harbour, FT Life Insurance leased over 86,000 sq ft in NEO in Kwun Tong.

One of the largest transactions settled recently was WPP's consolidation from several locations, committing to some 110,000 sq ft in K11 Atelier.



K11 Atelier
Quarry Bay



One Island East
Wan Chai



Harcourt House
Wan Chai

Summary of Notable Leasing Transactions in 2019

Tenant	Building	District	Floor Area sq ft
Hong Kong Island			
WeLab	Infinitus Plaza	Sheung Wan	24,000 sq ft
Peak Reinsurance	The Center	Central	31,500 sq ft
The Executive Centre	Two Pacific Place	Admiralty	22,000 sq ft
WeWork	Hopewell Centre	Wan Chai	72,000 sq ft
Dah Sing Bank	Sunlight Tower	Wan Chai	76,000 sq ft
Amber Hill Capital	One Hennessy	Wan Chai	16,000 sq ft
UOB	Harcourt House	Wan Chai	39,000 sq ft
WPP	K11 Atelier	Island East	110,000 sq ft
CEO Suites	K11 Atelier	Island East	25,000 sq ft
L'Occitane	K11 Atelier	Island East	30,000 sq ft
Securities & Futures Comm	One Island East	Island East	136,000 sq ft
Aon Insurance	One Island East	Island East	39,000 sq ft
Generali Insurance	Cityplaza 1	Island East	26,000 sq ft
Standard Chartered Bank	Oxford House	Island East	18,700 sq ft
Kowloon / NT			
Bank of Singapore	The Gateway Tower 6	Tsim Sha Tsui	21,500 sq ft
Anglo Eastern Ship Mgmt	Kingstn Int'l Centre	Kowloon East	50,000 sq ft
Pure Yoga	International Trade Tower	Kwun Tong	26,000 sq ft
Ping An Bank	NEO	Kwun Tong	31,500 sq ft
FT Life Insurance	NEO	Kwun Tong	86,500 sq ft
Audemars Piquet	AXA Tower Landmark	Kwun Tong	15,000 sq ft

Disclaimer

The information in this publication should be regarded as a general guide only. Whilst every care is taken in its preparation, no representation is made or responsibility accepted for its accuracy or completeness. The rentals mentioned are neither asking rentals nor rentals agreed by property owners, but only represent the writers views on estimated rentals and is intended as reference only.

We estimate that new supply of Grade A office space over the next 5 years will be in the region of 9.3 Million sq ft and averaging around 1.85 Million sq ft per annum. However, only 1 Million sq ft of this will be in Central and all of that will be completed in 2022/3.

This will be made up by predominantly of 3 large schemes namely, the re-development of Hutchison House (370,000 sq ft) and Murray Road Car Park in Central / Admiralty by Henderson Land (465,000 sq ft) and Site C of the Peel Street / Graham Street project.

These will be the first major schemes to come on stream in Central in over 20 years but will not be available until 2022, so supply in Greater Central will still be tight for the next few years.

2022 will see the first major schemes to come on line in Central in over 20 years

The most significant supply over the next 5 years will in Kowloon East where it is expected some 3.7 Million sq ft will come on stream, amounting to 40% of the total. Kowloon West is expected to provide 1.5 Million sq ft and Island East some 1.1 Million sq ft.

In the second half of 2019 the overall vacancy rate increased to 3%

In the second half of 2019 the overall vacancy rate increased to 3% (approximately 1.8 Million sq ft). For Hong Kong Island it was 2.3% up from 1.8% in the first half and the vacancy rate for Kowloon stands at around 4.2% (approx. 1 Million sq ft).



New Developments 2019 – 2023

Development	Location	Estimated Size sq ft	Estimated Completion
2019			
The Gateway Extension	Tsim Sha Tsui	275,000	Q4 2019
2020			
Connaught Marina	Sheung Wan	47,000	Q3 2020
2021			
NKIL 6582	Kowloon West	366,000	Q1 2021
2022			
Two Taikoo Place	Hong Kong East	737,000	Q1 2022
91 King Lam Street	Kowloon West	720,000	Q3 2022
Murray Road	Central	330,000	Q3 2022
2023			
NKIL 6572	Kowloon West	268,000	Q2 2023
Hutchison House Redevelopment	Central	370,000	Q4 2023
Site C Peel Street	Central	TBC	TBC

Rentals / Forecast We forecast that weak demand will continue

Hong Kong had experienced continual rental growth for over the past 7 quarters, although this was tailing off in recent quarters but this growth came to an abrupt end in Q3. This last quarter was the first time since Q3 2014 (when the Shanghai-Hong Kong Stock Connect was launched) that we have witnessed an overall drop of Grade A rates of around 1.3% growth.

Wan Chai / Causeway Bay saw the largest drop of 1.6% as this district saw the greater competition from decentralized locations and some major relocations to Quarry Bay. The strong activity in Island East meant this was the only location that did not register any decline in rates.

We forecast that weak demand will continue and Grade A rates could soften significantly over the next 12 months, perhaps by as much

as 7%. Even though new supply is limited, the cost saving priority of many companies will increase demand for decentralized districts such as Island East, Wong Chuk Hang and Kowloon. That means these districts are likely to have stable rates for the medium term. We expect landlords to become more flexible in offering shorter term leases and widening the tenant mix, in order to attract new tenants and retain existing ones.

Grade A rates could soften over the next 12 months, perhaps by as much as 7%.

Quite a number of serviced office / co-working operators are reducing / refining their portfolios with WeWork reportedly looking to offload several of their new locations currently under construction. However, the uncertainties of social conditions and economic climate means the flexibility these

facilities offer, will still be an attractive short / medium term solution for many office occupiers.

More companies are looking at repositioning some of their divisions/expansion in alternative cities, with Singapore being the clear favourite but the longer flight times to key cities in mainland China, the limited supply of top Grade A stock (until 2022) and high expat packages, make the overall occupation costs equivalent and becomes a marginal decision.

This last quarter was the first time since Q3 2014 that we have witnessed an overall drop of Grade A rates of around 1.3% growth

Hong Kong Island Asking Rates

December 2019

Sheung Wan / Central West

1 Des Voeux Road West	Full
118 Connaught Road	\$30.00+
135 Bonham St. Trade	\$33
181 Queens Road Central	\$45-\$50
235 Wing Lok St Trade	\$22-\$24.50
238 Des Voeux Road Central	Full
299 Queen's Road Central	\$30-\$34
9 DVR	\$45
Bangkok Bank Bldg. S.	\$29
Bonham Circus	\$40-\$45
Bonham Trade Centre	\$36-\$37
CS Tower	\$35.00
Centre Mark II	Full
Chao's Building	\$28.00
China Merchants Tower	\$66-76
Chu Kong Ship'g Tower	\$50.00
Connaught Harbourfront	\$28-33
Cosco Tower	\$50.00
Dawning House	\$35-38
E168	\$32
Far East Consortium Building	Full
Fu Fai Commercial Ctr.	\$32.00
FWD Financial Ctr	\$60-\$65
Golden Centre	\$63
Guangdong Finance Building	Full
Guangdong Invest Building	Full
Hing Yip Comm. Ctr.	\$33.00
Hollywood Centre	\$31.00
Hong Kong Plaza	Full
Infinitus Plaza	\$66-\$72
Ka Wah Bank Centre	\$28-\$35
Kai Tak Commercial B.	\$35-\$38
Kingdom Power Comm.	\$25.00
Li Po Chun Chambers	Full
Nam Wo Hong Building	Full
Nan Fung Tower	Full
Ovest	\$39
Pacific Plaza (Sai Wan)	\$29.00
Shun Kwong Comm.	Full
Shun Tak Centre West	\$62
So Hong Commercial	Full
Teda Building	Full
Tern Centre 1 & 2	\$22-30
The L. Plaza	\$31-33
The Pemberton	\$45-48
The Wellington	Full
Tung Che Comm.	\$21.00+
Tung Hip Comm.	Full
West Exchange Tower	Full
Wing On Centre	\$65.00
Wing On Cheong Building	\$35.00
Workington Tower	\$26-27
Wui Tat Centre	\$23.00
Yardley Commal Building	Full

Central / Admiralty

1 Duddell Street	\$79.00
100 Queen's Road C.	\$86.00
152 Queen's Road C.	\$83.00+
128 Wellington Street	Full
33 Des Voeux Rd. C.	\$85.00
8 Lyndhurst Terrace	\$50
8 Queen's Road Central	\$115.00
8 Wyndham Street	\$61-\$69
9 Queen's Road Central	\$91-\$98
Abdoollally House	Full
Admiralty Centre 1 & 2	\$58-\$72
Agricultural Bank of China	\$130.00
AIA Central	\$195.00
Alexandra House	\$165-\$180
Asia Standard Building	\$50-\$55
Bank of America Twr.	\$75-\$95
Bank of China Tower	\$110-138
Baskerville House	\$79.00
Beautiful Group Tower	\$57
BOC Group Life Ass.	Full
CCB Tower	Full
Central 88	\$56-\$62
Central Building	Full
Central Tower	\$110.00
Century Square	\$65.00
Chater House	\$230.00

Cheung Kong Center	\$170-190
China Building	\$95-\$100
China Insurance Group	\$40
Chinachem Central 1&2	Full
Chinachem Hollywood	\$32.00
Chinachem Tower	\$41-\$42
CITIC Tower	\$88.00
Chi Yu Bank Building	Full
Chuang's Tower	\$65
Club Lusitano Building	\$78.00
Crawford House	\$79.00
Dah Sing Life Building	\$32.00
Edinburgh Tower	\$165.00
Emperor Commercial Ctr.	Full
Entertainment Building	\$100-125
Euro Trade Centre	\$70-\$75
Fairmont House	Full
Far East Finance Centre	\$85-\$135
Fung House	Full
Generali Tower	Full
Gloucester Tower	\$135.00
Henley Building	\$90-\$130
Hip Shing Hong Centre	\$53.00
Hg Kg Diamond Ex Ctr	\$49.00
Hong Kong Trade Centre	Full
Hoseinee House	\$40.00
Jardine House	\$180.00
Kailey Tower	\$43.00
Kinwick Centre	\$48.00
Lee Kum Kee Central	\$56.00
LHT Tower	Full
Li Dong Building	\$44-\$45
Lippo Centre	\$58-\$75
LKF 29	\$45-48
Lucky Building	Full
Lyndhurst Tower	\$40+
Man Yee Building	\$125-135
Manning House	\$75.00
New Henry House	\$90.00
New World Tower 1 & 2	\$95-\$100
New York House	\$35.00
Nexxus Building	Full
One/ Two Exchange Sq	\$185-\$210
Three Exchange Square	Full
One / Two IFC	\$185-\$230
On Hing Building	Full
Pacific House	\$66-68
Pacific Place Twr. 1&2	\$143-\$170
Pacific Place - Three	\$130.00
Parker House	\$70
Prince's Building	Full
Printing House	\$79
Prosperity Tower	\$89-94
Prosperous Building	\$54-58
Regent Centre	Full
Ruttonjee Centre	\$84.00
Shanghai Com Bank	\$125-\$135
Shun Ho Tower	\$40-\$48
Silver Fortune Plaza	Full
Somptueux Central	Full
Southland Building	\$75.00
St Georges Building	\$135.00
St John's Building	Full
Tai Sang Bank Building	\$33
The Center	\$75+
The Centrium	\$56-\$62
The Chinese Bank Building	\$41.00
The Hong Kg Club Building	\$135.00
The L. Place	\$64.00
The Plaza LKF	\$39.00
The Workstation	\$42-\$55
Three Garden Road	\$140-\$152
Two Chinachem Plaza	\$38
Unicorn Trade Centre	\$42-\$43
Universal Trade Ctr.	\$35
United Centre	\$50-\$55
V. Huen Building	Full
V. Plus Building	Full
Wellington Place	\$43.00
Wheelock House	\$94.00
Wilson House	\$44.00
Wing On House	\$50
Winsome House	\$41.00
Winway Building	Full
World Wide House	Full
Wyndham Place	Full
York House	Full

Wan Chai

235-239 Hennessy	Full
28 Hennessy Road	\$80.00
3 Lockhart Road	\$47-\$50
80 Gloucester Road	\$50.00
83 Wanchai Road	\$30.00
88 Gloucester Road	\$44-46
88 Lockhart Road	Full

Allied Kajima Building	\$54-\$56
BEA Harbour View	Full
Beverly House	\$28-\$30
CC Wu Building	\$36.00
Caltex House	\$35.00
Capital Centre	\$45
Central Plaza	\$75-\$110
Centre Point	\$35-45
China Evergrande	\$57-\$68
China Hong Kong Twr	\$36
China Online Centre	\$34-45
China Overseas B.	Full
China Resources B.	\$65-\$80
Chinachem Century	Full
Chinachem Johnston	\$30.00
Chuang's Enterprise	\$40.00
Chung Nam Building	\$32-\$35
CKK Commercial Ctr.	\$28
CLI Building	Full
CNT Tower	\$26.60
Convention Plaza Twr	Full
Dominion Centre	Full
East Town Building	\$31
Effectual Building	Full
EIB Tower	\$32.00
Emperor Group Ctr.	\$33-\$40
Everbright Centre	Full
Fortis Tower	\$49.00
Great Eagle Centre	\$72.00+
Guardian House	\$36-\$40
Harbour Centre	\$78.00
Harcourt House	\$46-58
Hopewell Centre	\$60-\$64
iHome Centre	\$35
Jubilee Centre	\$44-\$50
Keen Hung Comm.	\$37.00
Kiu Fu Comm.	\$29.00
Kiu Yin Comm.	\$27.00+
Lockhart Centre	\$32
Lucky Centre	\$29.00+
Luk Kwok Centre	\$65
Methodist House	\$35-\$36
Neich Tower	\$34-\$38
One Capital Place	\$34-\$36
One Hennessy	\$95-\$100
Overseas Trust Bank	Full
Pico Tower	\$39
Queen's Centre	\$27
Sang Woo Building	\$32.00+
Shanghai Inds Inv. Building	\$31.00
Shui On Centre	\$58-\$68
Sing Ho Finance Building	\$32-\$35
Siu On Centre	\$37.00
Sun Hung Kai Ctr.	\$65-\$80
Sunlight Tower	\$47-\$48
Sunshine Plaza	Full
Tai Tung Building	\$43-\$45
Tai Yau Building	\$43-\$45
Tai Yip Building	\$34.00
Tesbury Centre	Full
The Broadway	Full
The Hennessy	\$38-\$44
The Phoenix	\$38.00
The Sun's Group	\$35.00
Tien Chu Comm.	Full
Times Media Ctr.	\$30.00
Tung Chiu Comm.	\$31-\$34
Tung Wai Comm.	Full
W Square	\$38-\$47
Wanchai Central Building	Full
Wu Chung House	Full
Yam Tze Comm. Building	\$28.00
YF Life Tower	\$60.00
Yue Xiu Building	Full

Causeway Bay

68 Yee Wo Street	\$48.00
Bartlock Centre	\$38.00
Capitol Centre	\$38.00
Causeway Bay Plaza	\$38-45
China Taiping Tower	\$45-\$50
Chinachem Leighton	\$33-\$34
Chinaweal Centre	\$34.50
Chubb Tower	\$47-\$55
Cofco Tower	\$56-58
East Exchange Twr.	\$40.00
East Point Centre	Full
Guangdong Tours Ctr	Full
Hang Lung Centre	\$60-65
Honest Building	\$36-\$38
Hysan Place	\$125.00
Island Beverley	Full
Jardine Centre	\$40.00+
Lee Garden Five	Full
Lee Garden One	\$90-\$95
Lee Garden Six	\$53.00

Lee Garden Three	\$95.00
Lee Garden Two	Full
Leighton Centre	\$52-\$53
Lippo Leighton Tower	\$37.00
One Hysan Avenue	\$56
Plaza 2000	\$50.00
Sino Plaza	\$48-\$56
Siu On Plaza	\$35.00
Soundwill Plaza - Midtown II	\$48-\$53
Soundwill Plaza I	\$53-59
The Goldmark	\$45.00
Times Square 1 & 2	\$64-74
Tower 535	\$86-\$90
World Trade Centre	\$66-\$68
Zoroastrian Building	\$36.00

Fortress Hill / North Point

101 Kings Road	\$35.00
148 Electric Road	\$32-\$38
18 King Wah Road	\$63-78
88 Hing Fat Street	\$35.00
AIA Tower	\$65
AT Tower	\$28.00
China United Centre	Full
Citicorp Centre	\$38.00
Hang Seng North Point	\$23-\$28
Harbour East	\$60.00
Island Place Tower	Full
Java Road 108	\$27.00
Jupiter Tower	\$27-\$29
K. Wah Centre	\$33.00+
King's Comm. Ctr.	\$27.60
Kingsfield Centre	\$24.00
Kodak House II	\$26.00
KP Tower	\$34.00
Kwai Hung Holdings	\$28.00
Lee & Man Commercial	\$38-\$45
Loong Wan Bldg.	\$24.00
North Pt. Asia Pac	\$25-\$35
Olympia Plaza	\$30-\$33
Park Comm. Building	\$35.00
Parkview Centre	Full
Sea View Estates	\$23-\$24
Two Chinachem Exchange Sq.	\$22-\$24
Union Park Tower	\$35.00

Quarry Bay / Others

1001 King's Road	\$55-\$58
1063 King's Road	Full
625 King's Road	\$38-\$45
633 King's Road	\$38-\$40
Berkshire House	\$50-\$55
Cambridge House	\$55.00
Chinachem Exchange Square	\$29.00
Cityplaza 1 - 4	\$54-\$60
Devon House	\$55-\$58
Dorset House	\$49.00+
E-Trade Plaza	Full
K11 Atelier King's Road	\$60.00
Kerry Centre	Full
Lancashire Centre	\$18-\$20
Lincoln House	Full
Marina House	\$19-\$21
One Island East	Full
One Taikoo Place	Full
Oxford House	\$56.00
PCCW Tower	\$53.00
Prosperity Millennia	\$29-34
Technology Plaza	Full

Island South

41 Heung Yip Road	\$26.00
AXA Southside	Full
Casey Aberdeen Hs.	\$21-36
Cyberport 1, 2 & 3	\$30.00
Genesis	\$21-26
Global Trade Square	Full
One Island South	\$30-35
South Island Place	\$40.00
The Factory	\$20.00
The HUB	\$20-21
Vertical Square	\$27-\$34
Yan's Tower	\$17.50+

All rents quoted are asking rental rates and subject to change without prior notice

Kowloon / New Territories Asking Rates

December 2019

Tsim Sha Tsui

10 Knutsford	\$28.00
17-19 Ashley Road	Full
26 Nathan Road	\$75-\$78
8 Observatory Road	\$46+
Ashley Nine	\$38.00
Auto Plaza	Full
Cameron Plaza	\$40.00
Carnarvon Plaza	\$43-\$46
China Hong Kong City	\$38-\$45
China Insurance Building	\$30.00
China Minmetals Tower	Full
Chinachem Cameron Ctr.	Full
Chinachem Golden Plaza	\$30-\$33
Concordia Plaza	\$40.00
Empire Centre	\$48.00
Energy Plaza	\$40.00
Everglory Centre	Full
Goldsland Building	\$28.00
Int'l Commerce Centre	\$92-\$102
K-11 Atelier	\$100-\$105
Lippo Sun Plaza	\$38.00
Mira Place Tower A	\$58-\$65
Mirror Tower	\$35+
Multifield Plaza	\$30-\$32
New East Ocean Centre	\$33.00
New Mandarin Plaza	Full
Ocean Centre	\$43-\$44
One Peking	\$85-\$90
Silvercord Tower 1 & 2	Full
South Seas Centre T1&2	\$30-\$32
Star House	\$32.00+
The Cameron	\$51.00
The Gateway Tower1 & 2	\$48-\$54
The Gateway - Sun Life	\$53-\$75
The Gateway - Pru Twr	\$49-\$62
The Gateway II Twr 6	\$55-\$72
Tsim Sha Tsui Centre	\$48-\$50
Wharf T&T Centre	\$34.00
Winfield Commercial Building	\$35.00
Wing On Plaza	\$39-\$40
World Commerce Centre	Full
World Finance Centre	\$43-\$44
Yes & Right House	Full

Mongkok / Jordan

168 Sai Yeung Choi Street	\$34.00
Austin Plaza	\$29.00
Golden Era Plaza	\$43.00
Grand Century Place Twrs	\$48
Grand Plaza One & Two	\$45-\$50
Hang Seng Mongkok Building	\$43.00
Hollywood Plaza	\$36-\$40
HSH Kowloon Centre	Full
Hon Kwok Jordan Centre	\$30-\$31
Kowloon Building	\$36.00
Langham Place	\$58-\$60
Multifield Centre	\$28-\$29
New Kowloon Plaza	\$22-\$23
Ocean Building	\$28.00
Omega Plaza	\$28.00
One Mongkok Comm. Ctr.	\$28-\$29
Pioneer Centre	\$36-\$48
Prince Edwd Lamma Ctr	\$35-\$38
Righteous Centre	\$36.00
Sino Centre	\$33.00
Skyway House	\$19.00
Wai Fung Plaza	Full
Wing On Kowloon Centre	\$42.00

Hung Hom

Cheung Kei Centre	\$52-\$60
One & Two Harbourfront	\$34-\$38
Peninsula Square	Full
The Metropolis Tower	\$37-\$42

Kowloon Bay

Billion Centre	\$25.00+
Chevalier Commercial Ctr.	\$22.00+
Enterprise Square Five	\$30.00
Enterprise Square Three	Full
Enterprise Square T1-3	Full
Enterprise Square Two	Full
Exchange Tower	\$28-\$30
FTLife Tower	\$35-\$38
Goldin Financial Centre	\$29-\$35
Harbourside HQ	\$23.00+
Kingston Int'l Centre	\$30-\$32
KITEC	\$20-\$23
Manhattan Place	\$33-\$34
One Kowloon	\$30.00
Skyline Tower	\$22.00+

Kwun Tong

133 Wai Yip Street	\$25-\$29
52 Hung To Road	\$19-\$20
78 Hung To Road	\$24.00
9 Chong Yip Street	\$23.00
Ala Kowloon Tower	\$34-\$36
Apec Plaza	\$20-\$23
AXA Twr Landmark East	\$33-\$35
C-Bons Int'l Centre	\$30-\$35
Crocodile Centre	\$33.00
EGL Tower	Full
Elite Centre	Full
Fullerton Centre	\$17.00+
Fun Tower	Full
Futura Plaza	\$23-\$25
Gravity	\$20-\$32
Infotech Centre	\$21.00
International Trade Ctr.	\$40-\$47
Kin Sang Comm Centre	Full
King Palace Plaza	\$25.00
KOHO	Full
Kwun Tong Harbour Pl.	\$16.00+
Legend Tower	\$34-\$38
Lu Plaza	\$22-\$23
Manulife Financial Ctr	\$32-\$37
MG Tower	Full
Millennium City Stan Ch	\$34.00
Millennium City 1 - T1	\$31-\$34
Millennium City 2	\$27-\$30
Millennium City 3	Full
Millennium City 5 - BEA	\$42-\$49
Millennium City 6	\$35
Nanyang Plaza	\$18.00+
NEO	\$35-\$40
One Harbour Square	\$28-\$30
One Pacific Centre	\$30-\$32
Paul Y Centre	\$23.00+
Pioneer Place	Full
Prosperity Centre	\$18-\$20
Prosperity Place	\$20-\$24
Remington Centre	\$17.00+
SML Tower	\$20-\$23
TG Place	Full
The Quayside	\$38-\$40
Two Harbour Square	\$30
TY Wider	\$25.00
Westin Centre	\$17.00+
Westley Square	\$18-\$19

Cheung Sha Wan

9 Wing Hong Street	\$23-\$29
909 Cheung Sha Wan Rd	\$33-\$36
CEO Tower	\$30.00

Cheung Sha Wan Plaza	\$24-\$25
China Shipping Tower	Full
Clifford Centre	\$24.00+
Edward Wong Tower	\$23.00+
Ford Glory Plaza	\$23.00
Global Gateway Tower	Full
Laws Commercial Plaza	\$22.00
Peninsula Tower	\$21.50+
Saxon Tower	\$25-\$27
Times Tower (Kowloon)	\$19.00+
Tins Enterprise Centre	\$17-\$20
Trade Square	\$19.00+
Trendy Centre	\$17-\$22

Kwai Chung / Tsuen Wan

CDW Building	\$28.00
Citic Telecom Tower	\$15.00
Ever Gain Plaza	\$18.50
Grand City Plaza	\$25.00
KC100	\$28.00
KOLOUR	\$37.00
Kowloon Commerce Ctr	\$34-\$36
Manhattan Centre	\$20.00
Metropolaza Tower 1 & 2	\$34-\$40
Millennium Trade Centre	\$26.00+
Nina Tower	\$22.00
The Octagon	\$18-\$21

Shatin

Delta House	\$20.00
Grand Central Plaza Twrs	\$35.00
Metropole Square	\$20.00+
Shatin Galleria	\$18.00

Others

AIA Financial Centre	\$27-\$28
Port 33	\$22-\$24
Stelux	\$18-\$20
Landmark North	\$28-\$30

All rents quoted are asking rental rates and subject to change without prior notice

Finding Office Space For You, With You

www.corporatelocations.com.hk

Contact



Eddie Chan
Director

T +852 3752 3031
echan@corporatelocations.com

