

# Office Market Update

## Hong Kong

### Demand Mainland financial institutions continue to boost demand

The office leasing market has remained strong through 2018, with continued expansion of financial institutions from mainland China being the main driving force and during the first half of 2018 PRC businesses committed to over 300,000 sq ft of space.

It is noteworthy that 80% of this space was taken up in the prime financial district supporting the top Grade A rates. The co-working space operators have been particularly active including Campfire, Ucommune, KR space and The Executive Centre.

Demand is also coming from the new economy involved with cryptocurrencies, blockchain and insurtech. Banks continue to be active in Kwun Tong specifically HSBC (Mapletree Bay Point), DBS (Two Harbour Square) and Goldman Sachs (Lee Garden Three).

#### The largest office leasing deals are taking place outside the prime financial district

Generally, demand has been strong but high rental rates have stifled growth. Many companies have decided to make do with what they have, involving a re-configuration of their current space to accommodate additional staff but others have decided that was not possible, so moved to more cost effective locations that still offer high quality space but in less fashionable locations.

### Summary of Notable Leasing Transactions in 2018

Tenant	Building	District	Floor Area sq ft
<b>Hong Kong Island</b>			
Bitmex	Cheung Kong Center	Central	20,000
The Executive Centre	Prosperity Tower	Central	20,000
Guotai Junan	Man Yee Building	Central	11,000
Tian Fung Securities	Nexus Building	Central	10,000
KR Space	One Hennessy	Wan Chai	83,000
Shanghai Pudong Bank	One Hennessy	Wan Chai	98,500
ICAP	One Hennessy	Wan Chai	24,500
AIA	Hopewell Centre	Wan Chai	76,750
ANX International	Lee Garden One	Causeway Bay	33,000
Goldman Sachs	Lee Garden Three	Causeway Bay	125,500
KR Space	Times Square	Causeway Bay	32,000
The Great Room	One Taikoo Place	Island East	20,700
KPMG	South Island Place	Wong Chuk Hang	150,000
<b>Kowloon / NT</b>			
Kelly Services	The Gateway	Tsim Sha Tsui	17,300
Ucommune	Grand Century Plaza	Mong Kok	22,200
DBS Bank	Two Harbour Square	Kwun Tong	197,000
Campfire	Harbourfront Landmark	Kwun Tong	77,000
Starbucks	Millenium City 5- BEA	Kwun Tong	35,000
HSBC	Mapletree Bay Point	Kwun Tong	72,000
GIA HK Laboratory	Goldin Financial Global Ctr	Kowloon Bay	34,000
Construction Inds. Council	Enterprise Square	Kowloon Bay	35,000
Urban Renewal Authority	Cheung Sha Wan Plaza	Cheung Sha Wan	26,000
The Lands Department	CDW Building	Tsuen Wan	100,000

#### Disclaimer

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The lack of new supply has been a significant factor in driving up rents for some while and is a serious concern for all businesses planning for further growth and possibly impeding expansion. In 1999 the general vacancy rate for Grade A stock was 11.9% and by 2018 it is down 4.2% However, the situation is even worse in the 4 core market locations (Central, Wanchai, Hong Kong East and Tsim Sha Tsui) where the vacancy rate is now down to a meager 1.6%.

Of the 2.12 million sq ft of new Hong Kong Island supply over 2018/19, only 800,000 sq ft remains available, after a very healthy pre-leasing of new developments, and much of that space is now under negotiation. One Taikoo Place is now 100% occupied. One Island East only has around 10,000 sq ft vacant and South Island Place at Wong Chuk Hang has 80% leased out or under offer. Supply will dwindle

further with the imminent redevelopment of Hutchison House and AIA Building.

**CBD 2 - Kowloon East guaranteed success as vast majority of new supply in this area is coming here**

The vacancy rate in Kowloon East fell from 12% to 10% this year due to the strong take-up of newly developed buildings such as Mapletree Bay Point (over 60% preleased) and Two Harbourfront Square. The net take up in this district totalled approximately 720,000 sq ft. It seems that CBD 2 in Kowloon East is almost guaranteed to be a success because there are very few alternatives elsewhere for new space.

It is poignant to note that over the next 10 years around 20 million sq ft of space could be delivered from future government land sales

and the vast majority of that space (some approx 15 million sq ft) will be in Kowloon and only 5 million sq ft will be on Hong Kong Island.

**Wong Chuk Hang emerging a good alternative location for cost conscious tenants**

For the moment, a good alternative leasing location is Wong Chuk Hang in Island South as it is only two MTR stations away from Admiralty. This location has been emerging as a commercial district since 2011, from being a major industrial district and is slowly becoming a new office submarket, as landlords gradually convert industrial buildings into office use. The lack of amenities including F & B venues, retail and services like ATMs has been a concern but the upcoming 3.8M sq ft mixed use scheme on top of Wong Chuk Hang MTR station should definitely improve facilities.



**FTLife Tower**  
18 Sheung Yuet Road, Kowloon Bay



**Goldin Financial Global Centre**  
17 Kai Cheung Road, Kowloon Bay



**Kingston International Centre**  
19 Wang Chiu Road, Kowloon Bay

Rentals **Escalating prime rental rates a concern for most businesses**

Escalating prime rental rates has been a concern for most businesses in Hong Kong for quite some while but for the past 3 years alone, rents in Central have been increasing at a rate of 9.5% per annum, making Hong Kong the most expensive location in terms of occupation costs in the Asia Pacific region. Occupancy costs here are 55% higher than Singapore and 79% higher than Shanghai and a staggering 145% higher than Sydney.

**High rental rates only affordable for a select few but lack of alternatives also makes relocation for existing tenants difficult for many.**

Prime office rates hit a record level of HK\$225.00 per sq ft this quarter when Cheung Kong Center leased over 20,000 sq ft of space to American Bitcoin exchange platform Bitmex. The previous record was held by Two

International Financial Centre, when it leased space at HK\$210.00 back in 2011. There are only a select few who can afford these high rates and they are still led by mainland financial institutions

Average net effective rates in each district are as follows in terms of HK\$ based on net floor area with vacancy rates adjacent.

Location	Average Net Effective Rent	Vacancy Rate
Central / Admiralty	\$136.00	1.9%
Wan Chai / Causeway Bay	\$77.00	2.1%
North Point / Island East	\$53.00	2.4%
Tsim Sha Tsui	\$62.00	1.6%
Kowloon East	\$36.00	10.3%

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**DEMAND**

**Decentralization to continue**

We predict that more businesses will need to consider decentralized office locations in order to satisfy their specific needs in terms of size and budget. For those still reluctant to move across the Harbour from Hong Kong Island to Kowloon, Wong Chuk Hang could be a location to consider.

**Wong Chuk Hang is an excellent location to consider.**

However, the bulk of new supply is planned for Kowloon, so large space uses may have no other choice. Prime office users may also need to be more flexible in terms of location they consider, in order to secure the quality they require at an affordable rate. We expect the annual take up to increase to around 2 Million sq ft on average from 2018 to 2022 which is an increase of 130% from the previous 5 years.

**SUPPLY**

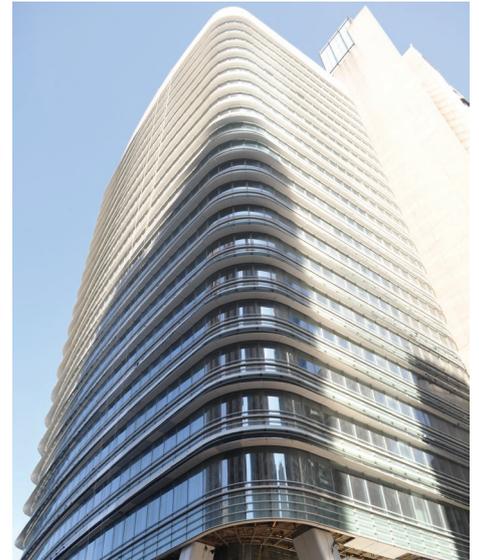
**Beware of 2020**

It is expected that supply will increase by 2.5 million sq ft per annum between 2018 and 2022 which is an increase of 76% from the average over the previous 5 years. However, as mentioned above most of this space will be coming on stream in Kowloon. The exception to these figures is 2020 when it is expected that just 240,000 sq ft will be coming on stream.

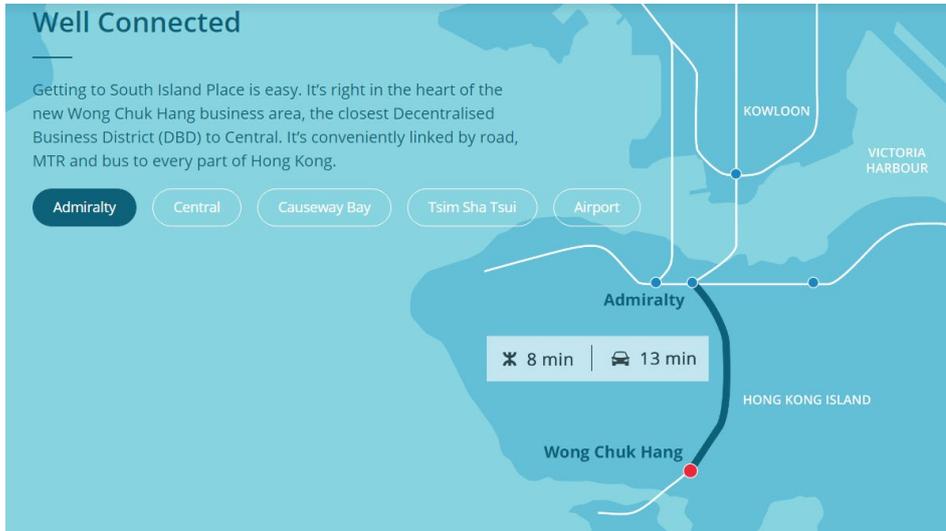
**RENTS**

**More pain ahead with rental growth for at least another 3 years**

We anticipate rental rates will have advanced by around 8% for the whole of 2018 and despite an increase in supply next year and in 2021 (with 2020 being the exception) we foresee rates firming by a further 9% for the following 18 months.



**18 King Wah Road**  
Northpoint / Fortress Hill



**South Island Place**  
Wong Chuk Hang

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**One Hennessy**  
1 Hennessy Road

# Hong Kong Island Asking Rates

November 2018

## Sheung Wan / Central West

1 Des Voeux Road West	\$25 - 35
118 Connaught Road	\$26 - 40
135 Bonham St. Trade	\$28 - \$30
181 Queens Road C.	\$65
235 Wing Lok St Trade	\$26
238 Des Voeux Road C	Full
299 Queen's Road C.	\$33
69 Jervois Street	\$35 - 37
Bangkok Bank Bldg. S.	\$29 - \$30
Bonham Circus	\$50 - 55
Bonham Trade Centre	\$31 - \$33
CS Tower	\$35
Centre Mark II	\$33
Chao's Building	\$28
China Merchants Building	\$65 - 69
Chu Kong Ship'g Tower	Full
Connaught Harbourfront	\$31 - 34
Cosco Tower	Full
Dawning House	\$36 - 37
E168	37
Far East Consortium Bldg	Full
Fu Fai Commercial Ctr.	35
FWD Financial Ctr	\$58-\$65
Golden Centre	\$62-\$64
Guangdong Finance Bldg.	Full
Guangdong Invest Bldg	Full
Hing Yip Comm. Ctr.	Full
Hollywood Centre	\$27
Hong Kong Plaza	\$28
Infinitus Plaza	Full
Ka Wah Bank Centre	\$35
Kai Tak Commercial B.	\$35 - \$38
Kingdom Power Comm.	\$27.5
Li Po Chun Chambers	Full
Nam Wo Hong Building	Full
Nan Fung Tower	Full
Ovest	\$36 - \$39
Pacific Plaza (Sai Wan)	\$23
Shun Kwong Comm.	Full
Shun Tak Centre West	Full
So Hong Commercial	Full
Teda Building	Full
Tern Centre 1 & 2	Full
The L. Plaza	\$32 - 35
The Pemberton	\$42
The Wellington	Full
West Exchange Tower	Full
Wing On Centre	\$60
Wing On Cheong B.	Full
Workington Tower	\$26 - 27
Wui Tat Centre	Full
Yardley Commal Bldg	Full

## Central / Admiralty

1 Duddell Street	\$79
100 Queen's Road C.	\$90 - 95
128 Wellington Street	Full
33 Des Voeux Rd. C.	Full
8 Lyndhurst Terrace	\$70 - 78
8 Queen's Road Central	Full
8 Wyndham Street	\$78
9 Queen's Road Central	Full
Abdoolally House	Full
Admiralty Centre 1 & 2	\$48
Agricultural Bank of China	Full
AIA Central	\$165+
Alexandra House	\$155+
Asia Standard Building	\$50 - \$55
Bank of America Twr.	\$100+
Bank of China Tower	\$120 - 145
Baskerville House	\$79
Beautiful Group Tower	\$49 - 52
BOC Group Life Ass.	\$40
CCB Tower	Full
Central 88	\$57
Central Building	Full
Central Tower	\$128
Century Square	\$61
Chater House	\$200
Cheung Kong Center	\$180 - 225
China Building	\$100+
China Insurance Group	Full

Chinachem Central 1&2	Full
Chinachem Hollywood	Full
Chinachem Tower	\$41
CTIC Tower	\$90
Chiyu Bank Building	Full
Chuang's Tower	\$59 - 66
Club Lusitano Building	\$80
Crawford House	\$82
Dah Sing Life Building	\$32
Edinburgh Tower	\$150
Emperor Commercial Centre	\$58+
Entertainment Building	\$95 - 98
Euro Trade Centre	\$66
Fairmont House	Full
Far East Finance Centre	\$105+
Fung House	\$53
Generali Tower	\$75
Gloucester Tower	\$145
Henley Building	\$110+
Hip Shing Hong Centre	Full
Hong Kong Diamond Ex. Centre	Full
Hong Kong Trade Centre	\$36
Hoseinee House	\$35
Jardine House	Full
Kailey Tower	\$43.5
Kinwick Centre	\$45
Lee Kum Kee Central	\$50
LHT Tower	Full
Li Dong Building	\$43
Lippo Centre	\$55 - \$72
LKF 29 (Onfem Tower)	\$46 - 47
Lucky Building	\$45
Lyndhurst Tower	Full
Man Yee Building	\$125+
Manning House	Full
New Henry House	Full
New World Tower 1 & 2	\$95
New York House	Full
Nexus Building	\$93
One/ Two Exchange Square	\$190+
Three Exchange Square	\$185
One / Two IFC	\$200 - 230
On Hing Building	\$46
Pacific House	\$70
Pacific Place Twr. 1&2	\$150+
Pacific Place - Three	125
Parker House	\$68 - 69
Prince's Building	Full
Printing House	\$74 - 82
Prosperity Tower	\$90 - 94
Prosperous Building	\$55
Regent Centre	Full
Ruttonjee Centre	\$85
Shanghai Com Bank	\$120
Shun Ho Tower	\$40
Silver Fortune Plaza	Full
Somptueux Central	Full
Southland Building	Full
St Georges Building	135
St John's Building	Full
Tai Sang Bank Bldg.	\$32 - 33
The Center	\$80 - \$98
The Centrium	\$50 - \$62
The Chinese Bank B.	Full
The Hong Kg Club B.	Full
The L. Place	\$64
The Plaza LKF	\$41
The Workstation	\$38 - \$43
Three Garden Road	145
Two Chinachem Plaza	Full
Unicorn Trade Centre	\$38-\$42
Universal Trade Centre	\$36-38
United Centre	\$50
V. Huen Building	Full
V. Plus Building	\$32 - 45
Wellington Place	\$75
Wheelock House	\$118
Wilson House	\$44
Wing On House	Full
Winsome House	\$41
Winway Building	\$52
World Wide House	\$89 - \$96
Wyndham Place	\$45+
York House	\$170

## Wan Chai

235-239 Hennessy	\$26+
28 Hennessy Road	Full
3 Lockhart Road	\$47
80 Gloucester Road	Full
83 Wanchai Road	Full
88 Gloucester Road	\$45 - 46
88 Lockhart Road	\$40
Allied Kajima Bldg.	\$56
BEA Harbour View	Full
Beverly House	\$27 - \$30

CC Wu Building	\$35
Caltex House	\$30
Capital Centre	\$40 - 42
Central Plaza	\$75 - 90
Centre Point	\$37 - 39
China Evergrande	\$55+
China Hong Kong Twr	\$32 - 34
China Online Centre	\$34 - 42
China Overseas B.	\$49 - 52
China Resources B.	\$70 - 84
Chinachem Century	Full
Chinachem Johnston	Full
Chuang's Enterprise	\$40
Chung Nam Building	Full
CKK Commercial Ctr.	\$27 - 28
CLI Building	Full
CNT Tower	\$28
Convention Plaza Twr	\$92
Dominion Centre	\$32
East Town Building	\$31 - 33
Effectual Building	Full
EIB Tower	\$32
Emperor Group Ctr.	\$45
Everbright Centre	\$68
Fortis Tower	\$45
Great Eagle Centre	Full
Guardian House	\$39
Harbour Centre	\$82
Harcourt House	\$45 - 53
Hopewell Centre	\$60+
iHome Centre	\$32 - 35
Josim Place	\$30.5
Jubilee Centre	\$44
Keen Hung Comm.	\$36
Kiu Yin Comm.	\$26 - 27
Lockhart Centre	Full
Lucky Centre	\$30+
Luk Kwok Centre	\$65 - 68
Mass Mutual Tower	\$55
Methodist House	\$28 - \$30
Neich Tower	\$41
One Capital Place	\$28+
One Hennessy	\$100
Overseas Trust Bank	Full
Pico Tower	Full
Queen's Centre	Full
Sang Woo Building	\$33 - \$38
Shanghai Inds Inv. B.	\$34
Shui On Centre	\$58 - \$65
Sing Ho Finance B.	\$32
Siu On Centre	\$36+
Sun Hung Kai Ctr.	\$85
Sunlight Tower	\$48
Sunshine Plaza	Full
Tai Tung Building	\$41+
Tai Yau Building	\$40 - \$42
Tai Yip Building	\$33 - \$35
Tesbury Centre	Full
The Hennessy	\$38-\$40
The Phoenix	Full
The Sun's Group	\$39
Tien Chu Comm.	\$32-35
Times Media Ctr.	\$32
Tung Chiu Comm.	Full
Tung Wai Comm.	Full
W Square	\$44.7
Wanchai Central B.	\$28
Wu Chung House	\$38
Yam Tze Comm. B.	\$24
Yue Xiu Building	Full

## Causeway Bay

68 Yee Wo Street	Full
Bartlock Centre	Full
Capitol Centre	\$38 - 40
Causeway Bay Plaza	\$41 - 44
China Taiping Tower	Full
Chinachem Leighton	Full
Chinaweal Centre	\$35.75
Chubb Tower	\$60
Cigna Tower	\$34 - 36
Cofco Tower	\$55 - 58
East Exchange Twr.	Full
East Point Centre	Full
Eton Tower	Full
Guangdong Tours Ctr	Full
Hang Lung Centre	\$65 - 70
Honest Building	\$35
Hysan Place	\$105
Island Beverley	Full
Jardine Centre	\$40
Lee Gardens One	\$84
Lee Gardens Five	\$70
Lee Gardens Six	\$52
Lee Garden Three	\$85
Lee Garden Two	\$74

Leighton Centre	\$48 - 50
Lippo Leighton Tower	\$40
One Hysan Avenue	\$50 - 52
Plaza 2000	\$55
Sino Plaza	\$57+
Soundwill Plaza - Midtown II	\$48
Soundwill Plaza I	\$53 - 59
The Goldmark	\$45
Times Square 1 & 2	\$72 - 82
Tower 535	\$60
World Trade Centre	\$68
Zoroastrian Building	\$36

## Fortress Hill / North Point

101 Kings Road	\$32 - \$35
148 Electric Road	\$38
@Convoy	\$36 - \$48
18 King Wah Road	\$65 - 81
88 Hing Fat Street	\$35 - 37
AIA Tower	\$54 - 58
AT Tower	Full
China United Centre	Full
Italicorp Centre	\$32 - 40
Island Place Tower	Full
Java Road 108	\$25
Jupiter Tower	\$25
K. Wah Centre	\$34
King's Comm. Centre	Full
Kingsfield Centre	Full
Kodak House II	Full
KP Tower	Full
Kwai Hung Hold'gs	\$28
Loong Wan Bldg.	\$24
North Pt. Asia Pac	\$28 - 31
Olympia Plaza	\$28 - 26
Park Comm. Bldg.	\$33
Parkview Centre	\$27
Sea View Estates	Full
Two Chinachem Exchange Sq.	\$21 - 23
Union Park Tower	\$33

## Quarry Bay / Others

1063 King's Road	\$42 - 45
625 King's Road	\$37 - 38
633 King's Road	\$38
AIA Hong Kong Tower	Full
Berkshire House	\$48
Cambridge House	\$50+
Chinachem Ex. Sq.	\$27 - 28
Cityplaza 1 - 4	\$50
Devon House	\$49
Dorset House	\$55
E-Trade Plaza	\$21
Kerry Centre	Full
Kornhill Plaza	Full
Lancashire Centre	\$20
Lincoln House	\$50
Marina House	\$19 - 21
One Island East	\$68 - 70
One Taikoo Place	Full
Oxford House	\$49 - 50
PCCW Tower	Full
Prosperity Millennia	\$29 - 38
Technology Plaza	\$24.5

## Wang Chuk Hang

41 Heung Yip Road	\$26
AXA Southside	\$35 - 38
Casey Aberdeen Hs.	\$21 - 30
Cyberport 1, 2 & 3	\$30
Genesis	\$23
Global Trade Square	\$20
One Island South	\$32
South Island Place	\$33 - 40
Southmark	\$21.5
The Factory	\$18.5
The HUB	\$22 - 25
Vertical Square	Full

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

# Kowloon / New Territories Asking Rates

November 2018

## Tsim Sha Tsui

10 Knutsford	Full
17-19 Ashley Road	Full
26 Nathan Road	\$68
33 Cameron Road	\$40
8 Observatory Road	\$48
Ashley Nine	Full
Auto Plaza	Full
Cameron Plaza	\$38
Carnarvon Plaza	\$46 - 48
China Hong Kong City	\$35 - 40
China Insurance Building	\$27
China Minmetals Tower	\$43 - 46
Chinachem Cameron Ctr.	\$35
Chinachem Golden Plaza	\$29 - 32
Concordia Plaza	\$38 +
Empire Centre	\$45 - 47
Energy Plaza	\$42 - 45
Everglory Centre	\$25
Goldstrand Building	Full
Int'l Commerce Centre	\$100+
K-11 Atelier	\$100 - 110
Lippo Sun Plaza	\$45 - 48
Mira Place Tower A	\$54 - 60
Mirror Tower	\$25 - 34
Multifield Plaza	\$27 - 30
New East Ocean Centre	Full
New Mandarin Plaza	\$35 - 40
Ocean Centre	\$42 - 50
One Peking	Full
Silvercord Tower 1 & 2	\$44 - 50
South Seas Centre T1&2	\$33
Star House	\$29+
The Gateway Tower1 & 2	\$47 - 62
The Gateway - Sun Life	\$73
The Gateway - Pru Twr	\$65 - 68
The Gateway II Twr 6	\$52 - 60
The Peninsula H Off Twr	Full
Tsim Sha Tsui Centre	\$45+
Wharf T&T Centre	Full
Winfield Commercial Bldg	\$35
Wing On Plaza	\$45
World Commerce Centre	Full
World Finance Centre	\$42 - 48
Yes & Right House	\$27

## Mongkok / Jordan

168 Sai Yeung Choi Street	\$36
Austin Plaza	\$27 - 32
Gala Place	\$32 - 40
Golden Era Plaza	\$39
Grand Century Place Towers	\$46 - \$49
Grand Plaza One & Two	\$43 - \$50
Hang Seng Mongkok Building	\$44
Hollywood Plaza	Full
HSH Kowloon Centre	\$33.5
Hon Kwok Jordan Centre	Full
Kowloon Building	\$35 - 36
Langham Place	Full
Multifield Centre	\$24 - 26
New Kowloon Plaza	\$20
Ocean Building	Full
Omega Plaza	\$25 - 27
One Mongkok Comm. Centre	\$28
Pioneer Centre	\$42 - 45
Prince Edward Lamma Centre	Full
Righteous Centre	\$32
Sino Centre	Full
Skyway House	\$22
Wai Fung Plaza	Full
Wing On Kowloon Centre	\$34 - 38

## Hung Hom

Cheung Kei Centre	\$43-52
Harbourfront Landmark	Full
One & Two Harbourfront	\$34-37
Peninsula Square	Full
The Metropolis Tower	\$36-\$42

## Kowloon Bay

Billion Centre	\$20
Chevalier Commercial Ctr.	\$22
Enterprise Square Five	\$30
Enterprise Square Three	\$42
Enterprise Square T1-3	Full
Enterprise Square Two	Full
Exchange Tower	\$29 - 35
FTLife Tower	\$33 - 45
Goldin Financial Centre	\$33 - 45
Kingston Int'l Centre	\$35 - 38
KITEC	\$22 - 24
Manhattan Place	\$33 - 35
OCTA Tower	\$23 - 27
One Kowloon	Full
Skyline Tower	\$25 - 29

## Kwun Tong

133 Wai Yip Street	\$25 - 28
78 Hung To Road	\$21 - 25
9 Chong Yip Street	\$22 - 24
ALA Kowloon Tower	\$34 - 37
Apec Plaza	\$19 - 22
AXA Twr Landmark East	\$33
Bamboos Centre	\$20
C-Bons Int'l Centre	\$32
Crocodile Centre	\$35
EGL Tower	Full
Elite Centre	Full
Fullerton Centre	\$16+
Fun Tower	Full
Futura Plaza	\$23
Gravity	\$20 - 34
Infotech Centre	\$18+
Kin Sang Comm Centre	Full
King Palace Plaza	Full
KOHO	Full
Kwun Tong Harbour Pl.	\$19.5
Kwun Tong View	\$32
Legend Tower	Full
Lu Plaza	\$19 - 21
Manulife Financial Ctr	\$30+
Mapletree Bay Point	\$30 - 40
MG Tower	Full
Millennium City Stan Ch	\$35
Millennium City 1 - T1	\$30 - 35
Millennium City 2	\$27 - 29
Millennium City 3	Full
Millennium City 5 - BEA	\$42 - 43
Millennium City 6	\$36 - 38
Nanyang Plaza	\$19+
One Harbour Square	Full
One Pacific Centre	\$29 - 30
Paul Y Centre	\$22 - 24
Pioneer Place	Full
Prosperity Centre	\$18.50+
Prosperity Place	Full
Remington Centre	\$17+
Sitory Tower	Full
TG Place	\$31 - 34
The Rays	\$20
Two Harbour Square	\$28 - 30
TY Wider	\$25
Westin Centre	\$16+
Westley Square	\$18

## Cheung Sha Wan

9 Wing Hong Street	\$19 - 22
909 Cheung Sha Wan Rd	\$33 - 36
CEO Tower	Full

Cheung Sha Wan Plaza	\$23 - 27
China Shipping Tower	Full
Clifford Centre	\$24
Edward Wong Tower	\$23+
Excel Centre	Full
Ford Glory Plaza	Full
Global Gateway Tower	\$25+
Grandion Plaza	Full
Kings Tower	Full
Laws Commercial Plaza	\$24 - 26
Peninsula Tower	\$22.50+
Saxon Tower	\$25 - 32
Times Tower (Kowloon)	\$17.50+
Tins Enterprise Centre	\$16 - 18
Trade Square	\$19+
Trendy Centre	\$18 - 23
Kwai Chung / Tsuen Wan	
CDW Building	\$17 - 25
Citic Telecom Tower	Full
Ever Gain Plaza	\$18.50
Grand City Plaza	\$25
KC100	\$28
KOLOUR	\$34+
Kowloon Commerce Ctr	\$32 - 35
Manhattan Centre	\$20
Metroplaza Tower 1 & 2	\$34 - 40
Millennium Trade Centre	\$26+
Nina Tower	\$22
The Octagon	\$18 - 21

## Shatin

Delta House	\$20+
Grand Central Plaza Twrs	\$35+
Metropole Square	\$25+
Shatin Galleria	\$18 - 19

## Others

AIA Financial Centre	\$27
Port 33	\$32 - 24
Stelux	\$18 - 22
Landmark North	\$26 - 28

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# Finding Office Space For You, With You

[www.corporatelocations.com.hk](http://www.corporatelocations.com.hk)

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