

July 2012

**CORPORATE
LOCATIONS**

The Office

A review of the Hong Kong office market

Inside

Top 38
Leasing Options

Full Rental Guide

Special Feature
on Fitted Offices

Visit our new website:



www.corporatelocations.com.hk

The information in this publication should be regarded as a general guide only. Whilst every effort has been made to take care in its preparation, no representation is made or responsibility accepted for its accuracy.

SUPPLY

Only limited stock available in economy range

As is often the case the largest amount of supply can be found in the most expensive buildings, but even their rates are becoming more competitive compared with last year. There are large tranches of space being freed up in established buildings in many districts, particularly in Central, as a result of major relocations and this will definitely improve tenant's choice when reviewing options. In Central, **Chater House** will have a significant amount of space coming available after The Hong Kong Securities and Futures Commission move to Cheung Kong Center. Bayer is moving from **The Center** to Hopewell Centre and this will mean three floors coming available here. ICAP is also giving up a floor (22,000 sq ft) in The Center. In Admiralty, **Pacific Place** will have a good choice of space available once Intel complete their move to Central Plaza. In Wan Chai, Sun Life is giving up 2 whole floors in **China Resources**

Building after they move to One Harbourfront in Hung Hom and there are also two floors coming available in **Harbour Centre** after Esquel relocate to Chai Wan.

In terms of new supply **Hysan Place** in Causeway Bay is probably one of the most important schemes to be completed on Hong Kong Island this year, providing some 237,000 sq ft of top quality office space. The specification is of the highest standard with raised flooring, 3.1m ceiling, efficient column free square floor plates with rear service core. The average floor size is 16,000 sq ft and boasts around 92% efficiency. **28 Hennessy Road** in Wan Chai is another important new scheme developed by Swire Properties and which is geared more towards medium-sized requirements with a floor plate of 4,900 sq ft lettable (4,200 sq ft Net). The development occupies a prominent corner site at the

junction with Johnston Road. Another smaller scheme, also by Swire Properties is **8 Queen's Road East**, but this development has all been pre-leased by a single occupier prior to completion scheduled for the end of 2012. The more important schemes to be completed in Kowloon recently are mainly in Kwun Tong and include **Elite Centre** (166,000 sq ft), **One Pacific Centre** (203,500 sq ft) and **King Palace Plaza** (228,000 sq ft).

For those companies looking for space in Central within a budget range of \$30 - \$50 per sq ft they will find the choices are limited particularly for the large space users and even in Wan Chai there is restricted stock available in this price bracket. Those companies with a healthy budget of between \$70 and \$95 per sq ft will have ample choice and the high end properties will always have space available for tenants willing to pay \$135 + per sq ft.



Hysan Place
500 Hennessy Road



28 Hennessy Road
Wan Chai



Elite Centre
22 Hung To Road, Kwun Tong



One Pacific Place
55 King Yip Street

New Developments

2012	Address	Size sq ft	Development	Expected Completion
Hysan Place	Causeway Bay	237,000	Hysan Development	Q2/2012
King Palace Plaza / 55 King Yip Street	Kwun Tong	228,000	Billion Development	Q2/2012
Elite Centre / 22 Hung To Road	Kwun Tong	166,000	Sun Hung Kai Properties	Q2/2012
28 Hennessy Road	Wan Chai	106,000	Swire Properties	Q3/2012
CCB Tower / 3 Connaught Road Central	Central	191,000	Lai Sun/China Construction	Q3/2012
8 Queen's Road East	Wan Chai	47,000	Swire Properties	Q4/2012
One Pacific Centre / 414 Kwun Tong Road	Kwun Tong	203,500	HK Pacific Investment	Q4/2012

2013	Address	Size sq ft	Development	Expected Completion
Kowloon Commercial Centre Tower B	Kwai Chung	420,000	Sun Hung Kai Properties	2013
181 Hoi Bun Road	Kwun Tong	262,000	Wong's Int / Sun Hung Kai Properties	2013
135-137 Hoi Bun Road	Kwun Tong	190,000	Sundart Int'l Holdings	2013
10 Shing Yip Street	Kwun Tong	210,000	Billion Development	2013
52-56 Tsun Yip Street	Kwun Tong	300,000	Billion Development	2013
6 Wang Kwong	Kowloon Bay	225,000	Billion Development	2013
10 Cheung Yue Street	Cheung Sha Wan	176,500	Billion Development	2013

Recommended Leasing Options

Sheung Wan / Central West



\$40 - \$54 psf

Cosco Tower

183 Queens Road Central
Units from 1,000 to 7,752 sq ft (G)



\$28 - \$38 psf

Nan Fung Tower

173 Des Voeux Road Central
Units from 1,000 - 9,135 sq ft (G)

Other Selective Options	Size sq ft	Rate
118 Connaught Road West	3,734	\$25
69 Jervois Street	1,000 - 3,976	\$18
Bonham Trade Centre	1,000 - 1,934	\$20
EIB Centre	1,394	\$20
Fu Fai Commercial Centre	1,000 - 2,470	\$21
ING Tower	1,000 - 3,000	\$30 - \$33
Kai Tak Commercial Building	1,262	\$20
Shun Kwong Commercial Building	1,643 - 4,000	\$16
Workington Tower	2,480	\$17
Yue Thai Commercial Building	1,550	\$30
Beautiful Group Tower	1,000 - 1,750	\$36

Central / Economy



\$28 psf

Wyndham Place

40 Wyndham Street
Unit size 3,480 sq ft (G) High floor



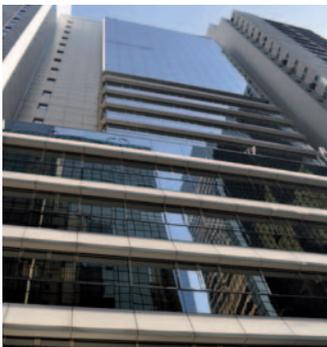
\$27 psf

Wilson House

19-27 Wyndham Street
Units from 1,000 - 2,359 sq ft

Other Selective Options	Size sq ft	Rate
122 QRC (ICBC Tower)	1,902 - 2,400	\$29
Li Dong Building	1,000 - 2,359	\$26
Lucky Building	1,368 - 2,214	\$27
Prosperous Building	1,000 +	\$28
The Workstation	750 - 1,500	\$28
Unicorn Trade Centre	1,000 - 2,200	\$28
China Insurance Group Building	1,742 - 2,144	\$29
Universal Trade Centre	1,566 - 2,095	\$26

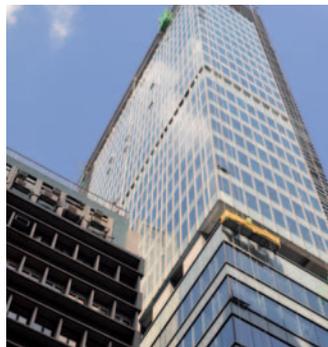
Central / Mid-Range



\$40 psf

Printing House

Duddell Street
Units from 1,000 - 3,228 sq ft (G)



\$50 - \$65 psf

Prosperity Tower

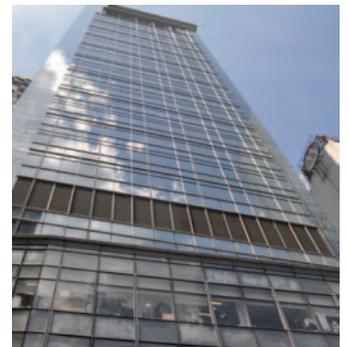
39 Queen's Road Central
Units from 1,720 - 10,966 sq ft (G)



\$55 - \$70+ psf

The Center

99 Queen's Road Central
Units from 1,625 - 22,543 sq ft (G)



\$63 - \$68 psf

100 Queen's Road Central

Queen's Road Central
Units from 1,738 - 12,354 sq ft (G)

All rents quoted are estimated average effective rates subject to negotiations and are not the landlords quoted figure

Area Definitions: G - Gross (70% efficiency), L - Lettable (80 - 85% efficiency), N - Net (100% efficiency)

Recommended Leasing Options

Central / Upper-Range



\$72 - \$83 psf

Man Yee Building
60-68 Des Voeux Road Central
Units from 2,994 – 18,122 sq ft (L)



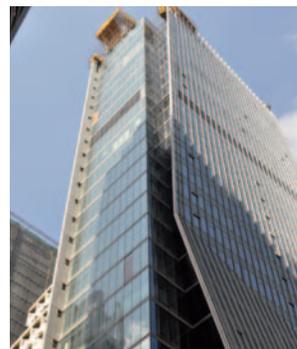
\$70 - \$80 psf

Entertainment Building
30 Queen's Road Central
Units from 1,200 – 4,858 sq ft (L)



\$75 psf

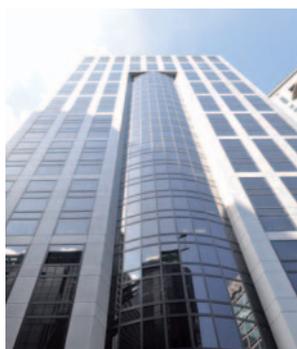
Henley Building
5 Queen's Road Central
Units from 2,620 – 4,418 sq ft (L)



\$80 - \$95 psf

LHT Tower
31 Queen's Road Central
Units from 2,141 – 5,842 sq ft (L)

Central / Premium Range



\$80+ psf

Central Tower
28 Queen's Road Central
Units from 7,502 - 22,500 sq ft (L)



\$85 up psf

Citibank Plaza - ICBC Tower
3 Garden Road
Units from 1,700 to 32,500 sq ft (L)



\$100 - \$125 psf

Cheung Kong Center
2 Queen's Road Central
Units from 5,000 – 35,000 sq ft (L)



\$120 - \$130 psf

AIA Central
1 Connaught Road Central
Units from 7,000 – 16,000 sq ft (L)

Admiralty & Wan Chai / Premium



\$70+ psf

CITIC Tower
1 Tim Mei Avenue
Units from 3,844 – 52,313 sq ft (L)



\$55 - \$60 psf

28 Hennessy Road
Wan Chai
Units from 4,935 (L)



\$45 - \$60 psf

China Resources Building
26 Harbour Road
Units from 1,000 – 41,000 sq ft (L)



\$40 - \$50 psf

Shui On Centre
6-8 Harbour Road
Units from 1,297 – 12,500 sq ft (G)

All rents quoted are estimated average effective rates subject to negotiations and are not the landlords quoted figure

Area Definitions: G - Gross (70% efficiency), L - Lettable (80 - 85% efficiency), N - Net (100% efficiency)

Recommended Leasing Options

Wan Chai / Economy Range



\$28 psf

Asia Orient Tower

33 Lockhart Road
Units from 1,250 - 4,938 sq ft (G)



\$26 psf

BEA Harbour View Tower

51-57 Gloucester Road
Units from 2,692 - 6,248 sq ft (G)

Other Selective Options - Wan Chai	Size sq ft	Rate
Beverley House	3,516 – 4,079	\$14
China Hong Kong Tower	1,763 – 2,415	\$19
Chung Nam Building	3,054	\$23
East Town Building	2,000 – 20,000	\$21 up
One Capital Place	1,976	\$23 up
Shanghai Industrial Investment Bldg	5,500	\$23
Sunshine Plaza	3,430	\$20
China Online Centre	1,500 – 5,000	\$26
Guardian House	2,500 – 8,518	\$21
Kam Chung Building	1,000 – 10,200	\$18
Neich Tower	1,600 – 3,546	\$22 up
Sing Ho Financial Centre	3,050	\$21
Wing Hang Finance Centre	1,800 - 4,000	\$26 - \$29

Causeway Bay



\$30 - \$40 psf

Ace Tower / Windsor House

311 Gloucester Road
Units from 1,197 – 13,2 sq ft (G)



\$27 up psf

Leighton Centre

77 Leighton Road
Units from 1,000 – 16,858 sq ft (L)

Other Selective Options - Causeway Bay	Size sq ft	Rate
Causeway Bay Plaza 1 & 2	1,096 - 7,500	\$35
68 Yee Wo Street	1,676 +	\$31
Sunning Plaza	3,108 - 15,906	\$40
Honest Motors Building	1,000 - 2,000	\$24
Chinachem Leighton Plaza	1,200	\$26
Times Square	1,410 - 19,510	\$47 - \$60

North Point / Quarry Bay



\$32 - \$40 psf

Kerry Centre

683 King's Road
Units from 6,748 – 33,734 sq ft (L)



\$30 - \$40 psf

DCH Commercial Centre

25 Westlands Road
Units from 2,339 – 20,737 sq ft (L)

Other Selective Options - North Point / Quarry Bay	Size sq ft	Rate
101 King's Road	2,500 -3,450	\$20
169 Electric Road	1,443 - 21,600	\$25
China United Centre	10,963 -21,926	\$18
Island Place Tower	4,866 - 8,464	\$25
Olympia Plaza	1,885 -18,010	\$20 +
Oxford House	6,874 -11,314	\$38
Two Chinachem Exchange Square	1,266 - 9,432	\$16

All rents quoted are estimated average effective rates subject to negotiations and are not the landlords quoted figure

Area Definitions: G - Gross (70% efficiency), L - Lettable (80 - 85% efficiency), N - Net (100% efficiency)

DEMAND

Many tenants renewing their leases

The consolidation of the banking sector and finance industry, coupled with an overall slowdown of the economy, resulted in negative absorption in the first quarter of 2012 in the Central Business District. This led to an increase in the vacancy rate to around 5.7% in Central. Examples of finance companies affected include Samsung Securities which is closing down and HSBC announcing intended staff reduction, although not as severely as first planned. However, sentiment in the leasing market has improved in the second quarter with the net take-up now in positive territory again.

Occupier activity accelerated in Central towards the end of the first quarter and this has spilled over into the second quarter. However, demand has still been patchy at best with many tenants renewing their leases as a result of a combination of landlords being more competitive on renewal rates and the remaining

uncertainties over the global economy. Many businesses are adopting a wait and see position extending their leases for shorter periods. Generally many moves are often related to cost saving exercises, although there is still movement into some of the high end buildings. Examples of high end moves include law firm Ashurst leasing a whole floor in **Jardine House**, BASF leasing a floor in **Exchange Square** (expansion), Harvest Capital also expanding in Exchange Square and BTG Pactual Asia have moved from 1 IFC to **Two IFC**.

Typical cost saving moves for the bigger users include Quam Securities who are moving across the road from Gloucester Tower to **Aon China Building**, KPMG moving from Alexandra House to **Hysan Place** and Standard & Poors are relocating from Edinburgh Tower to **International Commerce Centre** in Kowloon. Many of the new tenants to **LHT Tower** are moving into brand new

premises and saving costs at the same time, such as Marshall Wace (from One IFC), Etrade (from Pacific Place) and Senrigan Capital (from Wheelock House). There are still some new entrants into the market such as law firm Watson Farley & Williams leasing half a floor at **One Pacific Place**. Several other new companies to Hong Kong have leased space at **50 Connaught Road Central** and these include Meridian Capital and Berwin Leighton Paisner (both taking a whole floor each) and Tech Full Electric, Ravenel and Integrity Capital Management.

OCTA Tower in Kowloon Bay has been one of the most active buildings since the rental rate is around \$14-\$18 psf and has secured several large new tenants such as One TV Media (24,000 sq ft), branding and apparel firm Avery Dennison (71,000 sq ft) and ThreeSixty Sourcing. Sun Life has leased 46,000 sq ft in **One Harbourfront** and this scheme is now nearly full.

Summary of Major Relocations 2012

Hong Kong Island

Company	Moved to	Size sq ft
Quam Securities	Aon China Building	30,000
Ashurst Hong Kong	Jardine House	11,000
BASF	Two Exchange Square	12,000
Bain Capital Asia	Cheung Kong Center	20,000
Cathy United Bank, Platinum Broking, Senrigan Capital	LHT Tower	Various
Etrade, Marshall Wace, Gavecal, Full Bright Securities	LHT Tower	Various
Meridian Capital, Ravenel, Berwin Leighton Paisner	50 Connaught Rd Central	Various
ING Life Assurance	Infinitus Plaza	7,500
Tencent Holdings	Pacific Place	12,000
Computime	Lippo Centre Tower 1	15,000
Sunwah Kingsway Capital	Lippo Centre Tower 1	15,000
Consulate of Angola	Lippo Centre Tower 1	4,000
Watson Farley & Williams	One Pacific Place	7,000
China Bocam Insurance	Fairmount House	8,500
Jetco	248 Queen's Road East	10,000
Ingersol Rand	Fortis Tower	6,500
Taylor Nelson Sofres	Ace Tower / Windsor Tower	19,000

Hong Kong Island

Company	Moved to	Size sq ft
Amway	Sunning Plaza	12,500
Wuliange Group	Hysan Place	12,000
L'Oreal	Leighton Centre	9,000
Coface	169 Electric Road	16,000
Corbis	148 Electric Road	6,000
Georgio Armani	Kerry Centre	33,000
Jardine Lloyd Thomson	Cityplaza Four	30,000

Kowloon

Company	Moved to	Size sq ft
Japan Airlines	Miramar Tower	12,000
Standard & Poors	Int'l Commerce Centre	26,500
Sun Life of Hong Kong	One Harbourfront	46,000
LG Sourcing	One Harbourfront	23,000
One TV Media	OCTA Tower	24,000
Avery Dennison HK BV	OCTA Tower	71,000
ThreeSixty Sourcing	OCTA Tower	12,000

OVERVIEW / FORECAST

Rates to ease by a further 10 - 12% over the whole year

Top prime rates now average around \$125 - \$135 psf but generally in Central the mid-prime rate is around \$90 - \$100 psf. Two IFC is still one of the most expensive buildings and recently a 3,600 sq ft unit was leased to a trading company at around \$158 psf.

The market is still adjusting to the latest economic/business conditions and in Central we have witnessed a 16% drop in rates since the peak in July 2011. However, rents have not fallen as sharply as during the 2008 crisis where rates dropped by

nearly 30% in only 15 months. Supply in 2013 will remain tight but shadow space (from relocations) in Central will still have an important effect with more space coming onto the market soon. With a vacancy rate of only around 6% in the Central Business District and the lack of new supply, rental levels will continue to be supported by these two factors. The uncertainties in the global economy are still very much present and this could lead to a slight stagnation in the market until the economic path ahead is clearer.

There is no doubt that demand could be subdued over the next 6-9 months with most companies taking a careful approach and cost savings being a key factor in their decisions.

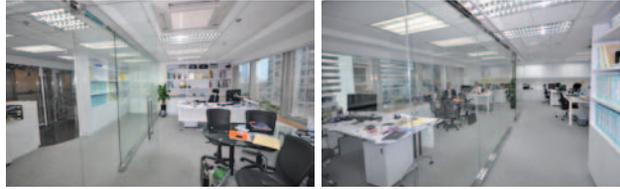
Landlords also know demand is patchy and they are being pro-active to hold onto their tenants, hence they are being far more flexible in the negotiations. As a result we expect further corrections in rentals and anticipate an easing of rates by around 10% - 12% over the whole year.

Quality Fitted Units – Major Cost Savings

Pico Tower

1,700 sq ft whole floor

\$28 per sq ft



Fully fitted
Impressive reception
Good natural light
Open plan concept

The Center

2,487 sq ft (G) / 1,616 sq ft (N)

\$60 per sq ft

Partially fitted, glass partitions
Impressive boardroom



Club Lusitano Building

3,092 sq ft (G) / 2,164 sq ft (N)

\$55 per sq ft

Top quality space, boardroom,
2-3 offices, 10-14 workstations



The Center

3,545 sq ft (G) / 2,304 sq ft (N)

\$60 per sq ft



Bright space
Central meeting room
Pantry

Wheelock House

3,777 sq ft (G) / 2,843 sq ft (N)

\$65 per sq ft

Lobby frontage
High quality fittings
Efficient layout for trading company
2 meeting rooms
4 managers offices
Large open plan workstation area
Pantry and server room



Entertainment Building

3,909 sq ft (G) / 2,932 sq ft (N)

\$75 per sq ft



Penthouse - whole floor
Open plan layout
Fixtures and fittings (no furniture)

Contact our Senior Leasing Team

Christina Lo License No. S-014843
T +852 3752 3027 clo@corporatelocations.com.hk

Neil Campion License No. E-165597
T +852 3752 3029 nc@corporatelocations.com.hk

Eddie Chan License No. S-363656
T +852 3752 3031 echan@corporatelocations.com.hk

Douglas Dunkerley License No. E-291588
T +852 3752 3028 dd@corporatelocations.com.hk

All rents quoted are estimated average effective rates subject to negotiations and are not the landlords quoted figure

Area Definitions:

G - Gross (70% efficiency)
L - Lettable (80 - 85% efficiency)
N - Net (100% efficiency)

Quality Fitted Units – Major Cost Savings

All rents quoted are estimated average effective rates subject to negotiations and are not the landlords quoted figure

Area Definitions: **G** - Gross (70% efficiency), **L** - Lettable (80 - 85% efficiency), **N** - Net (100% efficiency)

Entertainment Building

4,858 sq ft (G) / 3,643 sq ft (N)

\$80 per sq ft

Fully fitted including workstations.
Efficient layout. Marble reception



Golden Centre

5,385 sq ft (G) / 3,759 sq ft (N)

\$36 per sq ft



Whole floor high level
Good sea view
Standard quality fittings

Dorset House, Taikoo Place

6,231 sq ft (L) / 5,296 sq ft (N)

\$39 per sq ft

Full lobby frontage
Impressive reception
Partially fitted
Good natural lighting



Fortis Tower

6,270 sq ft (G) / 4,702 sq ft (N)

\$30 per sq ft



Fully fitted including workstations
Very large server room
High floor
Good value

Jubilee Centre

6,950 sq ft (G) / 4,865 sq ft (N)

\$30 per sq ft

3 consecutive floors available.
Partially fitted. Sea view



Far East Finance Centre

10,800 sq ft (G) / 7,560 sq ft (N)

\$57 per sq ft

Whole floor
Attractive reception
Large boardroom
Good sea view
Fixtures and fitting need
some upgrading



100 Queens Road Central

12,354 sq ft (G) / 9,265 sq ft (N)

\$65 per sq ft



Penthouse floor
All fixtures and fitting of high quality
Includes very impressive reception,
pantry and even a large balcony

The Center

30,000 sq ft (G) / 20,000 sq ft (N)

\$70 per sq ft

Penthouse floor with
2 inter-connecting floors
and internal staircase



Recommended Leasing Options

Kowloon / Tsim Sha Tsui



\$34 psf

Miramar Tower
132-134 Nathan Road
Units from 3,000 sq ft (G)



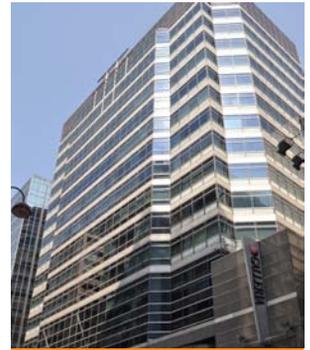
\$34 - \$50 psf

The Gateway Towers 1-6
21 Canton Road
Units from 1,464 - 3,054 sq ft (G)



\$25+ psf

Hong Kong China City
33 Canton Road
Units from 1,197 - 5,044 sq ft (G)



\$26 - \$34 psf

Lippo Sun Plaza
28 Canton Road
Units from 1,095 - 18,900 sq ft (G)

Kowloon / Mong Kok



\$33 - \$35 psf

Langham Place
8 Argyle Street
Units from 1,376 - 7,240 sq ft (G)



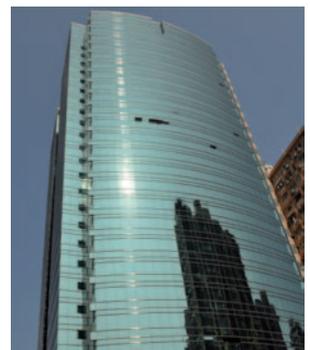
\$30 psf

Grand Century Place
193 Prince Edward West
Units from 1,239 - 21,301 sq ft (G)



\$33 psf

Pioneer Centre
750 Nathan Road
Units from 1,000 - 23,000 sq ft (G)



\$20+ psf

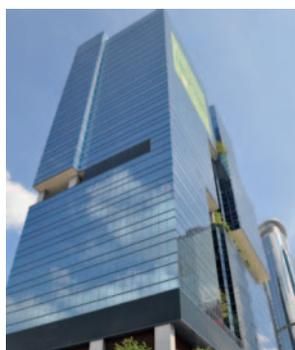
113 Argyle Street
Argyle Street
Units from 2,842 - 7,769 sq ft (G)

Kowloon Bay / Kwun Tong



\$14 - \$18 psf

OCTA Tower
8 Lam Chak Street
Units from 11,900 - 35,500 sq ft (L)



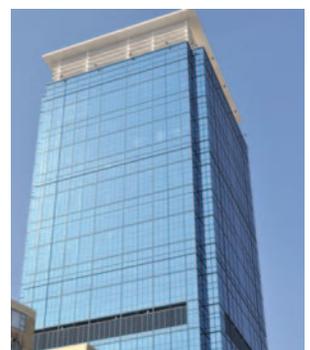
\$23 - \$25 psf

Exchange Tower
33 Wang Chiu Road
Units from 1,000 to 26,686 sq ft (G)



\$24 psf

Manulife Financial Centre
223-231 Wai Yip Street
Units from 1,778 - 11,466 sq ft (G)



\$15 - \$17 psf

Skyline Tower
39 Wang Kwong Road
Units from 1,400 - 28,300 sq ft (G)

All rents quoted are estimated average effective rates subject to negotiations and are not the landlords quoted figure

Area Definitions: G - Gross (70% efficiency), L - Lettable (80 - 85% efficiency), N - Net (100% efficiency)

Hong Kong Office Rental Guide / July 2012

Asking Rates based on Gross Floor area (assume 70% -75% gross net area efficiency as a rough guide)
This table is a general guide only on asking rentals which can change any time - no representation is made or responsibility accepted for its accuracy.

**CORPORATE
LOCATIONS**

Central West / Sheung Wan

181 Queens Road Central	\$36	Li Po Chun Chambers	Full
Beautiful Group Tower	\$36-41	Nan Fung Tower	\$30-43
BOCG Insurance Building	Full	Shun Tak Ctre Ch M Tower	\$50-53
China Insurance Grp Building	\$32	Shun Tak Ctre West Tower	\$54-60
Cosco Tower	\$46-60	The Center	\$63-90
Golden Centre	\$37-40	Unicorn Trade Centre	\$37-40
Guandong Invest Building	Full	V. Heun Building	Full
Infinitus Plaza (Vicwood)	\$40	Wing On Centre	\$48-52
ING Tower	\$36-38	Yardley Commercial Bldg	\$25

Central / Admiralty

8 Queen's Road Central	\$75	Jardine House	\$135
8 Wyndham Street	\$52-75	Kinwick Centre	Full
9 Queen's Road Central	\$70-75	LHT Tower	\$110
50 Connaught Rd Central	Full	Lippo Centre T 1 & 2	\$48-55
100 Queen's Road Central	\$70-77	Lyndhurst Tower	Full
Admiralty Centre T1 & T2	\$46-55	Man Yee Building	\$76-88
AIA Central	\$160	Nexus Building	\$85
Alexandra House	Full	New World Tower 1	\$78-80
Aon China Building	\$75	One Exchange Square	\$160
Bank of America Tower	\$57-60	Two Exchange Square	\$170
Bank of China Tower	\$120-125	Three Exchange Square	TBC
Baskerville House	\$70	One IFC	\$170
Chater House	\$200	Two IFC	\$180-200
Central Building	\$73	One Pacific Place	\$120
Central Tower	\$100	Two Pacific Place	\$120
Cheung Kong Center	\$115-150	Three Pacific Place	\$100-105
Chuang's Tower	\$48-52	Onfem Tower	TBC
Citibank Tower	\$105	On Hing Building	\$35
CITIC Tower	\$85	Prince's Building	\$120
Club Lusitano Building	\$55-57	Printing House	\$45-65
Dina House/Ruttonjee Ctr	\$52-57	Prosperity Tower	\$58-75
Edinburgh Tower	Full	Shun Ho Tower	\$32
Entertainment Building	\$82-90	St George's Building	\$115
Euro Trade Centre	\$48-50	St John's Building	\$50-55
Fairmount House	\$46	The Centrium	\$45-52
Far East Finance Centre	\$65-70	The Hong Kong Club Bldg	Full
Fung House	Full	United Centre	\$38
Gloucester Tower	\$150	Universal Trade Centre	\$32
Henley Building	\$80	World Wide House	\$60-73
Hip Shing Hong Centre	Full	Wheelock House	\$72-80
HK Diamond Exch. Centre	Full	Wing On House	\$43
Hutchison House	\$80-85	Wyndham Place	\$30-35
ICBC Tower	\$105	York House	\$175

Wan Chai

8 Queens Road East	Full	Harbour Centre	\$55-75
28 Hennessy Road	\$65-70	Harcourt House	\$37-43
80 Gloucester Road	\$33-37	Hopewell Centre	\$45
88 Gloucester Road	\$34	Jubilee Centre	\$36
248 Queen's Road East	\$36	Luk Kwok Centre	\$48
Allied Kajima Building	\$40	Mass Mutual Tower	Full
Asia Orient Tower	\$26-33	Neich Tower	\$26-29
AXA Centre	\$30	Overseas Trust Bank Bldg	Full
BEA Harbour View Centre	\$30	Shanghai Inds Invmt Bldg	\$26-29
CC Wu Building	Full	Shui On Centre	\$45-55
Central Plaza	\$56-64	Siu On Centre	\$29
China Hong Kong Tower	\$23-26	Sun Hung Kai Centre	\$58-60
China Online Centre	\$30	Sunshine Plaza	\$23
China Overseas Building	\$34-37	Tai Tung Building	\$37-42
China Resources Building	\$55-70	Tai Yau Building	\$33-42
Chinachem Century Tower	Full	Tesbury Centre	\$35
Convention Plaza Off Twr	\$60-68	The Hennessy	\$34-36
Dah Sing Financial Ctre	\$64	The Sun Group's Centre	Full
Fortis Tower	\$33-35	W Square	\$34
Great Eagle Centre	\$65-80	Wu Chung House	Full

Causeway Bay

18 Hysan Avenue	\$48	Lee Gardens Manulife Pl	\$65
68 Yee Wo Street	\$37	Leighton Centre	\$33-37
111 Leighton Road	\$45	Lippo Leighton Centre	\$40
Cigna Tower	Full	One Hysan Avenue	\$40-43
China Taiping Tower	\$35	Sino Plaza	\$48
Caroline Centre	\$50-53	Sunning Plaza	\$45
Causeway Bay Plaza 1 & 2	\$38-42	Times Square Tower 2	\$54-65
Chinchem Leighton Pl	\$30	Times Square Tower 1	\$56-65
East Exchange Tower	Full	Top Glory Tower	\$40
Hang Lung Centre	\$43-45	Windsor House/ NYL Twr	\$32-48
Hysan Place	\$75-80	World Trade Centre	\$55-58

Fortress Hill / North Point

101 King's Road	\$20-23	Citicorp Centre	\$26
148 Electric Road	\$28-32	Island Place Tower	\$26-30
169 Electric Road	\$30-33	K. Wah Centre	\$26
AIA Tower	\$45	Olympia Plaza	\$21-30
China United Centre	\$22	Two Chinachem Ex Sq	\$18-20

Quarry Bay

625 King's Road	\$28	Dorset House	\$45
633 King's Road	\$30	Kerry Centre	\$38-45
1063 King's Road	\$38	Lincoln House	Full
Cambridge House	\$45	One Island East	\$70
Chinachem Exchange Sq	Full	Oxford House	\$45
Cityplaza 1	\$45	PCCW Tower	Full
Cityplaza 3	\$45	Prosperity Millennia Plaza	\$27
Cityplaza 4	\$45	Somerset House	Full
Cornwall House	Full	Stanhope House	\$28
DCH Commercial Centre	\$36-41	Warwick House	\$25
Devon House	\$45		

Tsim Sha Tsui

26 Nathan Road	\$55	Ocean Centre	\$34-40
China Hong Kong City	\$28-30	One Peking Road	Full
Concordia Plaza	\$36	Silvercord Tower 1 & 2	\$31-35
Empire Centre	\$32	The Gateway Tower 1	\$39
Harbour City Old Blocks	\$33	The Gateway Tower 2	Full
Int'l Commerce Centre	\$88	The Gateway - Sun Life	\$58
Lippo Sun Plaza	\$33-38	The Gateway - Pru Tower	\$46
Miramar Tower	\$39	The Gateway II Tower 6	\$43
New East Ocean Centre	\$24-35	Tsim Sha Tsui Centre	\$29-33

Mong Kok

113 Argyle Street	\$24-27	One Harbourfront	\$25
Grand Century Pl T1 & T2	\$36	Two Harbourfront	\$25
Langham Place	\$40	The Metropolis Tower	\$33-38

Hung Hom

Kowloon Bay

Billion Centre	\$20	C-Bons In't Centre	TBC
Enterprise Square T1-3	\$16-19	Crocodile Centre	Full
Enterprise Square Two	Full	Manulife Financial Centre	\$26-28
Enterprise Square Three	Full	MG Tower	\$20
Enterprise Square Five	Full	Millennium City 1 - T1	\$25-30
Exchange Tower	\$27	Millennium City Stan Ch	Full
Manhattan Place	\$32	Millennium City 2	\$25
One Kowloon	TBC	Millennium City 3	\$26
Skyline Tower	\$15-20	Millennium City 5 - BEA	\$35
		Millennium City 6	\$29
		One / Two Landmark East	\$27-36

Kwun Tong

Others

Kowloon Commerce Ctre	\$27	Nina Tower	\$19
Metroplaza Tower 1 & 2	\$28		