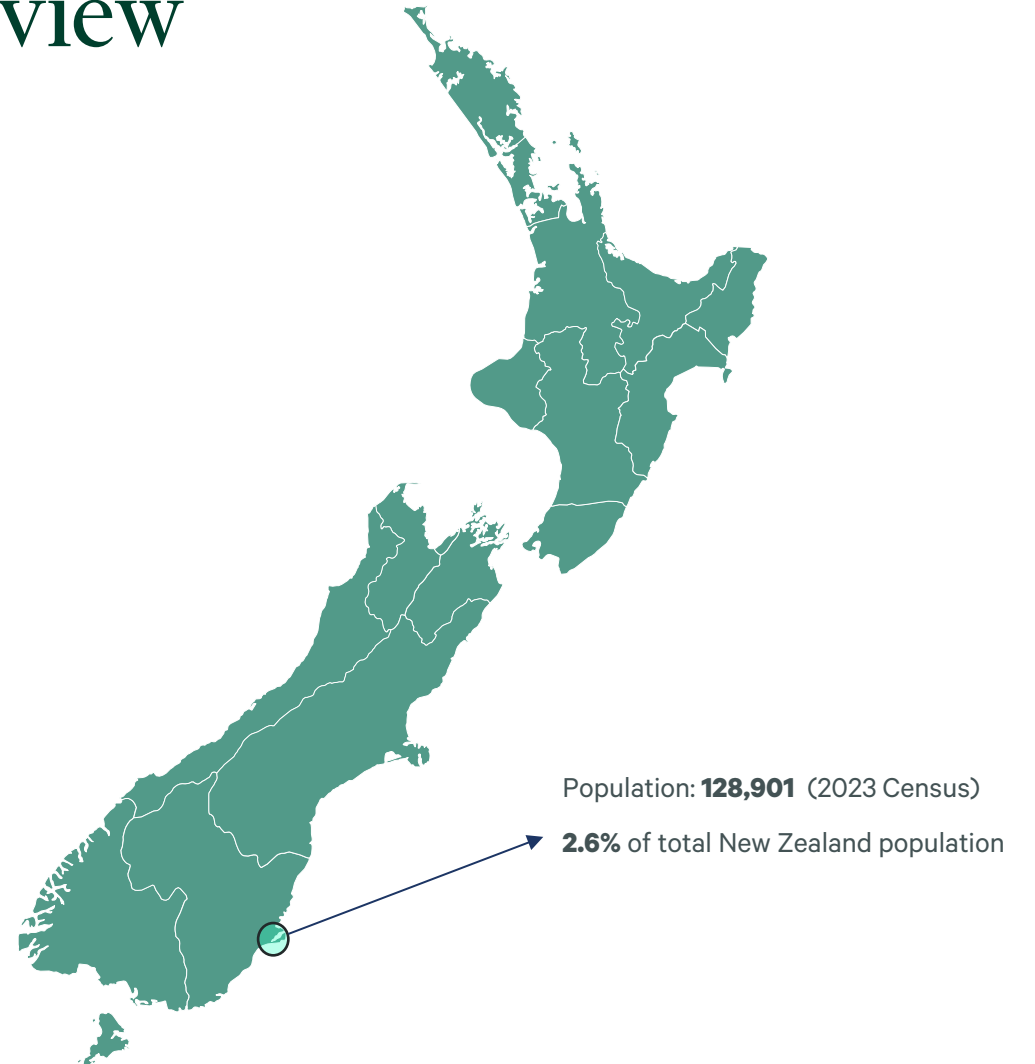


# Dunedin Property Market Overview

## SUMMARY

- The Dunedin office market has around 207,000 sqm of office space, most of it in Secondary buildings in Dunedin Central.
- Total office vacancy sat at 9.4% during the first half of 2025. Notably, the Prime office submarket registered a vacancy rate below 2.0%
- Most of the office assets were completed in the third quarter of the 20th century. Currently, two new Grade A office buildings on Dowling Street and Great King Street are nearing completion, which will add 9,000 sqm of Prime space in the next six months.
- Dunedin has over 1 million sqm of industrial space across 480 building. Dunedin Central is the suburb with the largest industrial footprint, followed by South Dunedin and Mosgiel.
- Dunedin’s industrial vacancy rate was 3.3% during H1 2025, with circa 33,000 sqm vacant stock.

Market Sector	Stock (sqm)	Vacant Stock (sqm)	Vacancy (%)	Number of Assets
Prime Office	31,578	527	1.7%	9
Secondary Office	175,342	18,949	10.8%	98
Industrial	1,004,653	32,893	3.3%	480



# Dunedin Office Stock

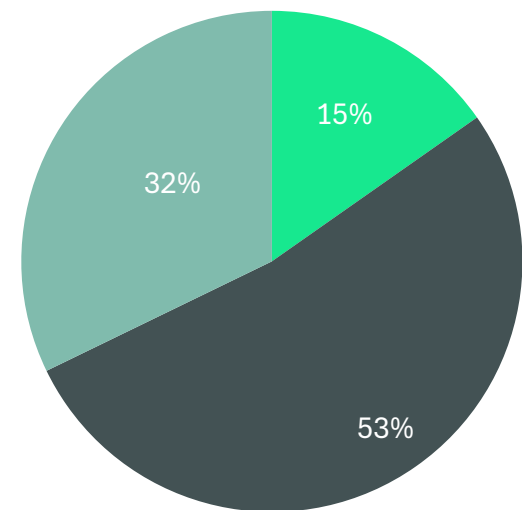
The total size of the Dunedin office market is circa 207,000 sqm across 107 office assets located in the Dunedin Central area. The Dunedin office stock includes standalone office buildings and those within mixed-use developments. Notably, in contrast to New Zealand’s three larger cities, many offices in Dunedin Central are located within the office component of mixed-use buildings, which often combine commercial, residential, and retail spaces.

In regard to our definitions for the different grades considered for the Dunedin office market: Grade A quality represents the highest-quality office space, which is well-located, new, or has undergone significant refurbishment in recent years, and larger than 500 sqm. In contrast, Grade B quality office space is situated in buildings that maintain some modern features but have not received recent upgrading. These are inferior to Grade A space in terms of building quality and specifications. Furthermore, buildings over 40 years old and without refurbishment or upgrade, regardless of size, are considered Grade C.

Dunedin’s office market is dominated by Secondary buildings, with almost 109,000 sqm of Grade B office space in 47 buildings (53% of total space), followed by Grade C space with close to 67,000 sqm in 51 buildings (32%). Secondary office stock (Grade B and Grade C combined) sits close to 175,000 sqm in 98 assets. In addition, there are approximately 32,000 sqm of Grade A office space (known as Prime grade) spread across 9 buildings, accounting for the remaining 15% of the total.

Office stock by grade

Grade	NLA (sqm)	Number of office assets
Grade A	31,578	9
Grade B	108,723	47
Grade C	66,620	51
<b>Total</b>	<b>206,920</b>	<b>107</b>



■ Grade A ■ Grade B ■ Grade C

# Dunedin Office Stock

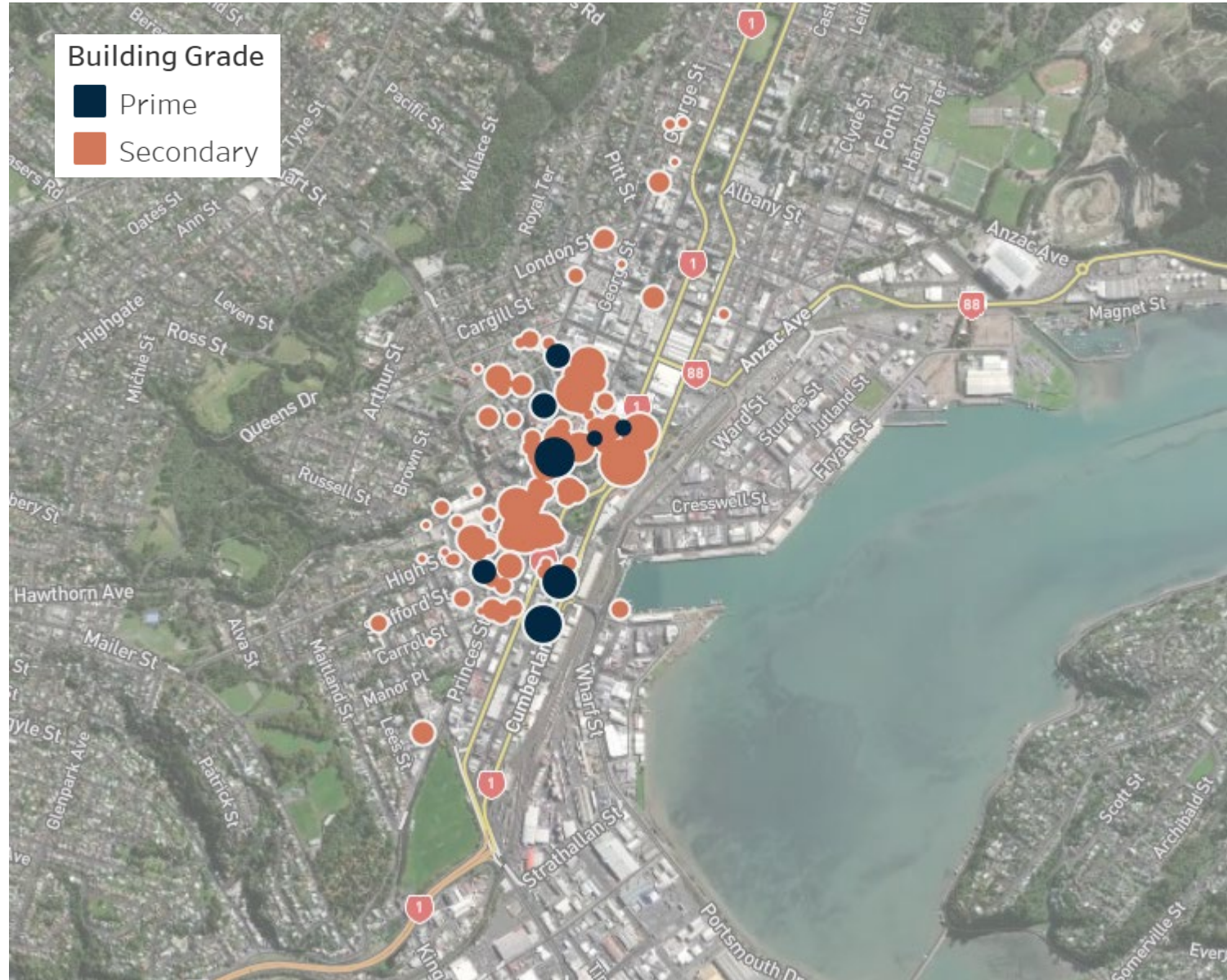
In relation to the Dunedin office stock by building size, most of the assets (49 out of 107) provide an office space between 1,000-2,999 sqm, followed by buildings with 500-999 sqm of office space (22 assets) and with less than 500 sqm of office space (18 buildings).

Only 18 buildings have more than 3,000 sqm of office space in Dunedin, including 10 that have more than 5,000 sqm. The largest office building in Dunedin is John Wickliffe House at 265 Princes Street (just under 11,000 sqm), a Grade B 12-storey building occupied by 85 tenants.

Office stock by building size

Building size (sqm)	NLA (sqm)	Number of office assets
Over 5,000	69,932	10
3,000 - 5,000	28,194	8
1,000 - 2,999	85,849	49
500 - 999	17,493	22
Less than 500	5,453	18
<b>Total</b>	<b>206,920</b>	<b>107</b>

# Dunedin Office Stock



# Dunedin Office Vacancy

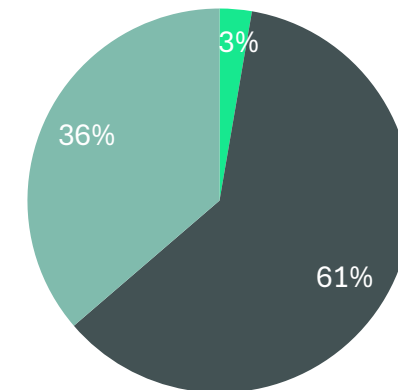
During H1 2025, Dunedin's total office vacancy rate stood at 9.4%. Vacant office stock totalled 19,476 sqm, with Grade B buildings accounting for 61% of the vacant space, and Grade C buildings making up 36% of it. Vacancy rate in Prime office buildings was less than 2.0%.

Most of the vacant office space is located in Princes Street (22% of the total), followed by Stuart Street (21%) and Moray Place (19%). The building with the highest vacancy rate during H1 was 104 Stuart Street, a Grade C asset with 2,100 sqm of vacant space across three levels. This was followed by a B Grade asset at 265 Princes Street (known as John Wickliffe House), a multi-storey building with 1,995 sqm of vacant office space.

The Dunedin office market currently faces a significant risk of oversupply. As ACC's existing leases across the city expire, and they transition into their new A-grade premises on Dowling Street, along with the imminent completion of a new office development on Great King Street, approximately 9,000 sqm of vacant office space is expected to enter the market. This influx is likely to exert downward pressure on rental rates.

Office vacancy by grade

		Grade A	Grade B	Grade C	Total
Vacancy H1 2025	%	1.7%	10.9%	10.6%	<b>9.4%</b>
	sqm	527	11,880	7,070	<b>19,476</b>



■ Grade A ■ Grade B ■ Grade C

Office vacancy by street name in Dunedin Central

Street Name	Vacant Office Stock	%
Princes Street	4,281	22%
Stuart Street	4,017	21%
Moray Place	3,729	19%
Hanover Street	1,560	8%
George Street	1,357	7%
Bond Street	1,022	5%
London Street	893	5%
Filleul Street	660	3%
The Octagon	618	3%
Water Street	610	3%
Rattray Street	300	2%
Dowling Street	230	1%
Maclaggan Street	200	1%
<b>Total</b>	<b>21,226</b>	<b>100%</b>

# Dunedin Industrial Stock

Dunedin has over 1 million sqm of industrial space across 480 industrial buildings. The main industrial areas in Dunedin are located by the waterfront: Dunedin Central, with almost 340,000 sqm across 174 industrial buildings (34% of the total industrial NLA), and South Dunedin, with close to 190,000 sqm across 90 assets (19% of the total). They are followed by Mosgiel, an urban satellite town close to Dunedin with a strong industrial presence in the southern part of the town, with almost 189,000 sqm across 70 buildings.

In the first half of 2025, the largest occupier in the Dunedin industrial market was Fonterra, with almost 44,000 sqm of industrial footprint. This included both a 35,000 sqm industrial building and a 9,000 sqm asset, both located at Dukes Road North in Mosgiel. The next largest occupiers during this period were Millpark Self Storage, occupying almost 25,000 sqm at 60 Factory Road in Mosgiel, and Icon Logistics, which occupied circa 22,500 sqm at Parry Street in Dunedin Central.

Industrial stock by location\*

Suburb	NLA (sqm)	Number of industrial assets
Dunedin Central	338,232	174
South Dunedin	190,793	90
Mosgiel	188,709	70
Kenmure	63,919	48
Bradford	50,441	25
Green Island	48,874	21
Ravensbourne	28,500	3
Burnside	26,501	10
Kensington	14,080	11
Fairfield	14,132	7
North East Valley	10,410	4
Glenross	9,890	6
North Dunedin	8,120	4
Abbotsford	7,715	3
Musselburgh	2,007	2
Caversham	1,829	1
Andersons Bay	502	1
<b>Total</b>	<b>1,004,653</b>	<b>480</b>

Note: Port Chalmers and Sawyers bay were not included in the survey.

# Dunedin Industrial Stock

In terms of building size in Dunedin’s industrial stock, most of the assets (216 out of 480) have between 500 sqm and 1,000 sqm of industrial space, followed by buildings with 1,000-2,999 sqm (174 assets). Even though only 30 industrial buildings have over 5,000 sqm of space, they comprised a third of the total industrial footprint in Dunedin. The largest industrial building in the area is 222 Dukes Road North, located in north Mosgiel, with almost 35,000 sqm of industrial space.

Industrial stock by building size

Building size (sqm)	NLA (sqm)	Number of industrial assets
Over 5,000	329,475	30
3,000 - 5,000	226,099	60
1,000 - 2,999	294,991	174
500 - 1,000	154,089	216
<b>Total</b>	<b>1,004,653</b>	<b>480</b>

# Dunedin Industrial Stock



# Dunedin Industrial Vacancy

During the first half of 2025, the industrial vacancy in Dunedin sat at 3.3%, with approximately 33,000 sqm of vacant stock. According to CBRE’s definition, an industrial space is considered as vacant if it is physically vacant and available for lease.

Most of the vacant industrial space is located in Dunedin Central (46% of the total), followed by Kenmure (15%), Mosgiel (14%), and South Dunedin (8%). The building with the highest vacancy was a warehouse located at 117 Fryatt Street in Dunedin Central, with 3,424 sqm of vacant space.

Industrial vacancy by grade

Industrial vacancy by grade		
Vacancy H1 2025	%	3.3%
	sqm	32,893

Industrial vacancy by suburb

Suburb	Vacant Office Stock	%
Dunedin Central	15,138	46%
Kenmure	4,840	15%
Mosgiel	4,554	14%
South Dunedin	2,745	8%
Glenross	2,370	7%
Burnside	1,600	5%
Bradford	956	3%
North Dunedin	690	2%
<b>Total</b>	<b>32,893</b>	<b>100%</b>

## Definitions

### Office building grades

**Grade A:** High-quality modern space. **Grade B:** Good quality modern space with some but not all Grade A features and to a lower standard. **Grade C:** Average quality air-conditioned space.

**Prime:** Grade A. **Secondary:** Combination of Grade B and C.

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