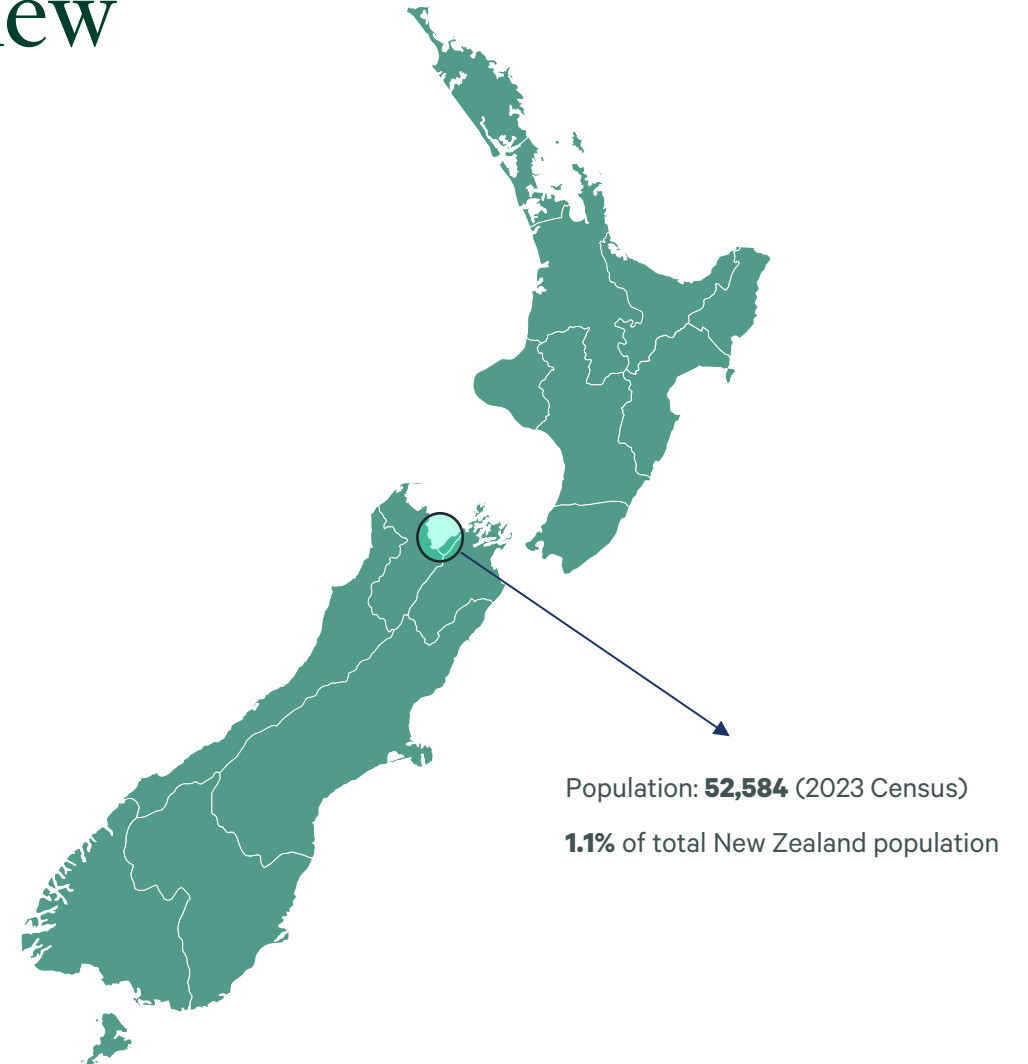


# Nelson Property Market Overview

## SUMMARY

- The Nelson Central office market has around 78,000 sqm of office space, encompassing standalone office buildings and those within mixed-use developments.
- Total office vacancy sat at 6.8% during the first half of 2025. Notably, the Prime office submarket did not register any vacant space during this period.
- Most of the office assets in Nelson Central were completed in the second half of the last century. Almost a fifth of all office locations were built after 2020.
- Nelson has around 682,000 sqm of industrial space across 475 buildings, including Richmond on the Tasman District. Stoke is the suburb with the largest industrial footprint in Nelson.
- Nelson's industrial vacancy rate was 4.0% during H1 2025, with 27,000 sqm vacant stock, most of it in the Grade C submarket.

Market Sector	Stock (sqm)	Vacant Stock (sqm)	Vacancy (%)	Number of Assets
Prime Office	4,207	0	0.0%	5
Secondary Office	74,028	5,325	7.2%	92
Prime Industrial	121,083	7,843	6.5%	71
Secondary Industrial	561,165	19,418	3.5%	404



# Nelson Central Office Stock

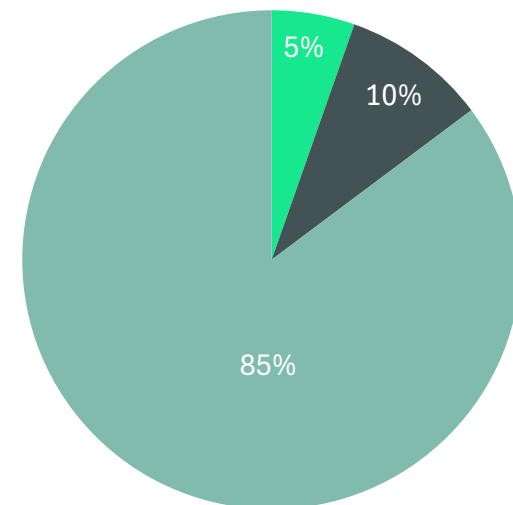
The total size of the Nelson office market is just over 78,000 sqm across 97 office assets located in the Nelson Central area. Notably, in contrast to larger cities, many offices in Nelson Central are located within the office component of mixed-use buildings, which often combine commercial, residential, and retail spaces.

Grade C office space is the most prevalent in Nelson, with close to 66,700 sqm in 83 buildings (85% of total NLA), followed by Grade B office stock with circa 7,400 sqm in 9 buildings (10%). Secondary office stock (Grade B and Grade C combined) sits close to 74,000 sqm in 92 assets. Moreover, total Grade A (also referred to as Prime grade) office stock reaches just over 4,000 sqm across 5 buildings (the remaining 5%) located on Trafalgar Street, Collingwood Street and Halifax Street. The largest office building in Nelson is 110 Trafalgar Street (close to 10,000 sqm), a Grade C building occupied by the Nelson City Council.

As far as our definitions for the different qualities are concerned regarding the Nelson office market, Grade A quality represents the highest-quality office space, generally situated in buildings built from 2010 onwards and larger than 500 sqm. Meanwhile, Grade B quality office space is situated in buildings built between 2000 and 2009 that are larger than 500 sqm. These are inferior to Grade A space in terms of building quality and specifications. Additionally, buildings completed from 2010 onwards that do not exceed 500 sqm are also considered Grade B. Furthermore, buildings completed before 2000, regardless of size, are considered Grade C. Those completed between 2000 and 2009 that are smaller than 500 sqm are also classified as Grade C.

Office stock by grade

Grade	NLA (sqm)	Number of office assets
Grade A	4,207	5
Grade B	7,352	9
Grade C	66,676	83
<b>Total</b>	<b>78,235</b>	<b>97</b>



■ Grade A   ■ Grade B   ■ Grade C

# Nelson Central Office Stock

The office stock in Nelson Central is peppered with a wide range of assets in terms of age. Some office buildings go all the way back to the beginning of the 20th century. In terms of the number of office buildings by year built, 17 were built before 1950 and 55 between 1950 and 1999. Only 20 office buildings were built after 2000, including four that were completed from 2020 onwards.

Regarding the size of the office stock by year built, only 6% of the total size comes from buildings completed before 1950. More than half of the office space corresponds to buildings built between 1950 and 1999, almost 41,500 sqm. Additionally, around 14,000 sqm of office space is located in buildings completed after 2000, which accounts for 17% of the total.

In relation to the office stock by building size, most of the assets (53 out of 97) provide less than 500 sqm of office space, followed by buildings with 500-999 sqm of office space (21) and between 1,000-2,999 sqm (19). Only four buildings have more than 3,000 sqm of office space in Nelson, including the only one that has more than 5,000 sqm.

Office stock by year built

Year Built	NLA (sqm)	Number of office assets
2020-2025	964	4
2010-2019	4,447	5
2000-2009	8,235	11
1980-1999	20,150	28
1950-1979	21,204	27
Older than 1950	4,663	17
Year unknown	18,572	5
<b>Total</b>	<b>78,235</b>	<b>97</b>

Office stock by building size

Building size (sqm)	NLA (sqm)	Number of office assets
Over 5,000	9,765	1
3,000 - 5,000	11,313	3
1,000 - 2,999	28,149	19
500 - 999	14,867	21
Less than 500	14,141	53
<b>Total</b>	<b>78,235</b>	<b>97</b>

# Nelson Central Office Stock



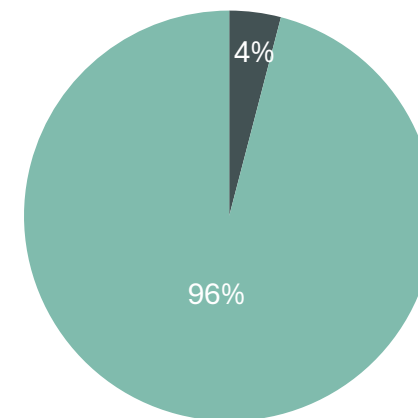
# Nelson Central Office Vacancy

During the first half of 2025, total office vacancy sat at 6.8%. Vacant office stock in Nelson Central reached 5,325 sqm, being most of it in the Grade C office submarket, whilst Grade B office buildings only had close to 3% of the total vacant office space. Prime office buildings had zero vacancy.

Most of the vacant office space is located in Trafalgar Street (42% of the total), followed by Bridge Street (31%) and Hardy Street (19%). The building with the highest vacancy was 72 Trafalgar Street, a Grade C asset with close to 1,200 sqm of vacant space over the ground floor and first level.

Office vacancy by grade

		Grade A	Grade B	Grade C	Total
Vacancy H1 2025	%	0.0%	2.9%	7.7%	<b>6.8%</b>
	sqm	0	216	5,109	<b>5,325</b>



■ Grade A ■ Grade B ■ Grade C

Office vacancy by street name in Nelson Central

Street Name	Vacant Office Stock	%
Trafalgar Street	2,226	42%
Bridge Street	1,639	31%
Hardy Street	997	19%
Achilles Avenue	216	4%
Alma Street	155	3%
Collingwood Street	92	2%
<b>Total</b>	<b>5,325</b>	<b>100%</b>

## Nelson Industrial Stock

Nelson, including Richmond (located on the Tasman District), has close to 682,000 sqm of industrial space across 475 industrial buildings. Around 64% of the industrial market is composed of Grade C industrial buildings (around 434,000 sqm), followed by Grade B buildings (19%, equivalent to around 127,000 sqm) and Grade A assets (18%, corresponding to just over 121,000 sqm). The suburb with the largest industrial space is Stoke, situated in the southern part of Nelson City, with over 194,000 sqm across 133 industrial buildings (28% of the total industrial NLA), followed by Richmond (Tasman), with close to 147,000 sqm, and Annesbrook (almost 128,000 sqm).

In terms of the distinct definitions concerning the Nelson industrial market, Grade A quality (also referred to as Prime grade) represents industrial space generally for general warehousing or logistics, with a lettable area exceeding 500 sqm. Grade A quality properties are of a high specification and well maintained. The grade encompasses properties from the current generation of design build premises to buildings built from 2010 onwards. Meanwhile, Grade B quality office space is situated in buildings built between 2000 and 2009 that are larger than 500 sqm. These are inferior to Grade A space in terms of building quality and specifications. Additionally, buildings completed from 2010 onwards that do not exceed 500 sqm are also considered Grade B. Furthermore, buildings completed before 2000, regardless of size, are considered Grade C. Those completed between 2000 and 2009 that are smaller than 500 sqm are also classified as Grade C.

Industrial stock by grade

Grade	NLA (sqm)	Number of industrial assets
Grade A	121,083	71
Grade B	127,112	94
Grade C	434,053	310
<b>Total</b>	<b>682,248</b>	<b>475</b>

Industrial stock by location

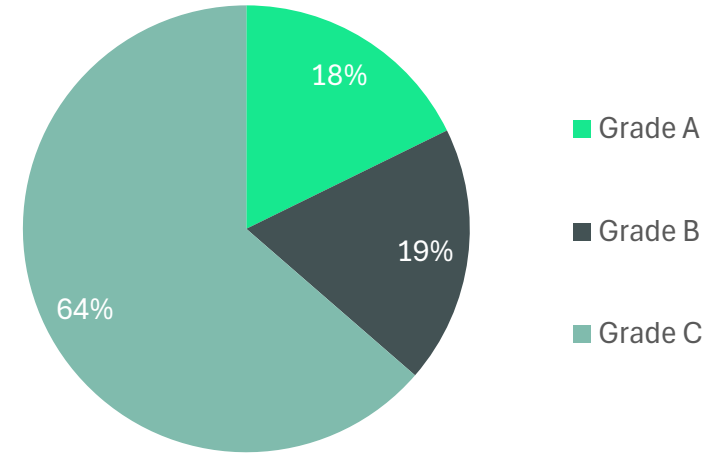
Suburb	NLA (sqm)	Number of industrial assets
Stoke	194,270	133
Richmond (Tasman)	147,371	101
Annesbrook	127,995	88
Port Nelson	119,216	50
Tahunanui	37,374	32
Nelson Central	22,670	24
Nelson South	18,068	25
Toi Toi	11,066	16
Stepneyville	3,028	4
Washington Valley	1,190	2
<b>Total</b>	<b>682,248</b>	<b>475</b>

# Nelson Industrial Stock

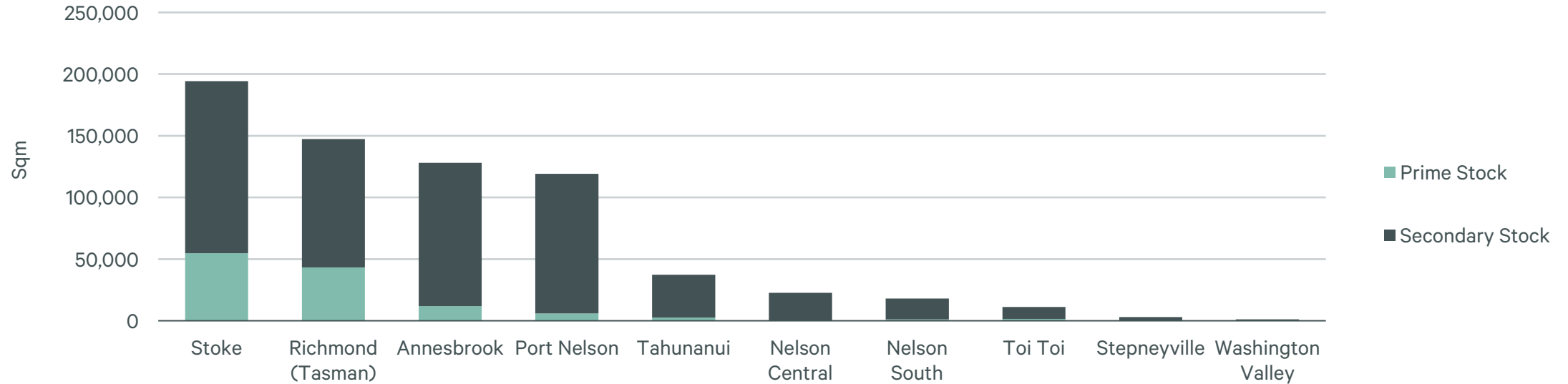
Around 91% of Nelson’s Prime industrial stock is concentrated in three suburbs: Stoke, with close to 55,000 sqm of high-quality industrial space, Richmond (Tasman) (over 43,000 sqm) and Annesbrook (close to 12,000 sqm). The only suburbs with no presence of Prime industrial stock are Nelson Central, Stepneyville and Washington Valley.

In the first half of 2025, the largest occupier in the Nelson industrial market, excluding the Port Nelson, was Lineage, with almost 30,000 sqm of industrial footprint. This included 14,220 sqm of Prime industrial space at 83 Beach Road in Richmond and 15,273 sqm of Grade C space at 73 Vickerman Street. The next largest occupiers during this period were Heartland and Sealord. Heartland occupied almost 13,000 sqm of Prime space in Stoke and around 15,000 sqm in Secondary buildings in Richmond. Sealord, meanwhile, occupied almost 17,500 sqm of Secondary industrial space at McKellar Quay and Vickerman Street.

Industrial stock by grade



Industrial stock by grade and location



# Nelson Industrial Stock

In regard to the number of industrial buildings by year built, only 14 were built before 1950 and 70 between 1950 and 1979. Most of them were completed during 1980-1999 (157 assets) and 2000-2009 (108 buildings). From 2010 onwards, 93 industrial buildings were built.

Regarding the size of Nelson's industrial stock by year built, nearly half of the industrial footprint belongs to buildings completed between 1980 and 2009, covering around 330,000 sqm. The newest assets, completed after 2020, comprise approximately 6% of the total industrial footprint.

In terms of building size in Nelson's industrial stock, most of the assets (319 out of 475) provide less than 1,000 sqm of industrial space, followed by buildings with 1,000-2,999 sqm (116 assets). Even though there are only 20 industrial buildings with over 5,000 sqm of space, they aggregated almost a third of the total industrial footprint in Nelson. One of the largest industrial buildings in Nelson is 484 Nayland Road in Stoke, with almost 16,000 sqm of industrial space.

Industrial stock by year built

Year Built	NLA (sqm)	Number of industrial assets
2020-2025	41,304	31
2010-2019	88,663	62
2000-2009	133,102	108
1980-1999	196,569	157
1950-1979	109,257	70
Older than 1950	7,414	14
Year unknown	105,939	33
<b>Total</b>	<b>682,248</b>	<b>475</b>

Industrial stock by building size

Building size (sqm)	NLA (sqm)	Number of industrial assets
Over 5,000	218,971	20
3,000 - 5,000	81,711	20
1,000 - 2,999	198,984	116
500 - 999	130,567	186
Less than 500	52,015	133
<b>Total</b>	<b>682,248</b>	<b>475</b>

# Nelson Industrial Stock



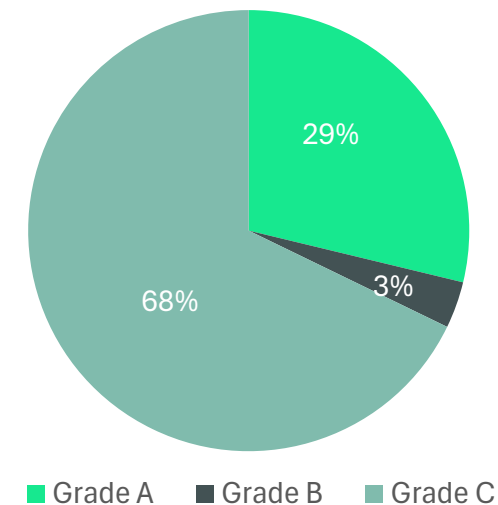
# Nelson Industrial Vacancy

During H1 2025, the industrial vacancy in Nelson was 4.0%, with over 27,000 sqm of vacant stock. Most of the vacant industrial space was located in the Grade C submarket, with close to 18,500 sqm of vacant industrial space (68% of the total). In contrast to the office market, Grade B was the industrial submarket with the lowest vacancy in Nelson, not even reaching 1.0%.

Most of the vacant industrial space is located in Richmond (41% of the total), followed by Stoke (32%), Annesbrook (11%), and Port Nelson (9%). Notably, the building with the highest vacancy is situated on Nayland Road in Stoke, a warehouse with over 7,000 sqm of vacant space. This was followed by 53 Beatty Street, with close to 2,100 sqm of Grade C industrial space.

Industrial vacancy by grade

		Grade A	Grade B	Grade C	Total
Vacancy H1 2025	%	6.5%	0.7%	4.3%	<b>4.0%</b>
	sqm	7,843	932	18,486	<b>27,261</b>



Industrial vacancy by suburb

Suburb	Vacant Office Stock	%
Richmond (Tasman)	11,290	41%
Stoke	8,775	32%
Annesbrook	2,973	11%
Port Nelson	2,376	9%
Nelson Central	1,058	4%
Tahunanui	789	3%
<b>Total</b>	<b>27,261</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.

### Industrial building grades

**Prime:** Industrial space used for general warehousing or logistics with stud heights of 9 metres or more, largely column free. The property will be of a high specification and well maintained. The grade encompasses properties from the current generation of design build premises to buildings built over the previous cycle. **Secondary:** Industrial space inferior to Prime space in terms of building quality and specifications being lower stud (generally between 6 and 9 metres) and in some cases lacking Capex and having deferred maintenance issues although still providing functional industrial accommodation.

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