

An aerial photograph of a Sydney City Fringe tram. The tram is white with red accents and features advertisements for 'dyson 360 vision' and '360° vision in the most powerful robot'. It is traveling along a track in a city square. Pedestrians are walking on the sidewalks, and there are some planters with greenery. The scene is captured from a high angle, showing the layout of the square and the surrounding urban environment.

RWC

Sydney City Fringe Commercial Property

LEASED PROPERTIES MARCH - APRIL 2025

Market Insights



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After a steady start to 2025, Sydney's City Fringe commercial leasing market is showing renewed momentum, underpinned by strong demand for premium and boutique office and warehouse spaces, particularly in Surry Hills and Five Dock.

Leasing enquiry levels have remained robust across the first quarter, with SMEs and creative industries driving a shift back toward well-connected, character-filled fringe locations.

Vacancy rates have tightened slightly in prime Fringe stock, while incentives remain competitive, especially for secondary-grade assets. Rents have stabilised overall, but fringe assets with strong amenity and transport links continue to attract premium pricing, as businesses prioritise workplace quality over floor space quantity.

Looking ahead, the outlook is cautiously optimistic. While macroeconomic pressures such as interest rate volatility and global economic headwinds persist, leasing activity is expected to remain active across key precincts.

Keep in touch,
Kristian

Marketwide Leased Assets

Properties are from all commercial agencies.



**Suite 104, 27 Abercrombie St,
Chippendale**

Type	Offices
Leased Date	Mar 2025
Lease Price	\$42,000
Floor Area sqm	101 sqm
\$/m2	\$416



**160 - 166 Great North Road,
Five Dock**

Type	Offices
Leased Date	Mar 2025
Lease Price	\$65,000
Floor Area sqm	259 sqm
\$/m2	\$259



**GF, 79 New Canterbury Road,
Petersham**

Type	Offices
Leased Date	Mar 2025
Lease Price	\$72,800
Floor Area sqm	130 sqm
\$/m2	\$560



**2a Gladstone Street,
Newtown**

Type	Offices
Leased Date	Mar 2025
Lease Price	\$100,000
Floor Area sqm	120 sqm
\$/m2	\$833



**L1, 97-99 Queen Street,
Woollahra**

Type	Offices
Leased Date	Mar 2025
Lease Price	\$120,000
Floor Area sqm	140 sqm
\$/m2	\$857



**Gr/85 Commonwealth St,
Surry Hills**

Type	Offices
Leased Date	Mar 2025
Lease Price	\$388,000
Floor Area sqm	432 sqm
\$/m2	\$898

Marketwide Leased Assets

Properties are from all commercial agencies.



4/20-23 Levey Street,
Wollri Creek

Type	Shops & Retail
Leased Date	Mar 2025
Lease Price	\$37,700
Floor Area sqm	58 sqm
\$/m2	\$650



Shop C/445-455 Liverpool Rd,
Ashfield

Type	Shops & Retail
Leased Date	Mar 2025
Lease Price	\$51,700
Floor Area sqm	109 sqm
\$/m2	\$474



171 Ramsay Street,
Haberfield

Type	Shops & Retail
Leased Date	Mar 2025
Lease Price	\$65,000
Floor Area sqm	155 sqm
\$/m2	\$419



662 Darling Street,
Rozelle

Type	Shops & Retail
Leased Date	Mar 2025
Lease Price	\$70,000
Floor Area sqm	100 sqm
\$/m2	\$700



52 Burwood Road,
Burwood

Type	Shops & Retail
Leased Date	Mar 2025
Lease Price	\$80,000
Floor Area sqm	215 sqm
\$/m2	\$372



274 Victoria Street,
Darlinghurst

Type	Shops & Retail
Leased Date	Mar 2025
Lease Price	\$95,000
Floor Area sqm	90 sqm
\$/m2	\$1,056

Marketwide Leased Assets

Properties are from all commercial agencies.



Ground Fl, 535 Crown Street
Surry Hills

Type	Shops & Retail
Leased Date	Mar 2025
Lease Price	\$160,000
Floor Area sqm	160 sqm
\$/m2	\$1,000



656-658 Crown St,
Surry Hills

Type	Shops & Retail
Leased Date	Mar 2025
Lease Price	\$180,000
Floor Area sqm	400 sqm
\$/m2	\$450



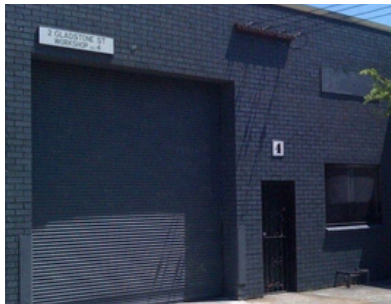
7 Nickson Street,
Surry Hills

Type	Showrooms
Leased Date	Mar 2025
Lease Price	\$40,000
Floor Area sqm	327 sqm
\$/m2	\$122



13 & 14/118 Queens Road,
Five Dock

Type	Showrooms
Leased Date	Mar 2025
Lease Price	\$60,000
Floor Area sqm	407 sqm
\$/m2	\$147



4/2c Gladstone Street,
Enmore

Type	Warehouse
Leased Date	Mar 2025
Lease Price	\$45,000
Floor Area sqm	180 sqm
\$/m2	\$250



4/33 Queens Road,
Five Dock

Type	Warehouse
Leased Date	Mar 2025
Lease Price	\$90,000
Floor Area sqm	334 sqm
\$/m2	\$270

Marketwide Leased Assets

Properties are from all commercial agencies.



2/33 Queens Road,
Five Dock

Type	Warehouse
Leased Date	Mar 2025
Lease Price	\$110,000
Floor Area sqm	300 sqm
\$/m2	\$367



6/61-73 Parramatta Road,
Five Dock

Type	Warehouse
Leased Date	Mar 2025
Lease Price	\$110,000
Floor Area sqm	377 sqm
\$/m2	\$292



581 Crown St,
Surry Hills

Type	Mixed Use
Leased Date	Mar 2025
Lease Price	\$110,000
Floor Area sqm	145 sqm
\$/m2	\$759

Local experts, working for you



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About Us

Knowledge

At Ray White Commercial Sydney City Fringe we combine our knowledge of the many different communities, cultures and central business districts across Sydney's inner west and eastern suburbs to support clients with the sale, lease and management of their commercial properties. Our staff have experience owning and managing businesses within Sydney's city fringe locations – so who better to understand the needs and concerns of our clients and the associated communities.

Experience

Many of our commercial sales and leasing agents are seasoned business owners themselves, putting us in an excellent position to advise on both selling and leasing commercial property. We are often viewed by our clients as a key advisor and an extension of their business. We understand the importance of family businesses and building intergenerational wealth. Each of our commercial agents has their own unique set of strengths and areas of commercial expertise.

Building Relationships

As a hard working commercial team, we are proud that we build and maintain deep relationships with our clients; both investors and business owners across so many city fringe communities. We enjoy playing a role in bringing new establishments or business concepts to a fringe district. It's exciting to see new commercial assets or business ideas come to fruition, and in turn enhance the lifestyles of the people who live and work there.

Local & International Reach

Ray White's international stature enables us to bring offshore investors and global retailers looking to buy or lease quality commercial stock in Sydney into deals. Plus, through Ray White's residential arm, we can offer longstanding clients support with the sale or purchase of residential assets within their property portfolios. We have extensive experience in leasing shops, through to mid- to large-range retail spaces, showrooms, office buildings and industrial sites.



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Important Information

This guide contains general information only. The information in this guide is no substitute for professional advice. We encourage you to seek professional advice before making any business decisions. You should consult a suitably qualified real estate professional in person. We would obviously love the opportunity to have that conversation with you, and you can reach us at:

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