



Investment Property Office

1 DARLING ISLAND
PYRMONT, NSW



Developed by Mirvac in 2006, this fully leased A-grade office campus comprises six office floors along with two basement levels of parking. Situated on the Sydney CBD fringe close to the waterfront, the building features large floor plates of more than 4,400 square metres each and has achieved a 6 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	22,197 SQM
CAR SPACES	131
ACQUISITION DATE	Apr-04
LAST EXTERNAL VALUATION DATE	31-Dec-23
VALUATION AT 31 DECEMBER 2024	\$220.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.88%
DISCOUNT RATE	7.63%
GROSS OFFICE RENT	\$1,067/SQM

Major Tenants	NLA SQM	Lease Expiry
Google Australia	22,197	Jun-27

Lease Expiry Profile % Income

VACANCY	0.0%
2H25	0.0%
FY26	0.0%
FY27	100.0%
FY28	0.0%
FY29	0.0%
FY30+	0.0%
WALE	2.5 YEARS