

Investment Property Office

189 GREY STREET
SOUTHBANK, QLD



Developed by Mirvac in 2005, this 12-level complex features large efficient floor plates of approximately 1,600 square metres each, with excellent natural light and spectacular river and city views. It has achieved a 5 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	5.0 Star
OWNERSHIP	100%
NLA	12,595 SQM
CAR SPACES	146
ACQUISITION DATE	Apr-04
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 30 JUNE 2022	\$92.8m
VALUER	Directors Valuation
CAPITALISATION RATE	6.63%
DISCOUNT RATE	7.00%
GROSS OFFICE RENT	\$653/SQM

Major Tenants	NLA SQM	Lease Expiry
NRMA	5,640	Mar-25
Ausenco	2,009	Jan-29

Lease Expiry Profile % Income

VACANCY	22.0%
FY23	0.0%
FY24	4.6%
FY25	44.9%
FY26	0.0%
FY27	5.5%
FY28+	23.0%
WALE	2.9 YEARS