

## Investment Property Office

### 23 FURZER STREET PHILLIP, ACT



Completed in 2010, this campus style office building was purpose built for the Department of Health and Aged Care and comprises 10 office levels with floors of approximately 4,500 square metres each, as well as two levels of basement parking. The building has achieved a 6 Star NABERS Energy rating, a 6 star NABERS Water rating and a 6 Star Green Star performance rating.

#### Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	46,167 SQM
CAR SPACES	374
ACQUISITION DATE	Feb-10
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 31 DECEMBER 2023	\$357.6m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.38%
GROSS OFFICE RENT	\$515/SQM

Major Tenants	NLA SQM	Lease Expiry
Department of Health & Aged Care	45,967	Feb-35
Blue Fez	200	Feb-27

#### Lease Expiry Profile % Income

VACANCY	0.0%
2H24	0.0%
FY25	0.0%
FY26	0.0%
FY27	0.4%
FY28	0.0%
FY29+	99.6%
WALE	11.1 YEARS