

## Investment Property Office

### 65 PIRRAMA ROAD PYRMONT, NSW



Developed by Mirvac in 2002 with a full lobby and end of trip refurbishment completed in 2021, 65 Pirrama Road is an A grade, waterfront commercial office complex, comprising five office levels. Also known as Bay Centre, located next to Darling Harbour and The Star casino, the building has large floor plates in excess of 3,000 square metres each, and offers tenants a flexible and modern working environment with city and harbour views from all levels. The building has achieved a 6.0 Star NABERS Energy rating.

#### Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	15,931 SQM
CAR SPACES	112
ACQUISITION DATE	Jun-01
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 31 DECEMBER 2023	\$198.5m
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$972/SQM

Major Tenants	NLA SQM	Lease Expiry
John Holland	6,243	Dec-24
Australian Communications & Media Authority	3,889	Feb-28

#### Lease Expiry Profile % Income

VACANCY	0.0%
2H24	0.2%
FY25	43.4%
FY26	0.0%
FY27	8.5%
FY28	26.1%
FY29+	21.8%
WALE	2.8 YEARS