

## Investment Property Office

### 75 GEORGE STREET PARRAMATTA, NSW



75 George Street is an A-grade tower comprising six levels. Prominently positioned in the heart of Parramatta CBD, at the intersection of George Street and Smith Street, the asset benefits from being located between the traditional centre of Parramatta, and the new development precinct concentrated around Parramatta Square and the future Parramatta metro train station.

#### Summary Information

GRADE	A
NABERS RATING	2.5 Star
OWNERSHIP	100%
NLA	9,567 SQM
CAR SPACES	104
ACQUISITION DATE	Jan-18
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 31 DECEMBER 2023	\$53.0m
VALUER	Directors Valuation
CAPITALISATION RATE	7.38%
DISCOUNT RATE	7.88%
GROSS OFFICE RENT	\$685/SQM

Major Tenants	NLA SQM	Lease Expiry
Australian Chiropractors Association	460	Mar-25

#### Lease Expiry Profile % Income

VACANCY	89.1%
2H24	5.9%
FY25	5.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29+	0.0%
WALE	0.1 YEARS