

Investment Property Office

60 MARGARET STREET SYDNEY, NSW



This A-grade building is situated in the heart of the Sydney CBD and comprises 36 levels of office accommodation and three levels of retail, with direct access to the Wynyard railway station and bus terminal. Developed in 1980, the complex has been progressively refurbished. The building has achieved a 4.5 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	50% Mirvac, 50% Blackstone
NLA	40,772 SQM
CAR SPACES	143
ACQUISITION DATE	Aug-98
LAST EXTERNAL VALUATION DATE	30-Jun-21
VALUATION AT 30 JUNE 2022	\$376.8m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.13%
DISCOUNT RATE	6.13%
GROSS OFFICE RENT	\$1,219/SQM

Major Tenants	NLA SQM	Lease Expiry
ING Bank	9,712	May-27
Cliftons	4,171	Dec-28

Lease Expiry Profile % Income

VACANCY	11.8%
FY23	14.4%
FY24	10.1%
FY25	5.3%
FY26	4.8%
FY27	29.1%
FY28+	24.5%
WALE	3.7 YEARS

1. Book value represents Mirvac's ownership.