

# 324 Queen Street

Brisbane, QLD | **OFFICE**



Located on a prominent corner of Queen Street and Creek Street Brisbane, the property comprises a basement car park, five retail units on ground level, three podium levels and 20 upper levels of office accommodation. The building was constructed in 1975 and refurbished in 2001.

Ownership interest	50%
Cap rate	6.00%
Valuation date	June 2020
Acquisition date	December 2016
Site area	1,821m <sup>2</sup>
Net lettable area	19,348m <sup>2</sup>
Occupancy	94%
NABERS rating (Energy)	3.5
NABERS rating (Water)	3.5
WALE by income	3.32
Rent review structure	Fixed
Major tenants by income	Allianz, ANZ, Brookfield Multiplex
Parking spaces	91
Valuation range	\$60-80 million