

# 2 King Street

Fortitude Valley, QLD | **OFFICE**



The asset is located on the corner of King Street and St Pauls Terrace, Fortitude Valley approximately 4kms north of the Brisbane CBD within the RNA Showgrounds regeneration project. The building is nine levels plus two basement car parking levels and was built to meet high environmental performance standard with a 6 Star Green Star - Office As Built v3 certification.

Ownership interest	50%
Cap rate	5.75%
Valuation date	June 2021
Acquisition date	August 2018
Site area	2,045m <sup>2</sup>
Net lettable area	16,369m <sup>2</sup>
Occupancy	93%
NABERS rating (Energy)	6.0
NABERS rating (Water)	4.5
WALE by income	4.64
Rent review structure	CPI and Fixed
Major tenants by income	Lend Lease, SMEC, Ezidebit
Parking spaces	95
Valuation range	\$80-100 million