

11 Bowden St

Alexandria, NSW | **OFFICE**



The property comprises a modern architecturally designed commercial building constructed over four levels with the ground level comprising two semi retail / commercial suites along with three upper levels. The building provides creative style commercial accommodation and a large rear ground level security carpark.

Ownership interest	100%
Cap rate	5.50%
Valuation date	December 2019
Acquisition date	March 2018
Site area	2,627m ²
Net lettable area	5,723m ²
Occupancy	92%
NABERS rating (Energy)	5.0
NABERS rating (Water)	4.5
WALE by income	3.74
Rent review structure	Fixed
Major tenants by income	William Angliss Institute / APG and Co
Parking spaces	55
Valuation range	\$40-60 million