

99 Walker Street

North Sydney, NSW | **OFFICE**



Located on a prime corner in the epicentre of North Sydney, the property has three street frontages to Walker, Mount and Little Walker Street. The building is close to retail amenity and transport including the new Victoria Cross Metro Station (only 300m away). Upon completion of Victoria Cross, (due in 2024) North Sydney will be only 3 minutes to Barangaroo and 5 minutes to Martin Place.

Ownership interest	100%
Cap rate	5.00%
Valuation date	December 2019
Acquisition date	January 2020
Site area	2,263m ²
Net lettable area	19,295m ²
Occupancy	98%
NABERS rating (Energy)	5.0
NABERS rating (Water)	4.5
WALE by income	6.03
Rent review structure	CPI and Fixed
Major tenants by income	Jemena, GE Capital and Coles
Parking spaces	229
Valuation range	\$300-350 million