

# 201 Elizabeth Street

Sydney, NSW | **OFFICE**



Located on a prominent corner location with street frontages to Elizabeth and Park Street, the building offers floorplates ranging from 200sqm to 1,100sqm with a core layout maximising natural daylight from four sides.

The building has immediate access to public transport with direct underground access to Museum station and a 300m walk to Town Hall station as well as bus routes along Elizabeth Street. With the new Sydney Metro Pitt Street and Martin Place stations (opening 2024) providing added accessibility.

Ownership interest	24%
Cap rate	5.00%
Valuation date	June 2020
Acquisition date	November 2019
Site area	3,900m <sup>2</sup>
Net lettable area	38,645m <sup>2</sup>
Occupancy	92%
NABERS rating (Energy)	4.5
NABERS rating (Water)	3.5
WALE by income	1.66
Rent review structure	CPI and Fixed
Major tenants by income	Campaign Monitor, Zabulon and HarperCollins
Parking spaces	175
Valuation range	\$150-175 million