

# 14 Martin Place

Sydney, NSW | **OFFICE**



Located in a prime corner position in the centre of Sydney's prestigious financial district, this property consists of an eight level heritage facade office building (built in circa 1892) fronting Martin Place and an interconnecting 20 level office tower fronting Pitt Street. The entire structure includes 1,111sqm of ground and lower ground floor retail.

A full refurbishment of the ground floor entry lobby was completed in September 2019.

Ownership interest	50%
Cap rate	4.88%
Valuation date	June 2020
Acquisition date	June 2011
Site area	1,103m <sup>2</sup>
Net lettable area	14,559m <sup>2</sup>
Occupancy	91%
NABERS rating (Energy)	4.0
NABERS rating (Water)	2.5
WALE by income	3.71
Rent review structure	CPI and Fixed
Major tenants by income	World Bank, NGS Super and Long Chim restaurant
Parking spaces	-
Valuation range	\$100-125 million