

710 Collins Street

Melbourne VIC | **OFFICE**



The property occupies a rectangular block of circa 7,800sqm spanning between Collins Street and Bourke Street in the heart of Melbourne's Docklands main commercial office precinct. The property is surrounded by major commercial office towers and has almost immediate access to Southern Cross Station.

The property is a heritage listed former railway warehouse of the late of the late 19th century (known as the Goods Shed) which was transformed into a two level commercial office building in 2010 following a significant refurbishment and development program. A four storey retail and commercial building has been added at the Collins Street end. The property is substantially leased to the Victorian Government until 2024.

The potential to redevelop to add further commercial and retail space is currently under review with consultants engaged and discussions underway with relevant authorities.

Ownership interest	100%
Cap rate	5.25%
Valuation date	June 2020
Acquisition date	December 2014
Site area	7,795m ²
Net lettable area	11,320m ²
Occupancy	100%
NABERS rating (Energy)	5.0
NABERS rating (Water)	3.5
WALE by income	4.09
Rent review structure	Fixed
Major tenants by income	Minister of Finance and Victorian Building Authority (VBA)
Parking spaces	0
Valuation range	\$100-125 million