

# 33 Queen Street

Brisbane, QLD | **OFFICE**



This property consists of two buildings: 33 Queen Street and 199 George Street. 33 Queen is a historic seven level building with frontage to the Queen Street Mall and immediately adjoining and connected is 199 George Street, a recently constructed modern office and retail tower with frontage to George Street. 33 Queen Street has an unrivalled location at the top of Queen Street Mall, on one of Brisbane's best corners. 199 George Street is a 10 level, A grade commercial office building that connects to all floors of the adjoining heritage building.

Ownership interest	100%
Cap rate	6.25%
Valuation date	June 2021
Acquisition date	May 2013
Site area	1,158m <sup>2</sup>
Net lettable area	5,559m <sup>2</sup>
Occupancy	90%
NABERS rating (Energy)	4.0
NABERS rating (Water)	4.5
WALE by income	3.79 Years
Rent review structure	Fixed
Major tenants by income	First Commercial Bank, Kixeye, Burger Urge
Parking spaces	16
Valuation range	\$30-40 million