

51 Allara Street

Canberra, ACT | **OFFICE**



The eight level office block is centrally located on the intersection of Constitution Avenue and Allara Street in Canberra CBD in the centre of a major government office precinct. A refurbishment of office areas, building entry and end of trip facilities was completed in September 2018.

Ownership interest	100%
Cap rate	7.75%
Valuation date	December 2018
Acquisition date	January 2008
Site area	3,973m ²
Net lettable area	12,417m ²
Occupancy	100%
NABERS rating (Energy)	4.0
NABERS rating (Water)	1.0
WALE by income	1.18
Rent review structure	Fixed
Major tenants by income	Dept of Environment
Parking spaces	163
Valuation range	\$40-60 million