



CANBERRA OFFICE ASSET WITH 10 YEAR LEASE TO COMMONWEALTH ...

For Sale
Contact Agent

Offices

60 Denison Street, Deakin, ACT 2600

Floor Area:

2,374 m²

Land Area:

1.17ha (2.90 acres) (approx)



Deloitte.

www.realcommercial.com.au/503754438

Property Description

- Fully Leased Canberra Office Asset
- Commonwealth Government tenant
- Fixed annual rental increases of 3.5%

CANBERRA OFFICE ASSET WITH 10 YEAR LEASE TO COMMONWEALTH GOVERNMENT TENANT

Deloitte is proud to present 60 Denison Street, Deakin for sale. The two-storey plus basement Questacon Administration Building represents an excellent income producing investment opportunity which includes a new 10-year lease plus 2 x 5-year options from a secure Commonwealth tenant.

The key investment highlights include:

- 100% occupancy to a Commonwealth tenant
- New 10-year lease plus 2 x 5-year options and fixed annual rental increases of 3.5%
- Gross annual commencing rent of \$903,778.50
- 4 Star NABERS
- 2,734m2 of modern office building and basement, including 86 carparks
- Landmark asset located in a prime Canberra location situated approximately 3km from Parliament House and 5km from Canberra CBD
- The National Capital Plan allows for a broad range of uses on the site including office and health services, consistent with the surrounding area and precinct

Tender Closing – 2:00PM AEDT, Wednesday 24th March 2021
For all enquiries and additional information, contact exclusive agent

Stephen Hynes
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Additional Details

Building Whole	Tenure Type Tenanted Investment
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Energy Efficiency 4.0-star NABERS	Car Spaces 86
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Zoning
National Capitol Use - Additional land uses permitted under NCP Amendment 90 include: Office, Consulting room & Health centre.

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Deloitte Real Estate
Brindabella Business Park, 8
Brindabella Circuit, Canberra...