



## MODERN 8-STOREY OFFICE BUILDING WITH 4.63-YEAR WALE

**For Sale**

Contact Agent  
For Sale

Offices

76 Light Square, Adelaide, SA 5000

**Floor Area:**

2,305 m<sup>2</sup>

**Land Area:**

344.00 m<sup>2</sup> (approx)



**CBRE**

[www.realcommercial.com.au/503874106](http://www.realcommercial.com.au/503874106)

## Property Description

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- **CBD OFFICE WITH PARKLAND VIEWS**
- **WALE OF 4.63-YEARS**
- **0% STAMP DUTY**

76 Light Square is a modern 8-storey office building with Parkland views that is home to prominent South Australian legal firm Tindall Gask Bentley (TGB).

Property features:

- Modern office building constructed in 2012
- Prominent corner position on Light Square
- Excellent natural light & Parkland views
- Fully leased Net Income \$998,900pa (approx.)
- NLA of 2,304sqm (approx.)
- Significant depreciation benefits available
- 4.5 Star NABERS Rating
- 0% Stamp Duty payable

For Sale by Private Treaty

## Additional Details

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**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment

**Energy Efficiency**  
4.5-star NABERS

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