



LONG LEASE IN PLACE TO A WELL-KNOWN CANBERRA PROPERTY COMPANY

For Sale

Contact CBRE for more information
For Sale

Offices

Level 1, 45 Ainslie Avenue, Braddon, ACT 2612

Floor Area:

632 m²



Property Description

- **23 Basement Car Bays Held on Title**
- **Strong Lease Covenant**
- **3.5% Fixed Annual Increases**

Available for sale in one line are six separate unit's titles totaling 632sqm* of office space located of level 1 of 45 Ainslie Place, Braddon. The units are occupied by one of Canberra's leading developers and will be offered as a leased investment with a brand new 7-year lease in place to JWLAND.

LOCATION

45 Ainslie Avenue, Braddon is located in the exciting new inner-city precinct of Founders Lane on the door stop of the CBD. This perfectly desired location is a stone's throw away from the Canberra Centre and the heart of the CBD. Just a quick walk north is the bustling precinct of Lonsdale Street which offers an abundance of eatery options with some of the highest regarded bars, cafes and restaurants Canberra has to offer. The proximity to Canberra's large Commonwealth Government office buildings has ensured that Braddon has and will continue to be, a highly sought-after location for commercial tenants.

LEASE COVENANT

JWLAND is an Australian property development company, headquartered in Canberra, ACT and is a significant participant in the residential property industry with arguably one of Canberra's biggest residential development pipelines.

INVESTMENT HIGHLIGHTS

- Strong lease covenant
 - 7 year WALE
 - 17 basement car parks held on title
 - 3.5% fixed year increases throughout the lease
 - Net income: \$273,060.99* Pa plus GST
 - Located in tightly held commercial office market of Braddon
 - High quality fitout in place
- ...

Additional Details

Building	Tenure Type
Partial	Tenanted Investment

Level 1, 45 Ainslie Avenue, Braddon, ACT 2612



Nic Purdue

02 6232 2733

Tristan Cotchett

0432 642 315

CBRE - Canberra

Level 4, 2 Constitution Avenue, City ACT 2601