



Exceptional Office Investment with 5.34 year WALE

Offices

8 Gardner Close, Milton, Qld 4064

Floor Area: 4,271 m²

Land Area: 3135.00 m² (approx)

Property Description

Recent refurbishments have transformed 8 Gardner Close into a distinguished commercial investment in Brisbane's CBD fringe office market. It is now ready to deliver a long-term investment opportunity that will outperform its competition.

- Refurbished high quality office accommodation of 4,271 sqm and 102 car parks
- 100% leased to national and international tenants with a net income of \$1,794,621 per annum
- Exceptional 5.34 year WALE by income (as at May 2019)
- Substantial building upgrades benefiting from minimal future CAPEX and significant depreciation allowances
- Located 2km west of the Brisbane CBD
- 0 Star NABERS Base Building Energy Rating (due to occupancy)

For Sale by Expressions of Interest closing Thursday, 28 March 2019 at 4:00pm AEST

For Sale

Expressions of Interest

Expression of Interest

Additional Details

Building

Whole

Tenure Type

Tenanted
Investment

Energy Efficiency

0.0-star NABERS



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