

For Sale for \$15,000,000

# Exceptional Value Add Opportunity



144 Macquarie Street, Hobart



**Estimated 12%  
fully leased return**



Strategically located, sustainable A grade office building with fantastic views and natural light. Substantial capital upgrades have been completed to the base building lighting, lifts and mechanical plant. The sale price point represents an attractive value proposition in a competitive sales market.

- Energy efficient with NABERS rating of 4 stars
- 5,684 sqm lettable area with 19 car spaces
- 929 sqm site area with flexible zoning
- Approximate net income of \$1.43 million per annum reflects an initial yield of 9.5% and a 12% yield fully leased
- Opportunity to add significant value through leasing or future asset conversion
- High quality State Government lease covenant with lease renewal options

For sale in conjunction with Edwards Windsor.

**[KnightFrank.com.au](http://KnightFrank.com.au)**



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