



	PROPERTY NAME	ADDRESS
1	Allianz Centre	55 Currie Street ADELAIDE SA 5000 AUSTRALIA

FOR FURTHER INFORMATION PLEASE CONTACT

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Allianz Centre
55 Currie Street

ADELAIDE, SA



DESCRIPTION:

Allianz Centre is a modern 12-storey office building of exceptional quality constructed in 1988 and recently refurbished. It comprises ground and 11 upper floors plus a full height, central, stunning atrium. The building also features a theatre, conference facilities, balcony bar function area, 95 basement car parks and associated loading and storage areas.

LOCATION:

Allianz Centre is located on the southern side of Currie Street, on the corner of Topham Mall, in the center of Adelaide's newest cafe precinct. It is midway between the railway station and tram routes, with major bus routes passing the front of the building.

CHARACTERISTICS

Total Area	26,665.0 sqm	Grade	A
Land Size (Lot/Site Area)	5,578.0		
No. of Levels	12		
NABERS Rating	4.5-star NABERS Energy Rating		
Car Parking Details	On-site parking is available at a rate of \$450.00 GST exclusive plus \$45.00 GST, equalling \$495.00 GST inclusive pspcm.		

LEVEL / SUITE	AREA	FITTED OUT	ASKING RENTAL \$psmpa	ASKING RENTAL \$pa	COMMENTS
0 / Gr.01	424.7 sqm	Yes	\$465.00 Gross	\$197,485.50	Date Available: Immediately Details: Currie Street frontage, retail potential.
2 / 02.01	935.2 sqm	Yes	\$465.00 Gross	\$434,868.00	Date Available: Immediately Details: Fitted out but owner will refurbish to suit.
3 / 03.Wh	2,336.6 sqm	Yes	\$465.00 Gross	\$1,086,519.00	Date Available: Immediately Details: Fitted out but owner will refurbish to suit
4 / 04.Wh	2,582.7 sqm	Yes	\$465.00 Gross	\$1,200,955.50	Date Available: Immediately Details: Fitted out but owner will refurbish to suit.
Total 6,279.2 sqm					

The prices quoted above are exclusive of GST. Interested parties are advised that they should seek independent advice in relation to their GST status and whether such tax will be payable.

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