



nz commercial

Offices with Views for Sale Auckland Central

Ad ID: 79979

Location: **35 Graham Street
Auckland Central
Auckland**
Asking: **Deadline Sale**
Type: **Offices-Sale**
Area (m²): **12515.00**



Offices - Value-add CBD Opportunity; 35 Graham Street

Commercial Property for Sale Description

Offices with Views for Sale Auckland Central 35 Graham Street

35 Graham Street offers a compelling opportunity to acquire an expansive and elevated prime Victoria Quarter site, enjoying a front seat position with protected north facing views to the Waitemata Harbour.

The property is 100% leased to the Auckland Council for a minimum of two years, beyond which there are a range of value-add opportunities including extension and redevelopment, or conversion to residential or hotel uses. The property will benefit from the significant and ongoing investment into infrastructure and high quality commercial developments within the immediate surroundings.

Investment Highlights include:

- 4,841sqm freehold site
- NLA of 12,515sqm
- Potential to add up to a further 8,588sqm* of GFA
- 100% leased to Auckland Council
- Net rental \$3.975m pa (plus GST)*

For sale by Expressions of Interest closing Thursday 14 March 2019 at 4:00pm

Contact the exclusive agent, CBRE.

*approximate

Contact:
Brent McGregor
021 870 508 or 09 359 5330

CBRE - Auckland CBD
Licensed REAA 2008
Broker Ref: 204262Q84

The CBRE logo, consisting of the letters 'CBRE' in a bold, green, sans-serif font.