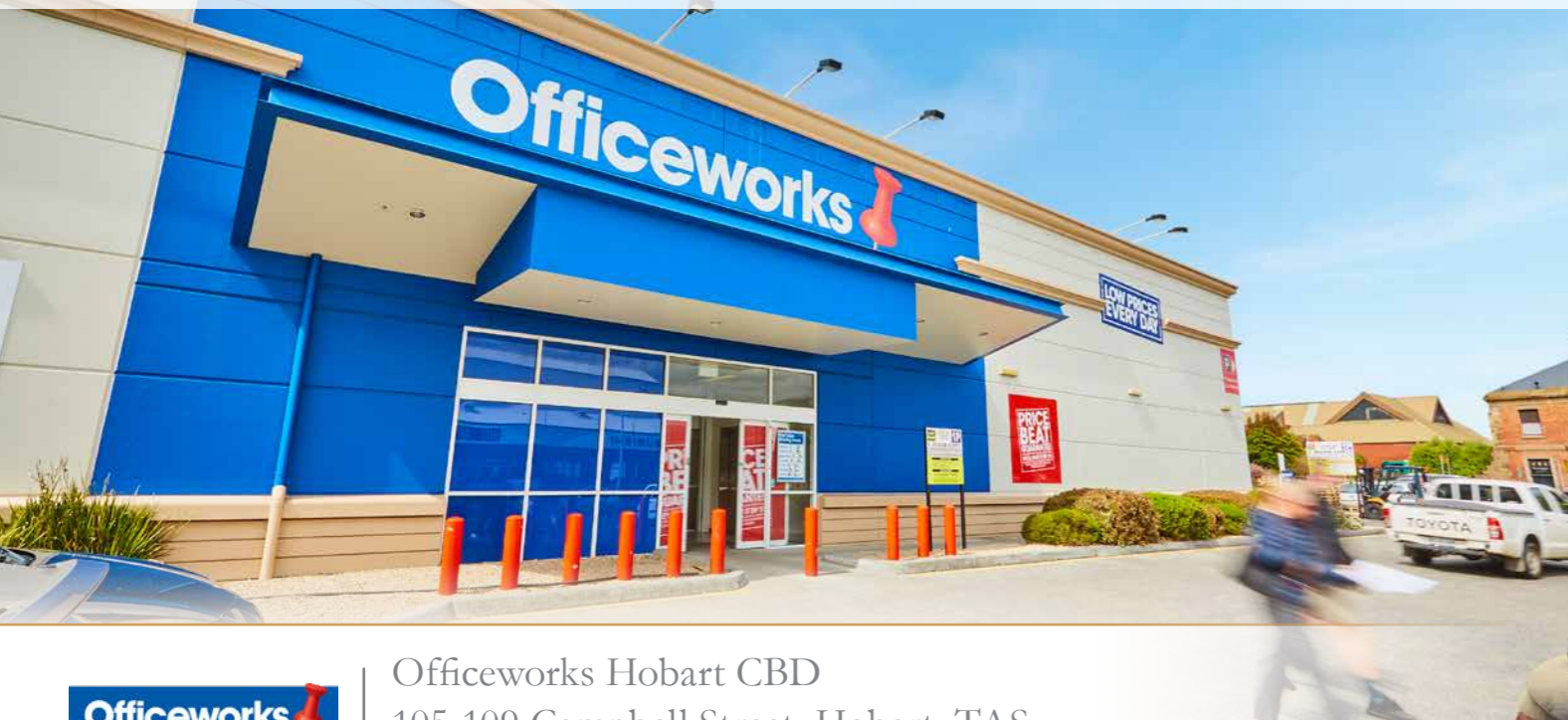



FREESTANDING CBD OFFICEWORKS INVESTMENT
NEW 5 YEAR NET LEASE WITH FIXED 4% ANNUAL INCREASES



Officeworks Hobart CBD
 105-109 Campbell Street, Hobart, TAS
 (Cnr Brooker Highway)



A dominant 2,785sqm* freestanding Officeworks (Subsidiary of  Wesfarmers) investment prominently positioned in the Hobart CBD



Recently renewed 5 year net lease expiring 2023, with fixed annual increases of 4%



Convenient 49 car spaces* on title including basement car park



Highly exposed triple street frontage Central Commercial Zone landholding of 3,236sqm* in the Hobart CBD



Net income of \$725,000 per annum* (as at October 2018)



Officeworks are  Wesfarmers' best performing business with over \$2.1bn annual group revenue

For further information contact the exclusive selling agents:

Joseph Du Rieu

+61 408 892 976
 joseph.durieu@cbre.com.au

Kevin Tong

+61 422 848 818
 kevin.tong@cbre.com.au

Mark Wizel

+61 409 809 868
 mark.wizel@cbre.com.au

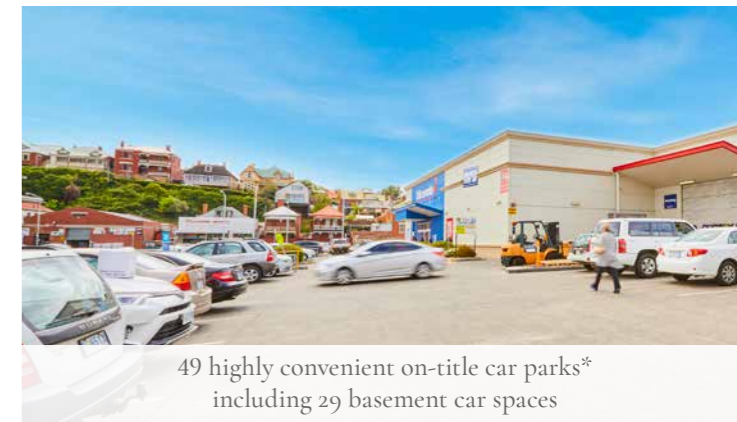


#PortfolioAuctionsDoneDifferently

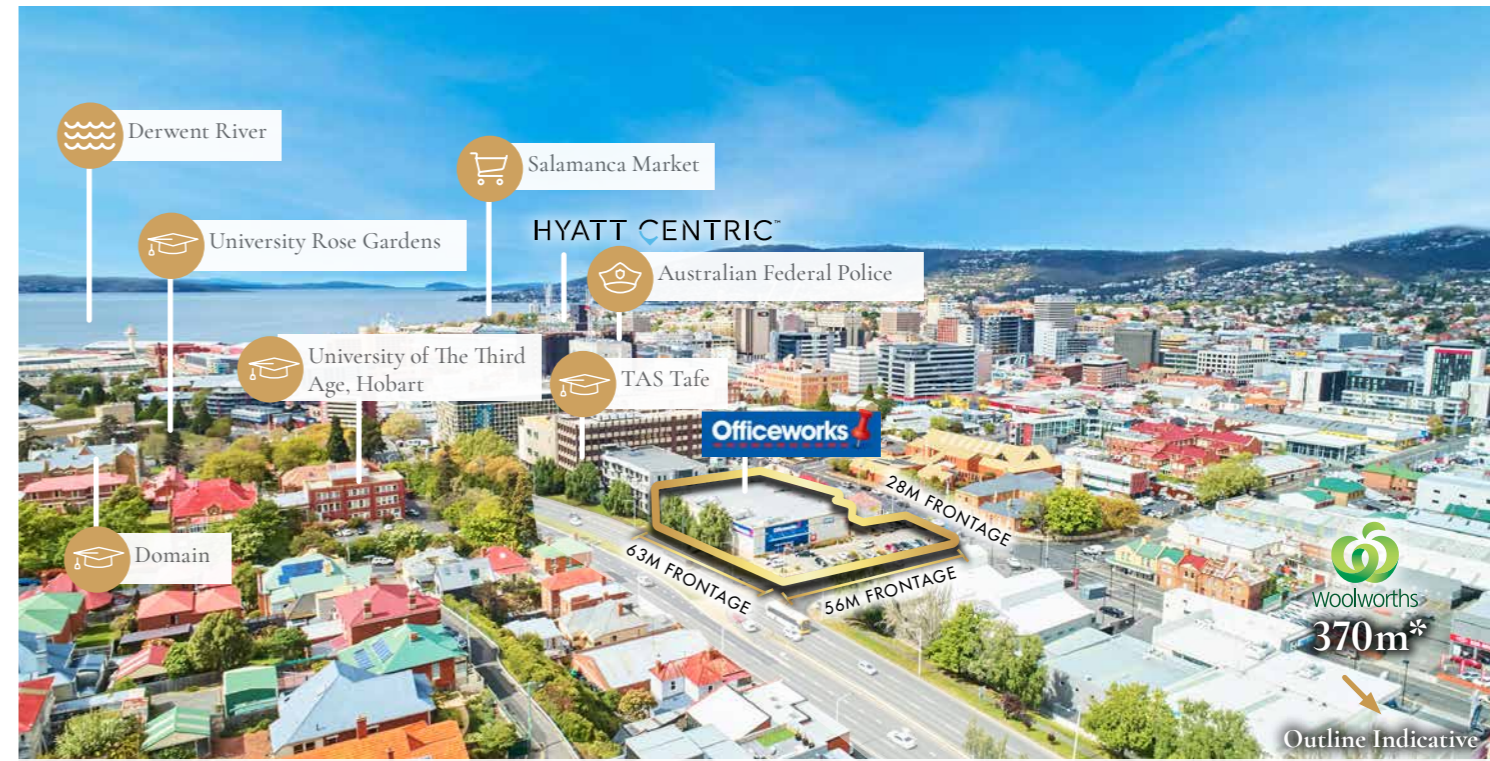
FREESTANDING
 RETAIL INVESTMENTS



Surrounded by dominant and attractive national tenants



49 highly convenient on-title car parks* including 29 basement car spaces



3 high exposure street frontages at the corner of the Brooker Highway



Highly exposed 3,236sqm* landholding with 3 street frontages



56M* FRONTAGE



Strategically located within Hobart's higher education precinct

Dominant 2,785sqm* freestanding Officeworks