

Media Update July 2009



Office Market

- A purpose-built office building at **Meadowbrook, Campus Business Park** will soon be home to **Queensland Health**. The \$15m building will soon be occupied and will contain 3,200sqm of office. Rent is estimated in the low **\$300/sqm**. (31/07/2009, SMH)
- **Centric Wealth** have committed to occupying office space on **Level 8 of 120 Edward St, Brisbane**. They have occupied a full floor of 840/sq m for **\$570/sqm**. The lease is for 7 years with a 3 year option. The office was leased by Savills. (31/07/2009, CM)
- **Weight Watchers** leased 1232sqm of commercial office space on **Level 5, 1-3 Smail St, Ultimo** from **Orchard Capital Investments**. The lease term is 5 years at a rent of **\$475/sqm gross**, and the deal was negotiated by CBRE. (25/07/2009, SMH)
- German Fund Manager **Real I.S.** has bought the **Australian Taxation Office Headquarters in Canberra** for just over **\$200m**. However, the deal comprising 43,000sqm of office space is subject to an equity raising. (27/07/2009, AFR)
- **Abacus Property** has purchased an office building at **343 George St, Sydney** from **DEXUS Group** for **\$55m**. The building comprises 10,584sqm of net lettable area, including lower ground and ground floor retail space and 10 levels of office accommodation. (17/07/2009, APR)
- **Energy Australia** has acquired **Kindersley House at 33 Bligh St, Sydney** from **Investa Property Group** for more than **\$50m**. Investa will retain the ability to build a 21,000sqm office tower on the site after Energy Australia completes its work. (02/07/2009, AFR)

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Industrial Market

- **Northline P/L** has leased a 7,024sqm industrial building at **103 Bancroft Rd, Pinkenba**. The rent has been confirmed at **\$870,000 pa (\$A124/sq m)**. The lease is for five years with a five year option. *(31/07/2009, CM)*

- **Noble Workwear Pty Ltd** has leased a 1605sqm office/warehouse at **1/5 Clay Place, Eastern Creek** from a **private investor**. The lease term is 3 years at a rent of **\$110/sqm net**, and the deal was negotiated by LJ Hooker Commercial. *(25/07/2009, SMH)*

- **Booktopia** has leased a 1541sqm building at **27 Sirius Rd, Lane Cove** from **O'Brien Industries Pty Ltd**. The lease term is 6 years at a rent of **\$155/sqm gross**, and the deal was negotiated by Sutton Anderson. *(25/07/2009, SMH)*

- **QLS** has leased a 9,413sqm warehouse at **23 Factory St, Granville** from a private investor. Lease term is 7 years at a rent of **\$85/sqm net**, and the deal was negotiated by CBRE. *(04/07/2009, SMH)*

- **Russo Investments** have purchased a 58,100sq m industrial facility located at **514 Boundary Rd**. The two transport warehouses sold for **\$16.8m (\$289/sq m)**. The property has a net lettable area of 14,585sq m (\$1152/sq m) and sold on an initial yield of 8.84%. *(10/07/2009, CM)*

- **AAA Self Storage** has leased a 635sqm warehouse at **204 Wyndham St, Alexandria** from **Kenco Properties Pty Ltd**. Lease term is 10 years at a rent of **\$125.98/sqm gross**, and the deal was negotiated by JLL. *(04/07/2009, SMH)*

- **Hahn & Co** have leased an office/warehouse facility (2,111sq m) located at **1425 Boundary Rd**. Lease term is 10 years at a rent of **\$119.85/sqm**. The premise comprises 459sqm of office space and 1,652sqm of warehouse. *(10/07/2009, CM)*

Retail Market

- **Trinity** has sold the Nerang shopping centre to a **Melbourne consortium**. It is located at **74-98 Nerang-Beaudesert Road** and sold for **\$16.4m**. The retail property has an NLA of 4,920sqm (\$3,333/sqm) and sits on a 1.5ha parcel of land (\$A1,093/sq m). It is anchored by Coles whom occupy 2,284/sq m and commenced a 15-year lease in 2007. *(31/07/2009, GCB)*
- A **Melbourne investor** has paid **\$18.5m** for a Surfers Paradise retail strip formally owned by **Raptis Plaza**. The **Le Boulevard strip** located at **Elkhorn Ave, Surfers Paradise** was thrown into the hands of administrators in March. The land holdings is 1,761sqm (\$10,505/sqm) with an annual net return of \$1.65m (8%). *(24/07/2009, GCB)*
- Sale of **Mountain Creek shopping centre** for **\$18.6m** (\$8,386/sqm) to sunshine coast **private investor**. The property is anchored by a 2,218sqm Woolworths supermarket and comprises 14 specialty stores, including a Caltex petrol outlet and fruit barn. The property was sold on an initial yield of 7.58 per cent. *(03/07/2009, CM)*
- **Bunnings Nerang** was sold for **\$16.35m** at a yield of 7.6% with a net income of \$1,242,750 (NLA - 12,856sqm). **Harvey Norman Rothwell** was also sold for **\$14.9m** at a yield of 8.11% with a net income of \$1,193,192 (NLA - 7,395sqm). Charter Hall was the vendor of both properties. *(03/07/2009, CM)*
- A **Bunnings Warehouse** at **Campbeltown, NSW**, has sold for **\$21.35m**. It is leased to Bunnings on a new 12-year term, with net income of \$1.625m. The sale showed a yield of 7.6%. The warehouse has a lettable area of 13,348sqm with growth potential, given that it is on a 2.55ha block. The property was marketed by Stonebridge Property and Burgess Rawson. *(02/07/2009, AFR)*

■ Media Database Search

The above article summaries, and many more relevant to the commercial property sector, can be searched on-line via the Savills Media Database. The database enables historical article summaries to be found by searching article categories, industries, localities, keywords and publications.

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This document, and the Savills Media Database, provides a brief summary of media articles relevant to the Commercial Property Sector from major Australian publications. Articles are the property of the individual publications. Relevant publications should be contacted to attain further information on specific articles. The below legend details publications included in the search.

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| AFR= Australian Financial Review Australian | AGE=The Age | AUST=The |
| BN=Brisbane News | CM=The Courier Mail | CN=City News |
| GCB=The Gold Coast Bulletin | SCD=The Sunshine Coast Daily | SH=Sun Herald |
| SMH=Sydney Morning Herald | SWT=South West Times | TA=The Advertiser |
| TCP=The Cairns Post Business News | WA=The West | WABN=WA |

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