

Currently offered with vacant possession, this represents an outstanding opportunity for owner-occupiers seeking a prestigious CBD address or astute investors looking to capitalize on Sydney's premium commercial market. With expressions of interest closing Thursday 25 May 2023, this property demands immediate attention.

## Key Information

Investment Type	Office
Purchase Price	\$333,333
Net Yield	3.0%

## Key Highlights

- Prestigious whole floor commercial opportunity spanning a generous 400 square metres
- Prime CBD location with vacant possession allowing immediate occupancy
- Comprehensive high-quality fitout including reception, meeting rooms and executive offices
- Impressive sub-penthouse position with abundant natural light
- Full height glass partitioning and timber flooring creating a sophisticated environment
- Expansive east-facing window frontage with attractive streetscape views
- Multiple meeting areas including primary and secondary boardrooms
- Modern amenities including ducted air conditioning and established connectivity
- Part of a tightly-held boutique strata building with only 11 whole floors
- Exceptional accessibility with three elevators servicing the building
- Walking distance to Town Hall Station and multiple public transport options
- Surrounded by Sydney's most significant landmarks and leading businesses

## Background Information

How old is the asset?	Not specified
Vendors reason for selling?	Not specified
How many days the property has been on the market with the selling agents?	Not specified
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	Not specified None
How long have they been in business overall?	Not specified None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

## *Location Information*

Level 10, 263 Clarence Street enjoys a **prime position in Sydney's CBD**, offering excellent connectivity and prestige. The property benefits from **convenient access to Town Hall Station** and is within walking distance to Martin Place, Darling Harbour, Barangaroo and the broader CBD precinct.

This prestigious address is surrounded by **some of Australia's most significant landmarks** including Darling Harbour, Queen Victoria Building, Hyde Park, Pitt Street Mall and King Street Wharf. The locale is home to **Australia's leading businesses** including CBA, Pitcher Partners and IAG, complemented by acclaimed restaurants and bars such as Tetsuya's, Infinity, Café Del Mar and Baxter's Inn.

The strategic positioning within Sydney's commercial heart provides exceptional staff amenity, client accessibility, and places the business among the nation's corporate elite.

## *Tenant Information*

The property is currently being offered with **vacant possession**, providing an excellent opportunity for owner-occupiers to secure a prestigious CBD address or for investors to tenant the space according to current market demands.

The comprehensive fitout offers **flexibility for various business configurations**, with the space designed to accommodate professional services such as legal firms, financial services, consulting practices, or corporate headquarters.

The building itself hosts a **diverse mix of commercial tenants** across its 11 whole floors, alongside two retail tenancies at street level, creating a well-balanced commercial environment.

## *Financial Overview*

This premium commercial property is offered with a **guide price of \$4,500,000**, representing exceptional value for a whole floor office in Sydney's CBD. The property spans **400 square metres** of both land and floor area.

Currently offered with **vacant possession**, the property provides flexibility for owner-occupiers to move in immediately or for investors to secure new tenants at market rates. The property forms part of a **tightly-held strata complex** that has historically maintained strong value and demand.

As one of Sydney's most sought-after strata office buildings, 263 Clarence Street represents a **secure long-term investment** in a prime commercial location.

## *Rental Comparison*

33333

*Offer to Purchase*

Offer to Purchase	\$333,333
Initial Deposit	3333
Due Diligence	Not specified
Finance Days	Not specified
Settlement	Not specified

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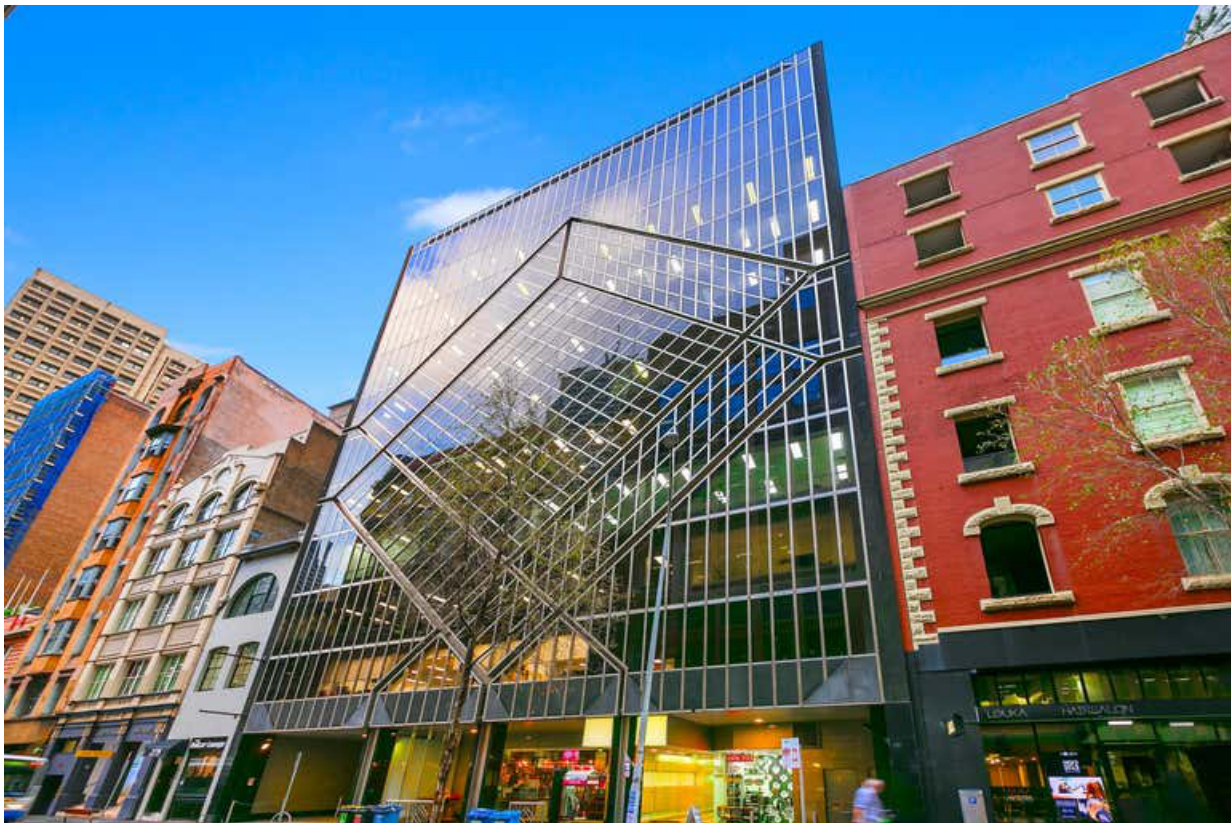
LEVEL 10, 263 CLARENCE STREET SYDNEY



\*Please indicate that you are not a current or former employee of any company.

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PROPERTY



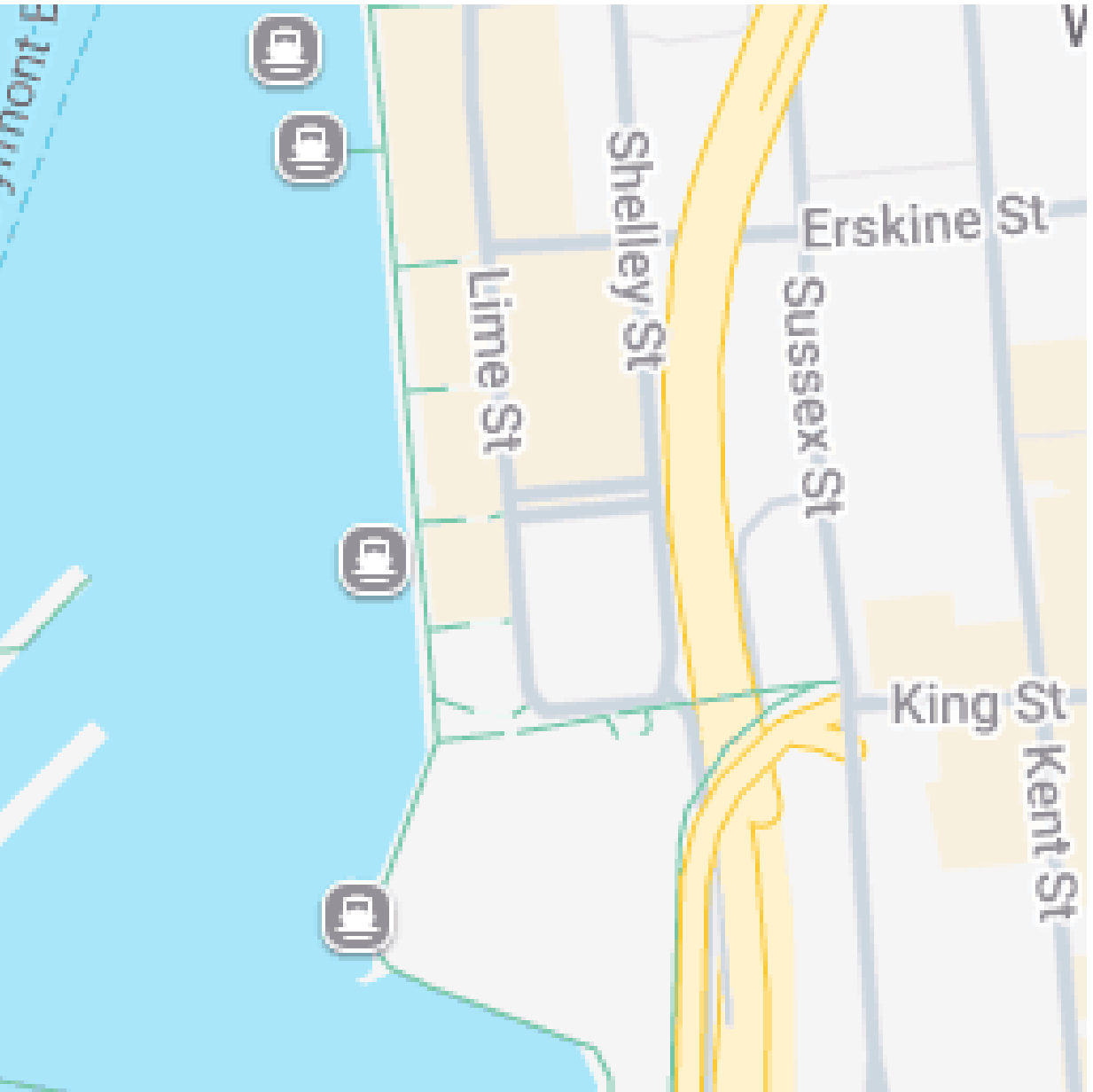








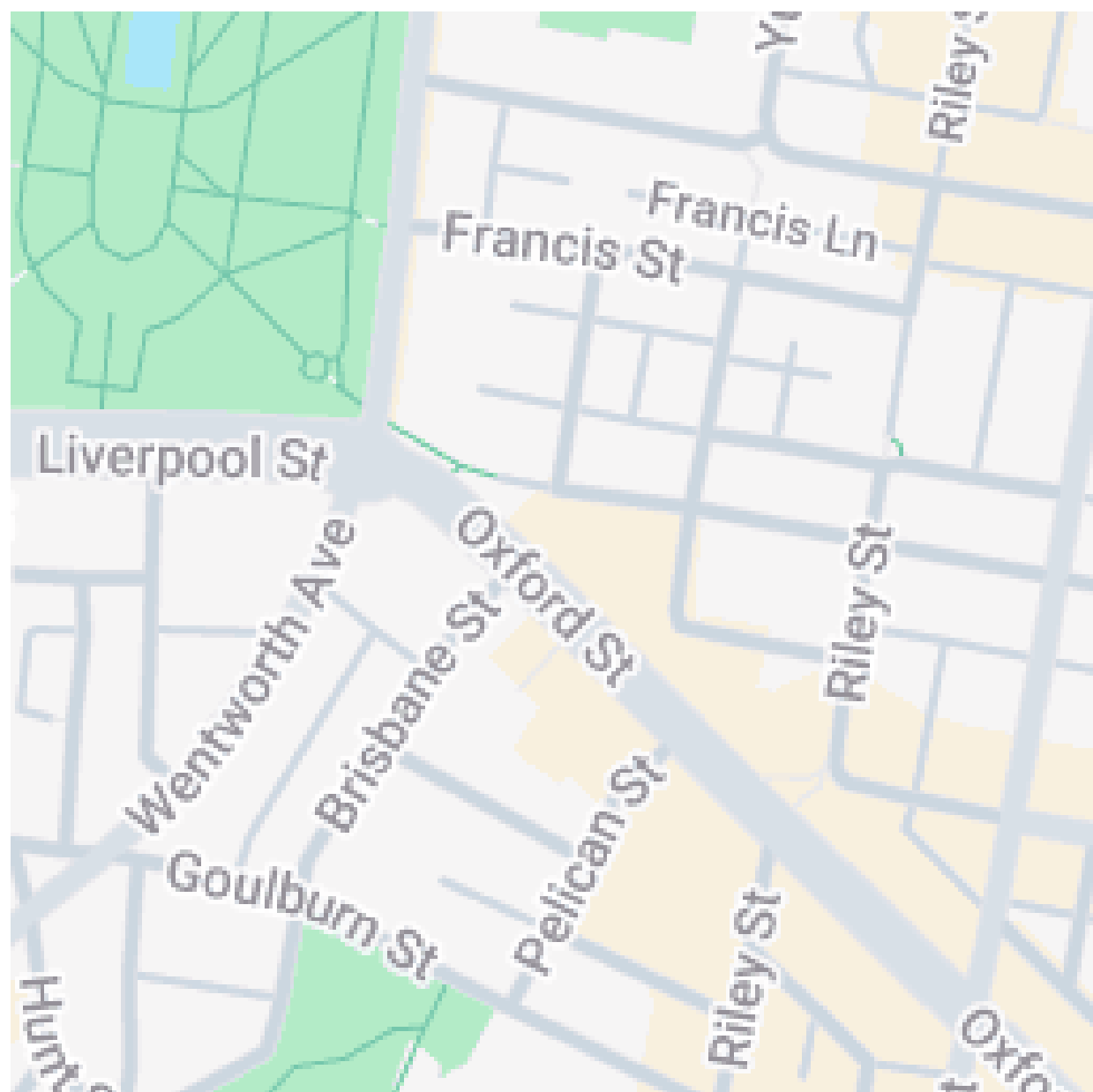




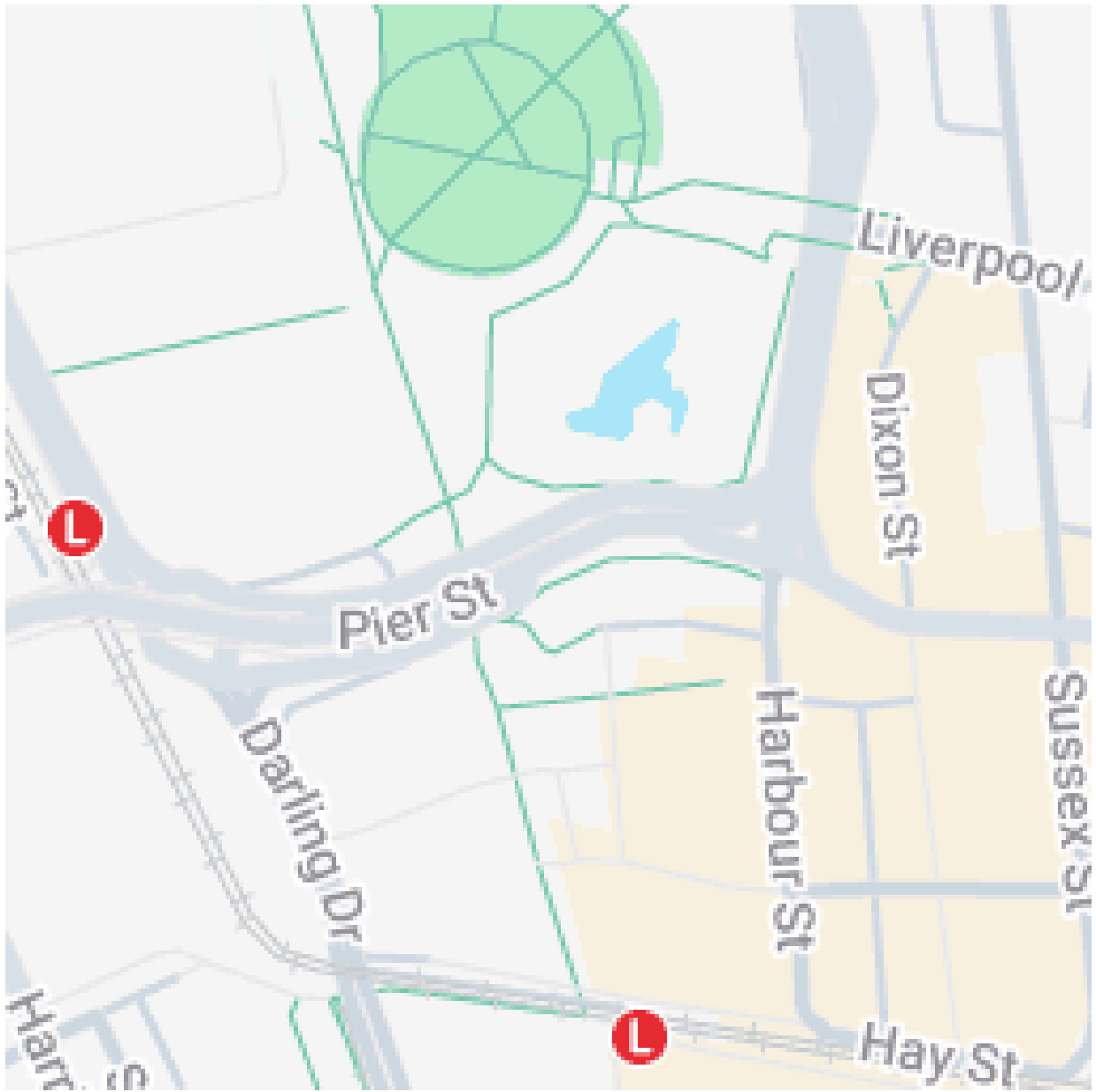




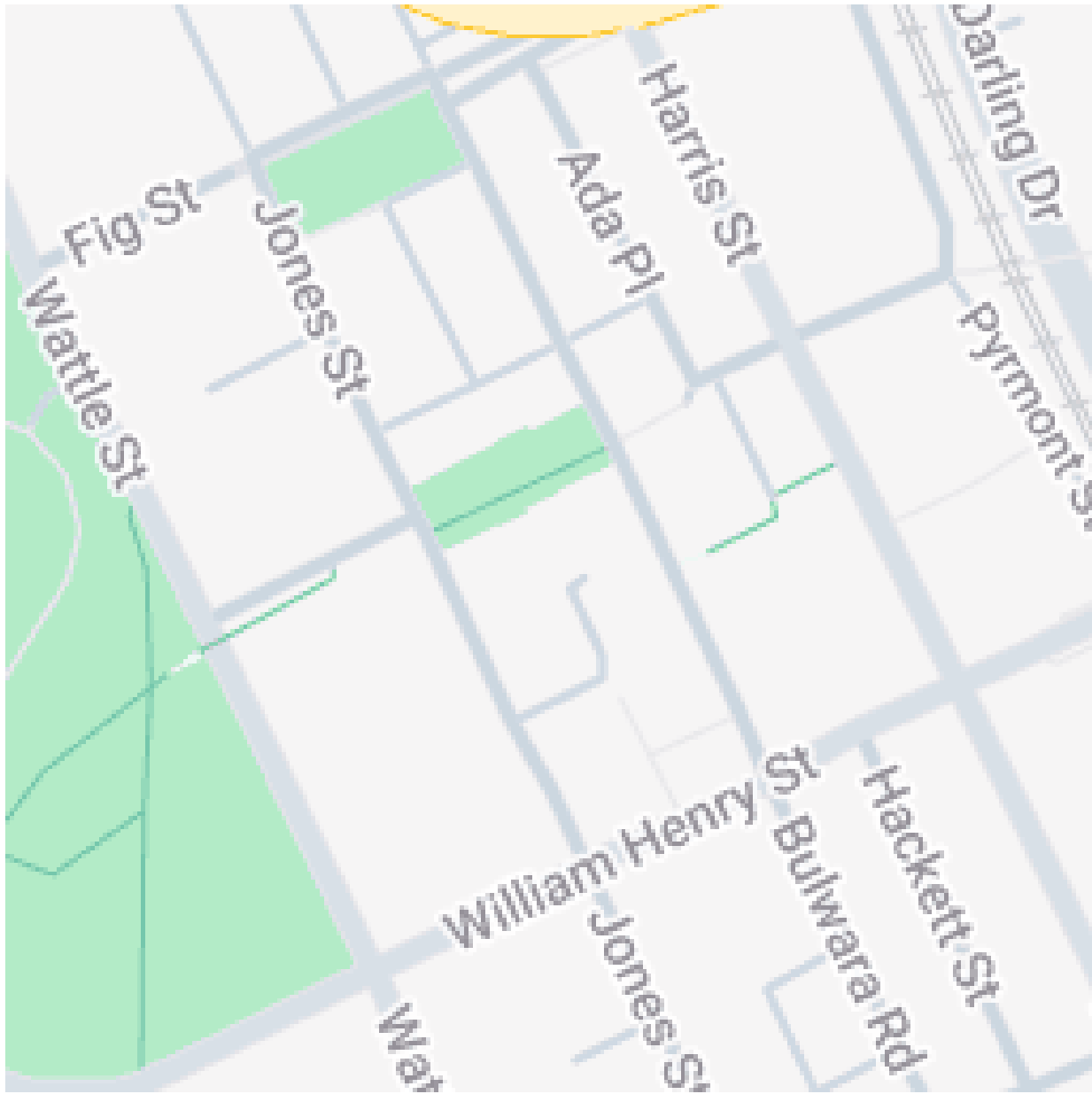


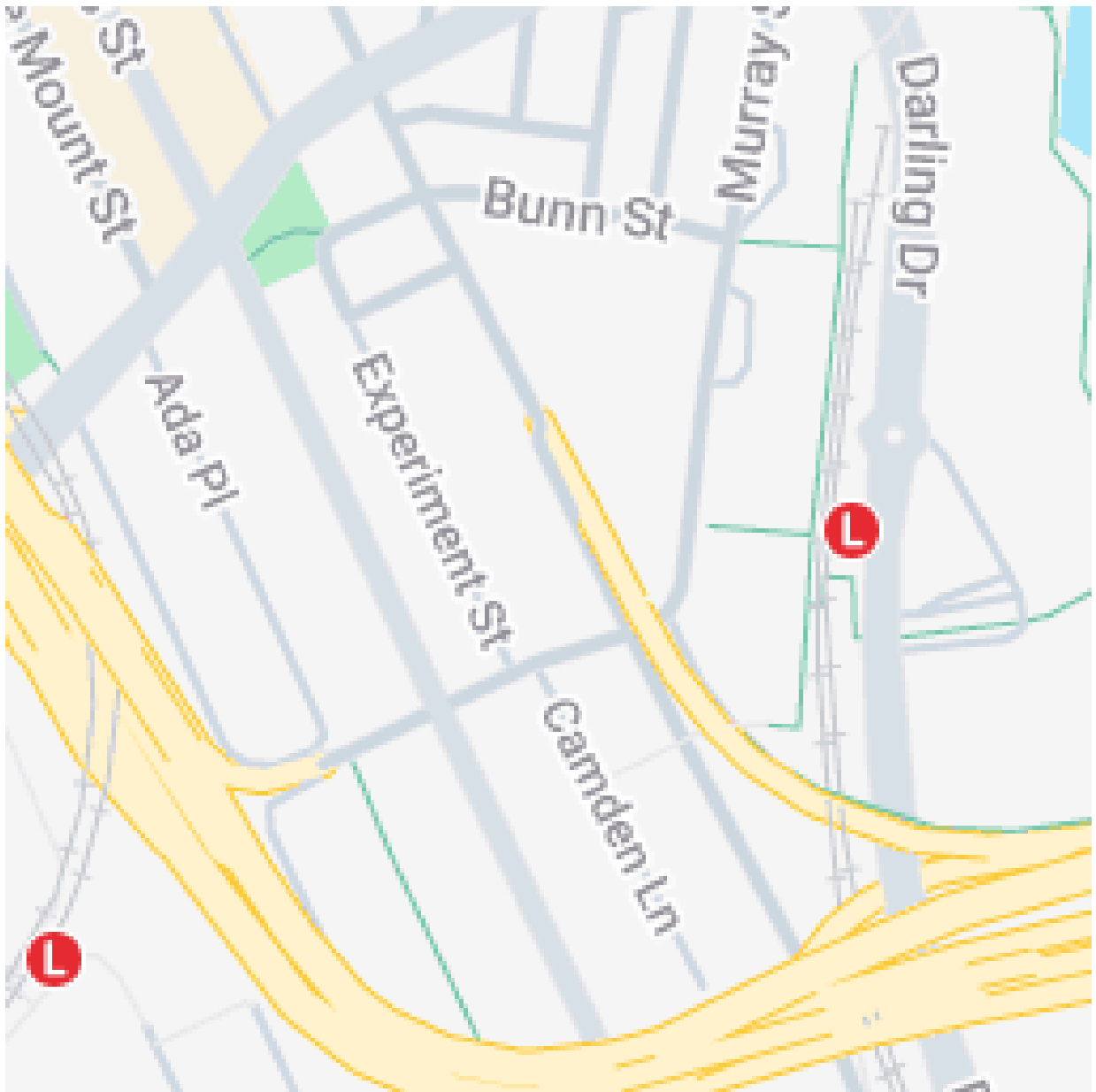


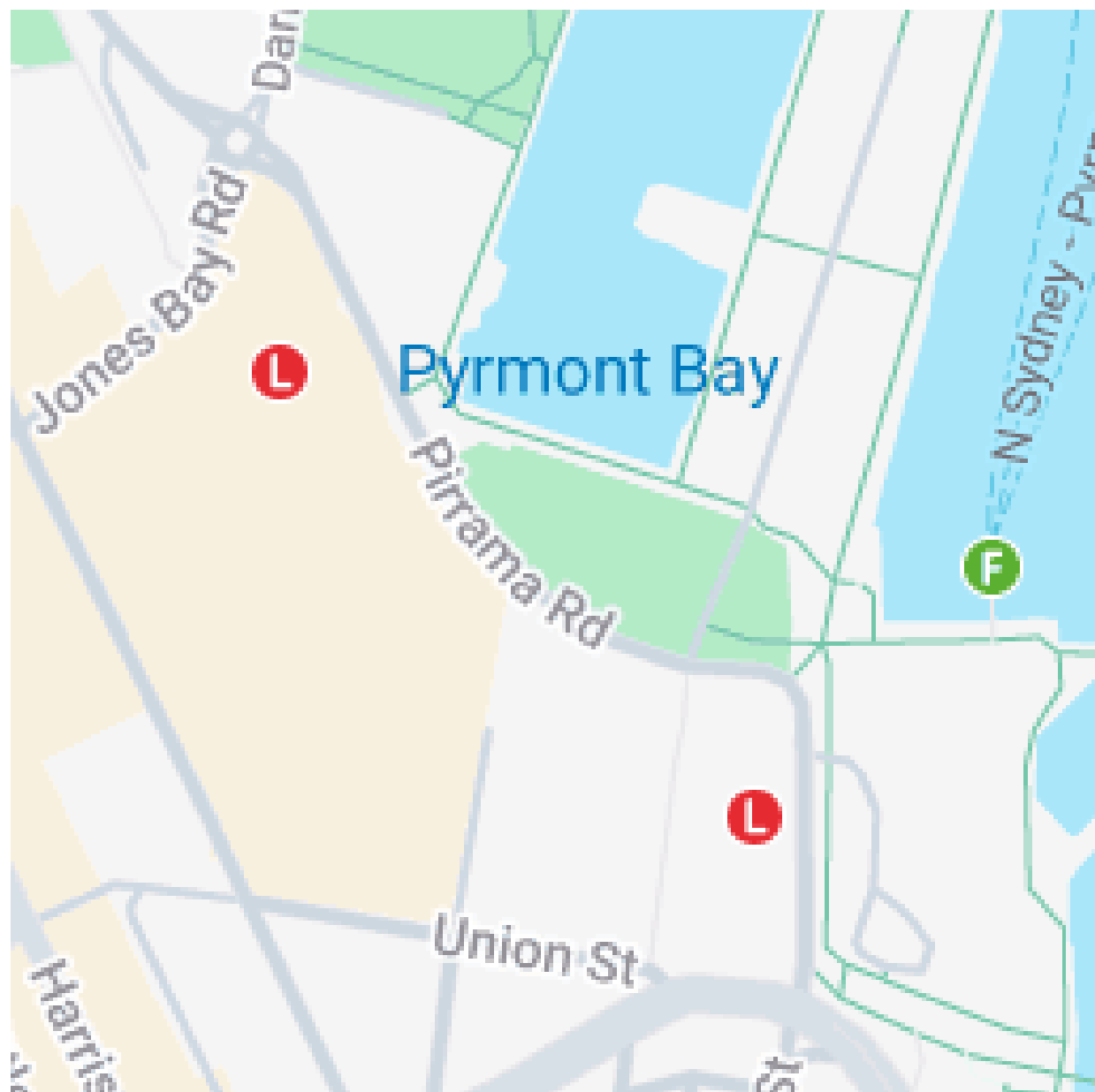






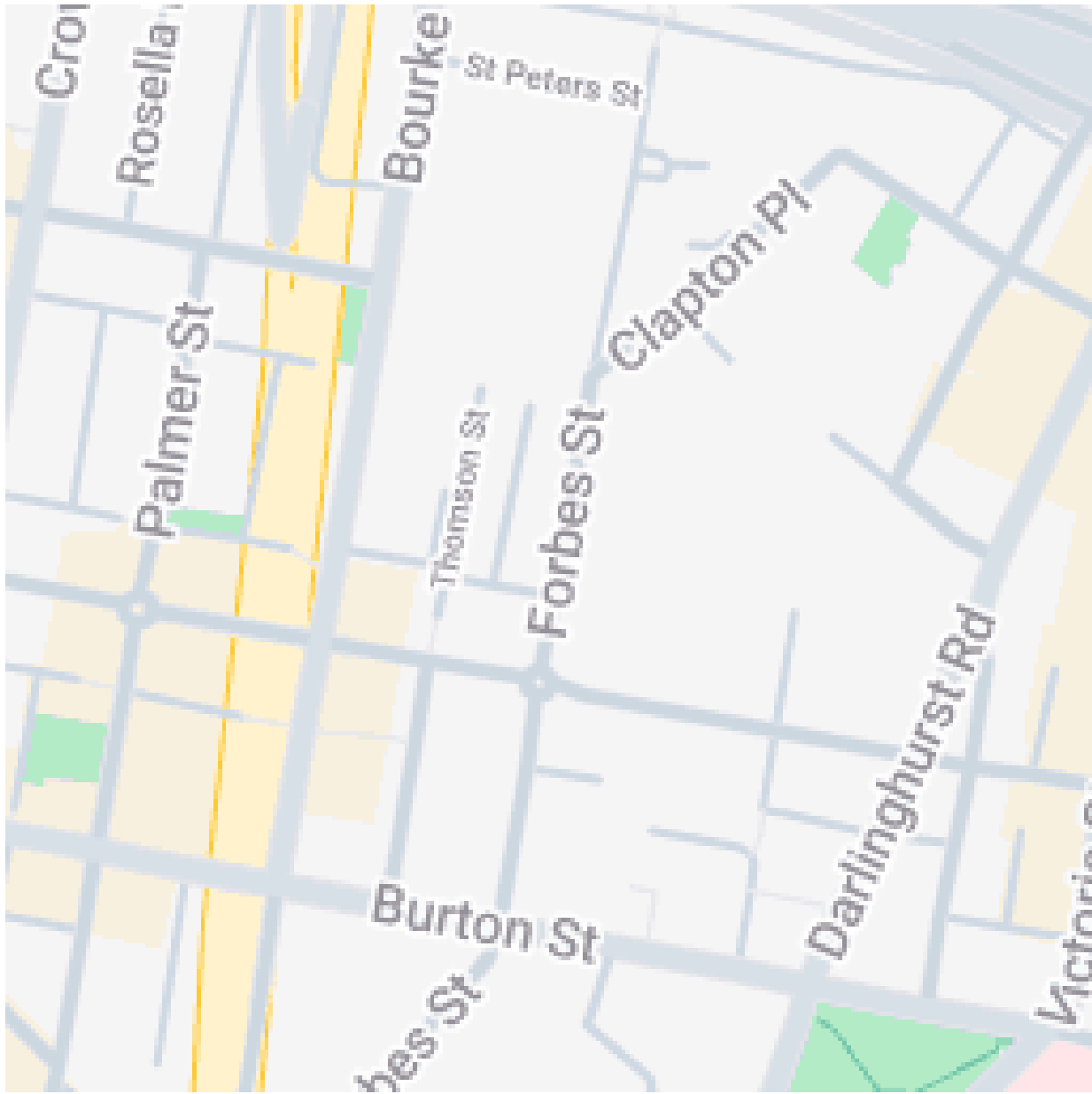


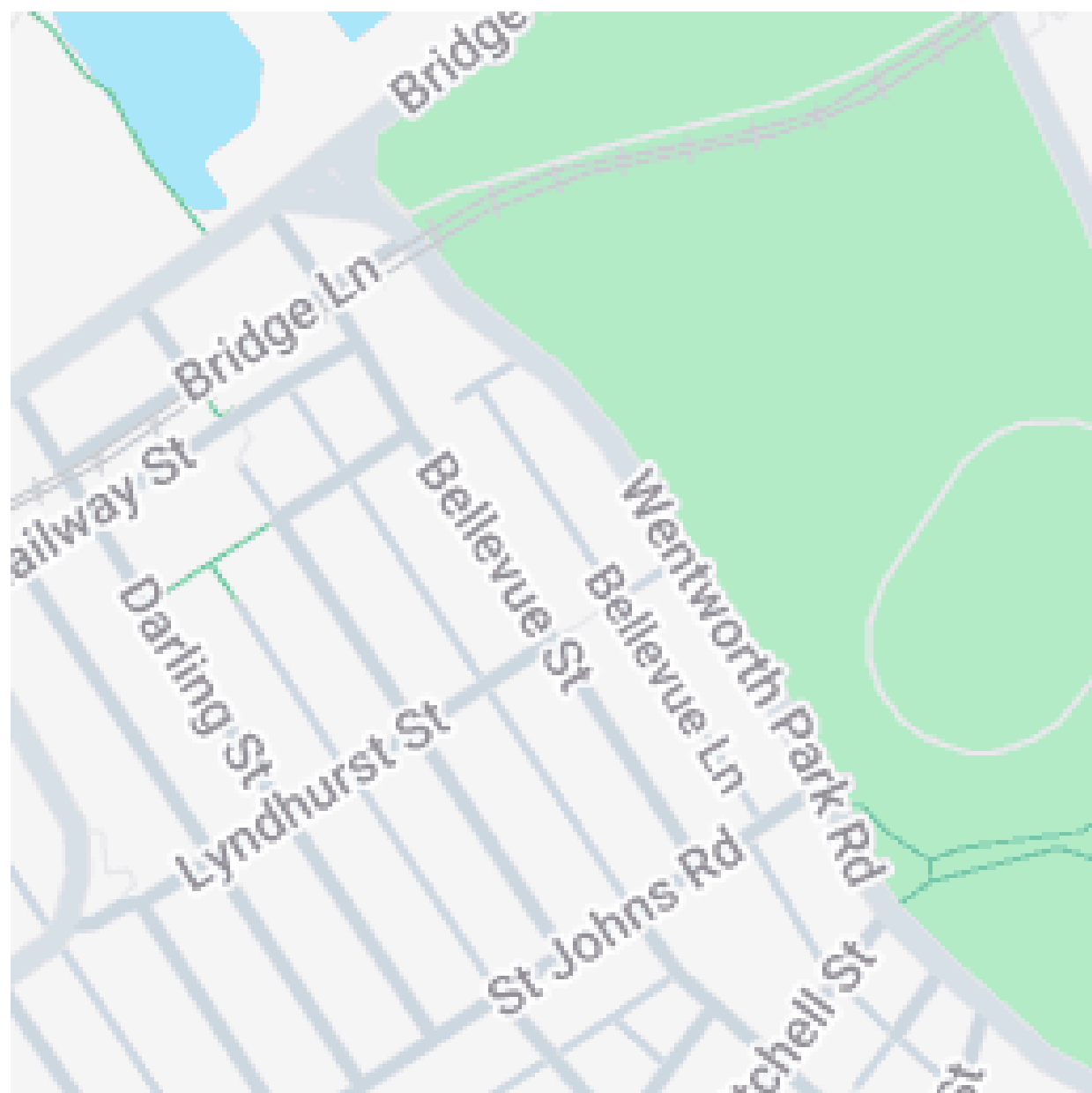






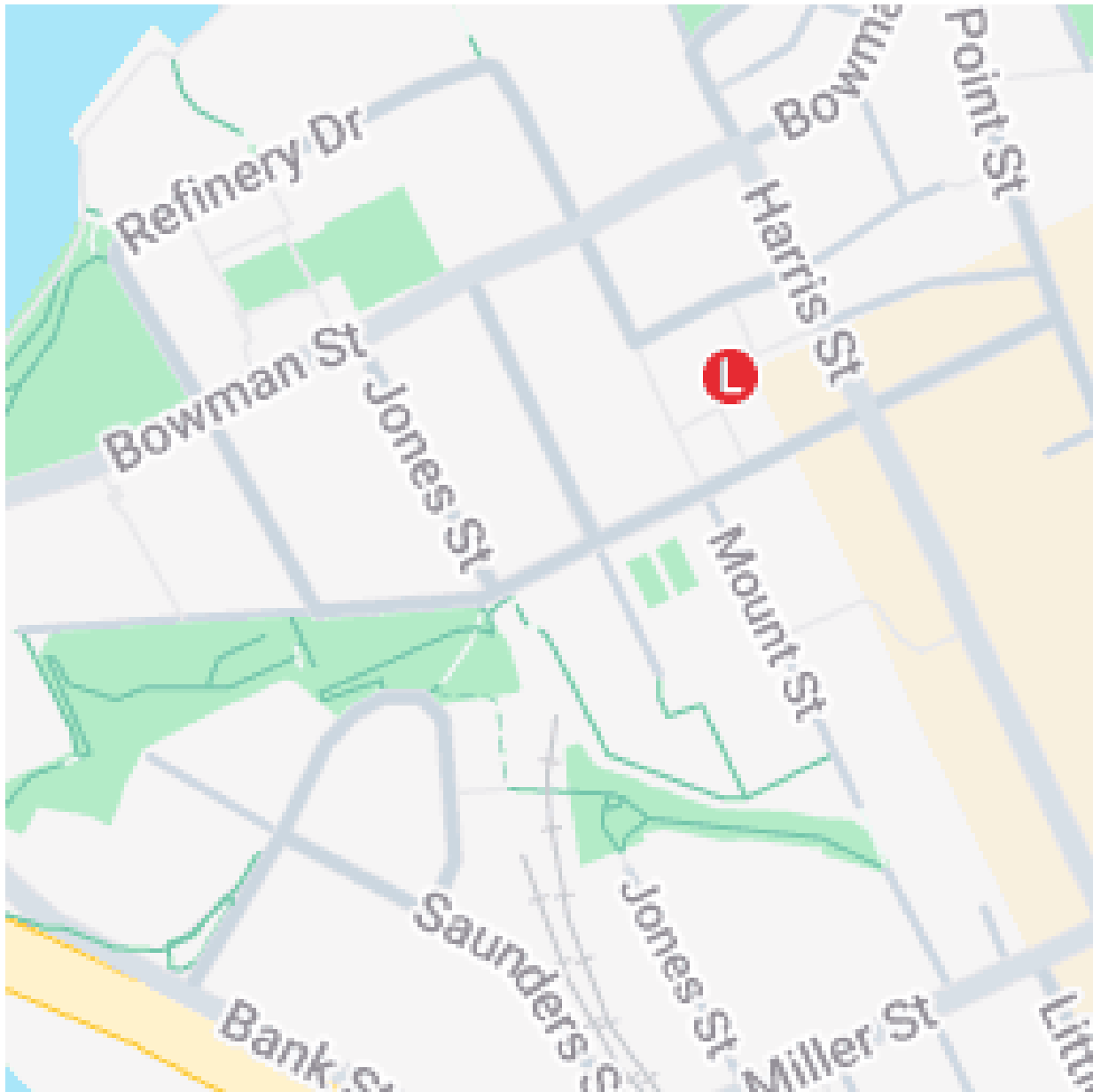












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