

TEST 1004/250 Pitt Street

Sydney, NSW



Suite 1004, 250 Pitt Street, Sydney - a premium boutique commercial strata property in the heart of Sydney's CBD. This stylish office space spans 37 sqm and features sophisticated New York style interiors with polished timber flooring, high 3m ceilings, and abundant natural light through large windows.

Located in a highly coveted position near Martin Place, Town Hall, Hyde Park, Pitt Street Mall and Martin Place Station (formerly Pitt Street Metro Station), this property offers exceptional connectivity to Sydney's prime business and retail precincts. The meticulously presented space boasts a flexible open-plan configuration that can be easily subdivided if meeting rooms or offices are required.

The property is situated within a heritage building completed in 1924 that underwent extensive refurbishment and modernisation in 2004. Featuring individually controlled air-conditioning, established high-speed data connectivity, and easy access to communal bathroom amenities, this property provides all the conveniences of a modern office space while maintaining its classic character.

Offered for sale at \$575,000 with vacant possession, this represents an outstanding opportunity to acquire a premium commercial suite in one of Sydney's finest commercial buildings, surrounded by premium retail amenities and transport infrastructure.

Key Information

Investment Type	Office
Purchase Price	\$12,323,536
Net Yield	5.0%

Key Highlights

- Prime CBD location in the heart of Sydney's business district
- Stylish New York inspired interiors with premium finishes
- Abundant natural light through large windows
- Impressive 3m high ceilings creating an expansive feel
- Polished timber flooring throughout
- Flexible open plan layout easily adaptable for various business needs
- Individually controlled air-conditioning
- Established high-speed data connectivity
- Heritage building with modern amenities
- Surrounded by premier retail and transport infrastructure
- Immediate access to Martin Place, Town Hall, Hyde Park and Pitt Street Mall
- Secure building with lift access and security controls

Background Information

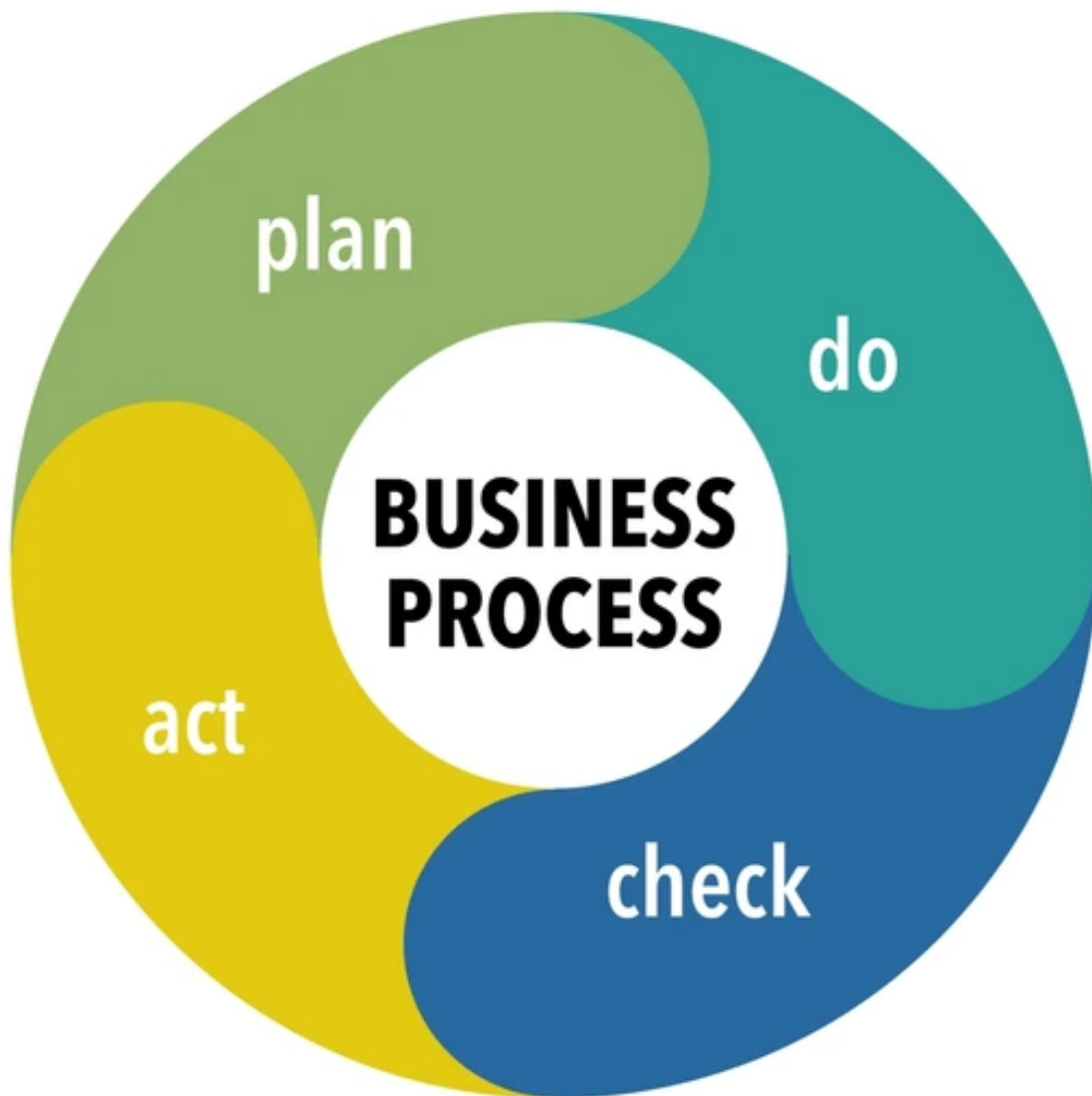
How old is the asset?	Not specified
Vendors reason for selling?	Cashing Out
How many days the property has been on the market with the selling agents?	45
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	3 months
How long have they been in business overall?	6 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Suite 1004 is positioned in a **prime Sydney CBD location** at 250 Pitt Street, offering exceptional connectivity to Sydney's key business and retail hubs. The property enjoys a commanding street presence in a popular commercial precinct between Market Street and Park Street.

This prestigious address places the property just moments from **Martin Place, Town Hall, Hyde Park, Pitt Street Mall** and the recently developed **George Street Light Rail**. The immediate surrounds feature premium retail amenities including the iconic **Queen Victoria Building**.

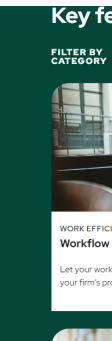
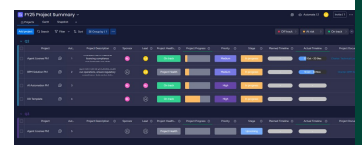
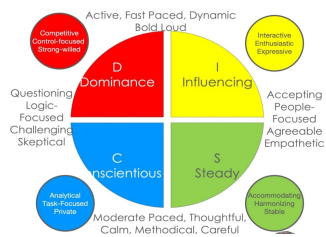
The location benefits from excellent transport infrastructure with easy access to multiple train stations, bus routes, and the light rail network, ensuring optimal accessibility for staff and clients alike.



Tenant Information

The property is currently offered with **vacant possession**, providing the perfect opportunity for either an investor to secure their own tenant or for an owner-occupier to establish their business in this premium location.

The flexible open-plan configuration of the suite makes it suitable for a variety of professional service businesses looking for a prestigious Sydney CBD address.



Financial Overview

This premium commercial suite is offered for sale at **\$575,000**. The property is available with vacant possession, providing investors with the flexibility to secure their own tenants or owner-occupiers the opportunity to establish their business in this premium location.

As a strata-titled property within a well-established commercial building, the asset offers a manageable entry point into Sydney's prestigious CBD commercial property market.

CHECKLIST – WEEKS 13-16

MORNING METABOLIC BOOSTER CHECKLIST	WEEK 13	WEEK 14	WEEK 15	WEEK 16
Wake up at the same time 7 days per week	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 oz of water with a pinch of sea salt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cold shower: 120 sec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 minutes of sun & air exposure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
90 minutes No electronics after waking up	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
90 minutes No caffeine after waking up	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NIGHT METABOLIC BOOSTER CHECKLIST	WEEK 13	WEEK 14	WEEK 15	WEEK 16
Go to bed at the same time 7 days per week	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No electronics 90 minutes before bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No food 90 minutes before bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No water 90 minutes before bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 things you're grateful for	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 box breaths 5-5-5-5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ADDITIONAL GENERAL GUIDELINES	WEEK 13	WEEK 14	WEEK 15	WEEK 16
Barefoot inside your house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walk 5 minutes for every hour of sitting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 minute walk after each meal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DIET	WEEK 13	WEEK 14	WEEK 15	WEEK 16
1g of protein/lb (2g/kg) of target bodyweight (eat protein first)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1/2 -1gal (2-4 liters) of H2O p/day	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recommended carbohydrate sources: white rice, all potatoes, fruit & cooked vegetables.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

CHECKLIST – WEEKS 9–12

MORNING METABOLIC BOOSTER CHECKLIST	WEEK 9	WEEK 10	WEEK 11	WEEK 12
Wake up at the same time 7 days per week	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 oz of water with a pinch of sea salt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cold shower: 120 sec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 minutes of sun & air exposure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
90 minutes No electronics after waking up	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
90 minutes No caffeine after waking up	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NIGHT METABOLIC BOOSTER CHECKLIST	WEEK 9	WEEK 10	WEEK 11	WEEK 12
Go to bed at the same time 7 days per week	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No electronics 90 minutes before bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No food 90 minutes before bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No water 90 minutes before bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 things you're grateful for	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 box breaths 5-5-5-5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ADDITIONAL GENERAL GUIDELINES	WEEK 9	WEEK 10	WEEK 11	WEEK 12
Barefoot inside your house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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CHECKLIST – WEEKS 5–8

MORNING METABOLIC BOOSTER CHECKLIST	WEEK 5	WEEK 6	WEEK 7	WEEK 8
Wake up at the same time 7 days per week	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 oz of water with a pinch of sea salt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cold shower: 120 sec	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 minutes of sun & air exposure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
90 minutes No electronics after waking up	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
90 minutes No caffeine after waking up	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NIGHT METABOLIC BOOSTER CHECKLIST	WEEK 5	WEEK 6	WEEK 7	WEEK 8
Go to bed at the same time 7 days per week	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No electronics 90 minutes before bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No food 90 minutes before bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No water 90 minutes before bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 things you're grateful for	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 box breaths 5-5-5-5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ADDITIONAL GENERAL GUIDELINES	WEEK 5	WEEK 6	WEEK 7	WEEK 8
Barefoot inside your house	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walk 5 minutes for every hour of sitting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 minute walk after each meal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Rental Comparison

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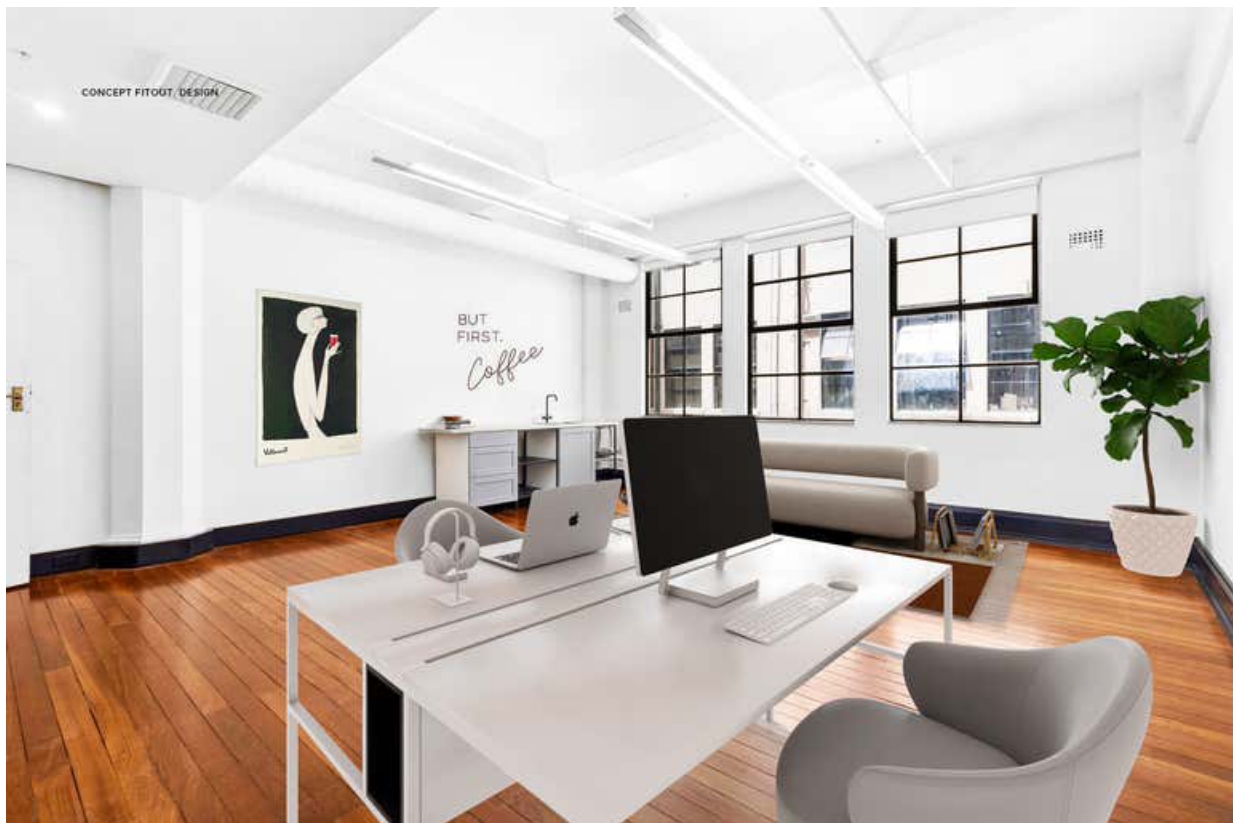
Special Conditions

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Offer to Purchase

Offer to Purchase	\$12,323,536
Initial Deposit	123124
Due Diligence	35
Finance Days	34
Settlement	34

More Images





Disclaimer: The depreciation figures provided are based on specific circumstances and may not accurately reflect your current financial situation. These figures are intended for informational purposes only and should not be construed as financial or tax advice. Individual financial situations can vary widely, and the applicability of these figures to your personal circumstances may differ. It is strongly recommended that you consult with your usual taxation adviser or a qualified financial professional/accountant to verify this information and obtain personalised advice tailored to your specific financial situation. Neither the provider of this information nor any of its affiliates shall be held liable for any decisions made based on this information without proper consultation with a professional adviser.