

TEST Suite 149 Level 2, 416-418 Pitt Street

Sydney, NSW



Discover an exceptional opportunity to secure a premium strata office in the heart of Sydney CBD. Suite 149, situated on Level 2 at 416-418 Pitt Street, offers 146 square metres of versatile office space in vacant possession, ready for immediate occupation or investment.

This strategically positioned office space sits within one of Sydney's most sought-after business precincts, providing the perfect environment for businesses seeking a prestigious central address. The suite features five well-designed partitioned offices complemented by a communal reception area, creating an ideal layout for professional services.

The property has been meticulously maintained, boasting fresh paint, modern intercom systems, and ducted air conditioning throughout to ensure year-round comfort. The practical layout includes a utility room with ample storage space, enhancing the functionality of this investment.

Accessibility is a key advantage with three lift access points and secure basement parking with one dedicated car space. The building offers 24-hour access to a comprehensive range of recreational facilities including a gym, swimming pool, spa, sauna, basketball and tennis courts.

Convenience is paramount with the property perfectly positioned on bustling Pitt Street, offering effortless access to a variety of cafes, shops, and essential services just a short walk away. The proximity to Town Hall Station and Central Station further enhances the appeal of this prime commercial investment.

Key Information

Investment Type	Office
Purchase Price	\$5,000,000
Net Yield	7.0%

Key Highlights

- Prime Sydney CBD location in a highly regarded investment community
- Generous 146 square metre floor area providing excellent space efficiency
- Vacant possession allowing immediate occupation or leasing flexibility
- Five well-designed partitioned offices with communal reception area
- Freshly painted interior with modern fit-out ready for business
- Ducted air conditioning ensuring year-round comfort
- Secure basement parking with one dedicated car space
- Three lift access points providing excellent building accessibility
- Utility room with ample storage enhancing functionality
- 24-hour access to premium recreational facilities including gym and pool
- Walking distance to major public transport hubs
- Surrounded by diverse amenities and essential services???

Background Information

How old is the asset?	20
Vendors reason for selling?	Cashing Out
How many days the property has been on the market with the selling agents?	15
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	2 None
How long have they been in business overall?	30 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Boasting a **prime CBD position** in the heart of Sydney's Central Business District, Suite 149 offers an exceptional commercial opportunity. The property benefits from **exceptional connectivity** with easy walking distance to both Town Hall Station and Central Station, providing convenient transportation options for staff and clients. The space sits within a **vibrant business ecosystem** surrounded by corporate offices, retail outlets, and dining establishments, creating an ideal professional environment.

With its **strategic proximity** to major shopping districts, government offices, and entertainment venues, the location ensures access to essential amenities. This **prestigious business address** attracts national and international corporations, enhancing your company's profile. The property's **investment potential** is enhanced by ongoing infrastructure and urban renewal projects in the area. **Perfectly positioned** on the bustling Pitt Street with three lift access points, the suite offers excellent accessibility. The 156m² space features five partitioned offices with a communal/reception area, and includes a utility room with ample storage. The **convenient location** near numerous cafes, shops, and essential services means everything your business needs is just a short walk away.

Tenant Information

The property is currently being offered with **vacant possession**, providing a blank canvas for investors or owner-occupiers to implement their ideal business configuration or leasing strategy.

This vacant status presents a significant advantage in today's market, allowing for:

- Immediate occupation without tenant constraints
- Flexibility to secure premium tenants in Sydney's competitive office market
- Opportunity to negotiate favourable lease terms
- Potential for strategic fit-out modifications to maximize rental returns

The suite's practical layout with five partitioned offices and communal areas creates an appealing environment for a wide range of potential commercial tenants, particularly professional service firms seeking a prestigious Sydney CBD address.



Financial Overview

This strata office presents a compelling financial proposition for investors and owner-occupiers alike. Currently offered with **vacant possession**, the property provides exceptional flexibility for immediate leasing potential or owner occupation.

The 146 square metre floor area represents excellent value in Sydney's premium CBD market, where similar quality office spaces command strong rental yields. The property's **strata title** structure offers ownership security with defined management obligations.

With its prime location, quality fit-out, and building amenities, this investment possesses strong fundamentals for **capital appreciation** and reliable income generation in Sydney's competitive commercial property market.

[Rental Yield Calculator](#)

Rental Comparison

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Special Conditions

nothing

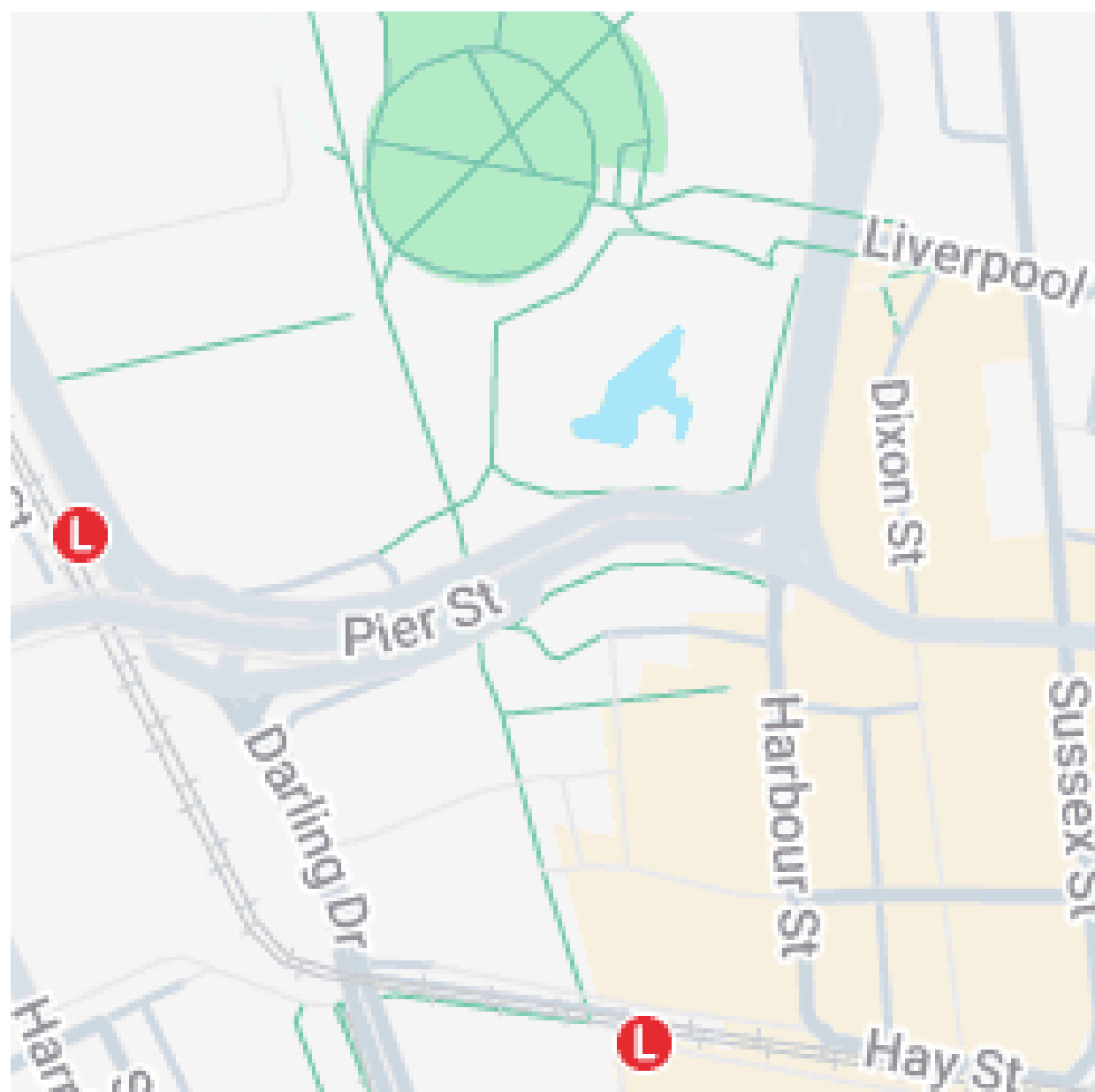
Offer to Purchase

Offer to Purchase	\$5,000,000
Initial Deposit	500000
Due Diligence	21
Finance Days	28
Settlement	28

More Images

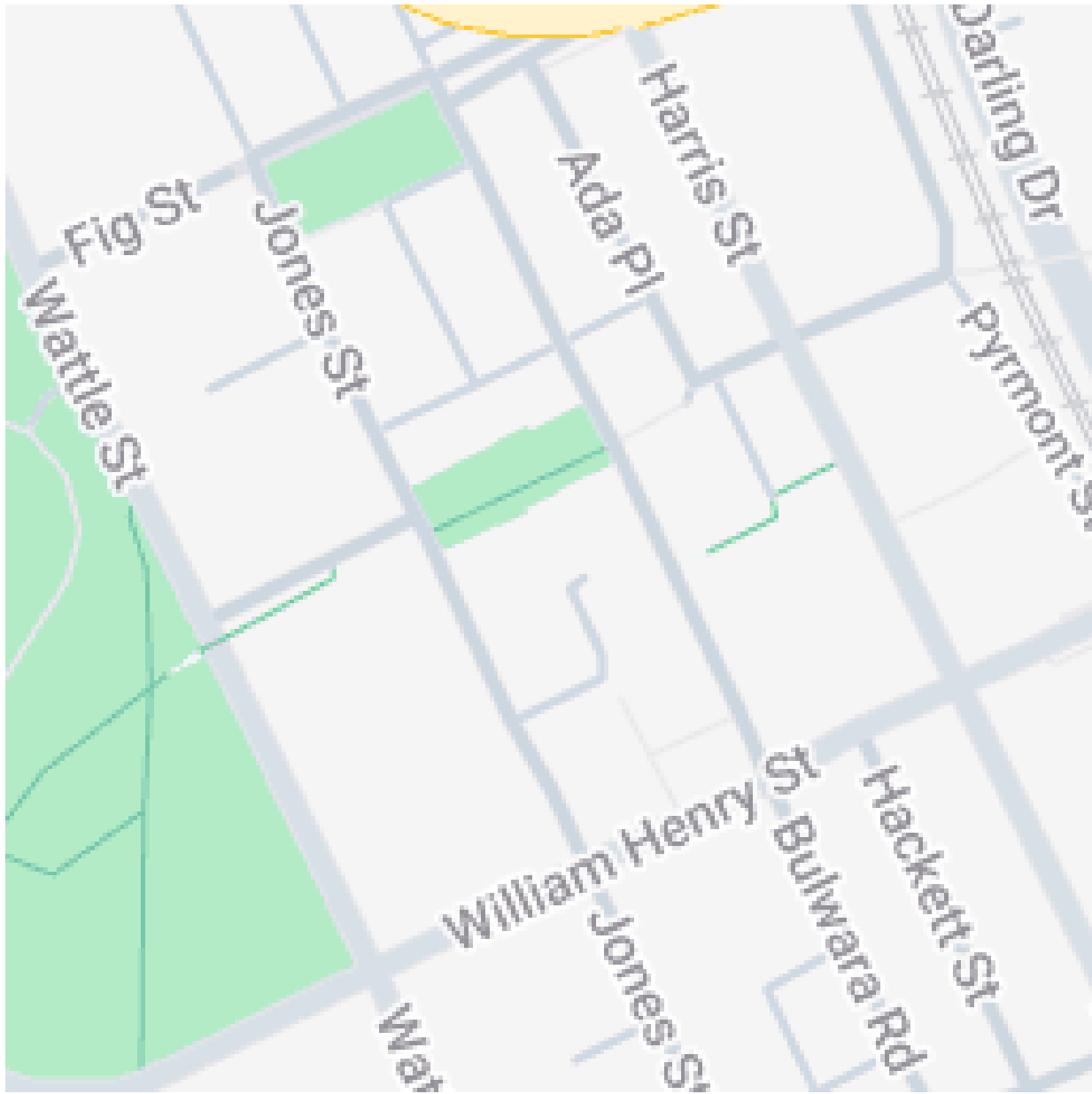


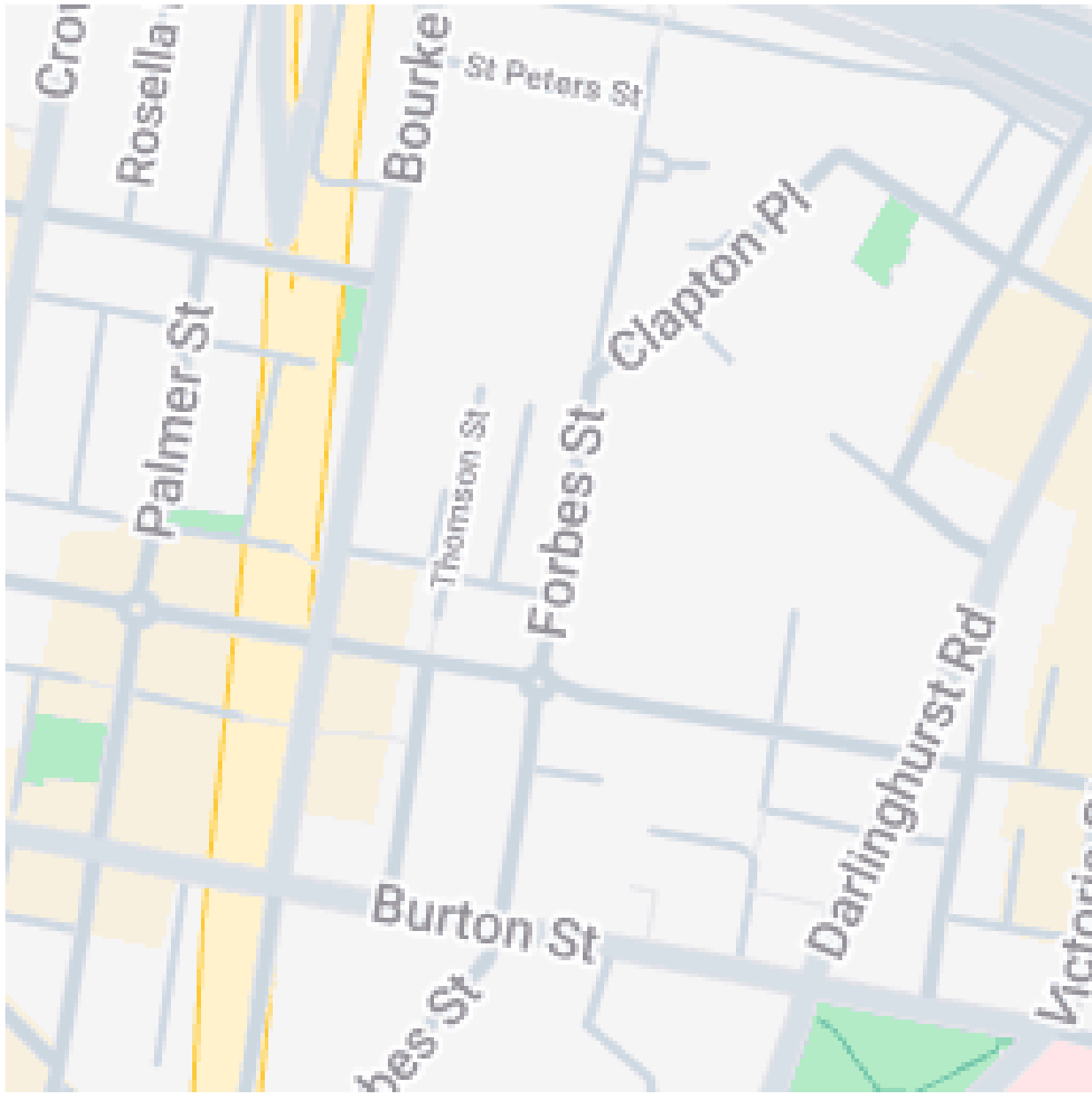










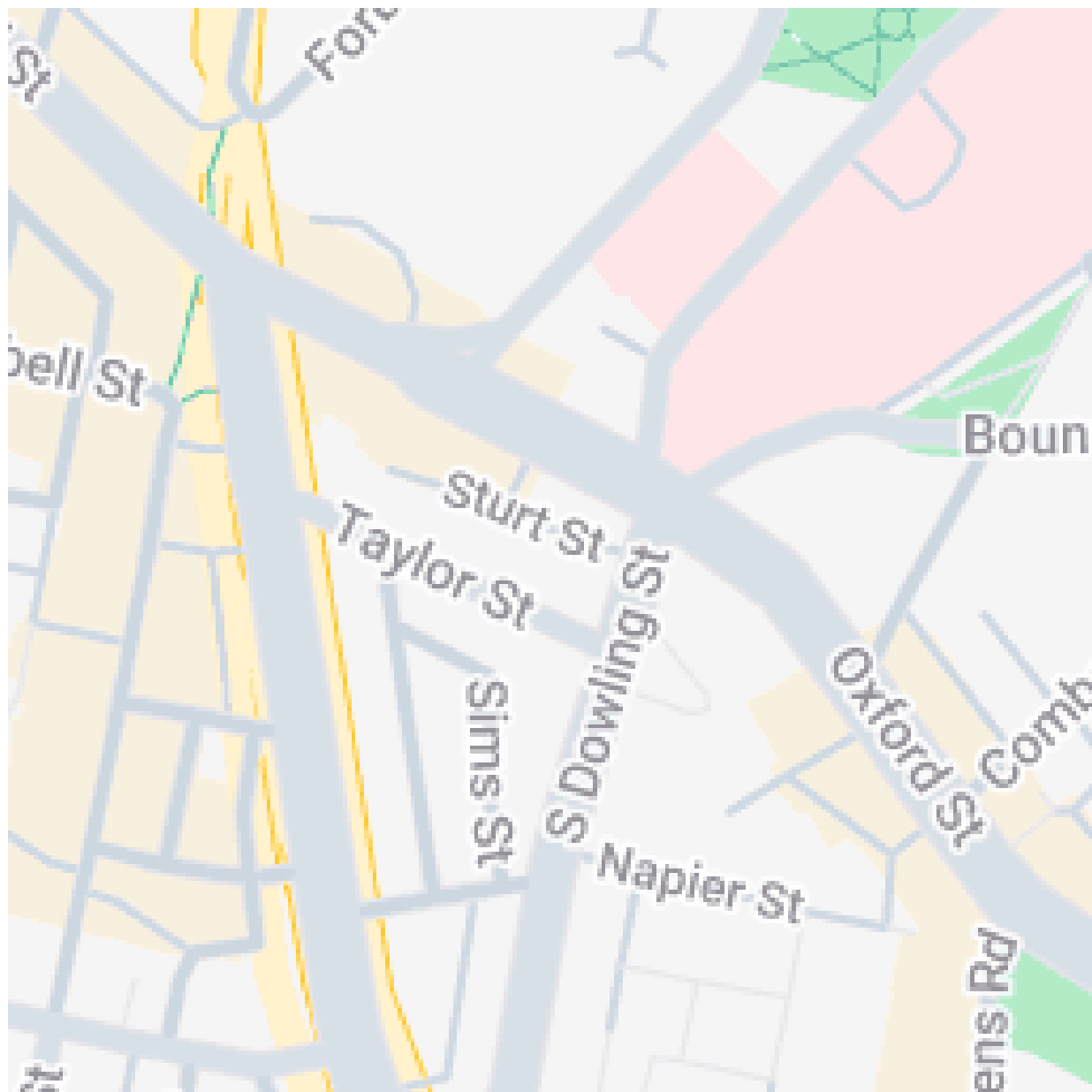












Disclaimer: The depreciation figures provided are based on specific circumstances and may not accurately reflect your current financial situation. These figures are intended for informational purposes only and should not be construed as financial or tax advice. Individual financial situations can vary 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.