

PROPERTY NEWSLETTER

June 2008

North Sydney Office Market - Leasing

It is no secret that things are looking up for landlords in North Sydney. This is due to three factors, low vacancy in the Sydney CBD (4%), strong employment in the white-collar sector and renewed interest in North Sydney.

Limited vacancy in the Sydney CBD has pushed an influx of tenants across the bridge. For example, 101 Miller Street, North Sydney, previously the Optus Tower is soon to welcome the RTA (16,500sqm) as well as the Attorney General's office (7,500sqm), Genworth Financial (5,000sqm) and AGL (3,000sqm). Coca Cola will also be coming across from Circular Quay to North Sydney - relocating its entire Australian Head Office. Renewed confidence in North Sydney as a very desirable location for business is very exciting for landlords and represents a wake-up call for all North Sydney tenants.



LEASE

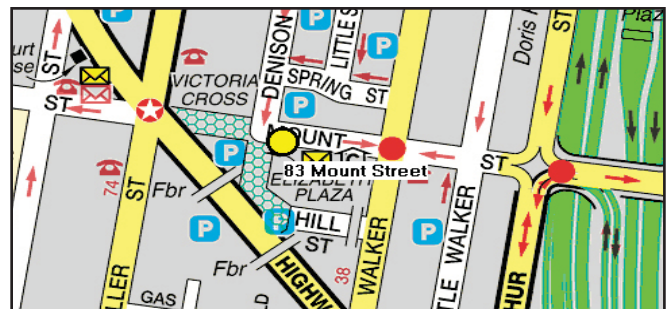
Level: Level 10

Area: 125m²

Rental: \$450pm²
p.a. gross excl. GST

Parking: Available @
\$475 p.c.s p.c.m excl. GST
& Government levy

Available: Now

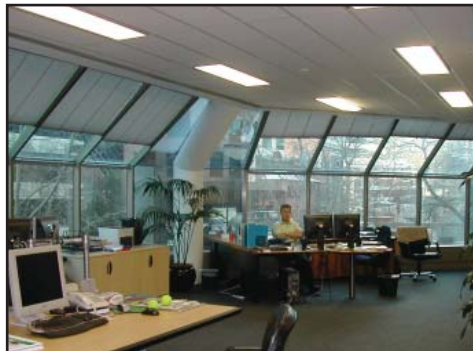


83 Mount Street, North Sydney

The property is prominently located in the heart of North Sydney's CBD on the southern side of Mount Street, between Mount and Hill Street. North Sydney Railway Station is located approximately 250 metres from the property, with North Sydney Post Office, Greenwood Plaza and North Sydney Shopping world all in close proximity.

Modern multi-level commercial building with floor to ceiling glass on three elevations. Ground level retail provides coffee shops, restaurants and bars.

Contact: Mark Vaiasinni 0405 627 798



LEASE

Suite: 403 & 201

Area: 60.4 & 213.4m²

Rent: \$450pm²pa gross excl. GST

Parking: Available @
\$475 p.c.s p.c.m excl. GST
& Government levy

90 Mount Street, North Sydney

The property is located on the northern side of Mount Street and is one of North Sydney's best B-grade buildings.

Modern multi-level retail and commercial building with floor to ceiling glass on two elevations. Two levels of retail provide coffee shops and restaurants. Ample basement parking is readily accessible via Little Spring Street.



Level: Retail and
Office Available.

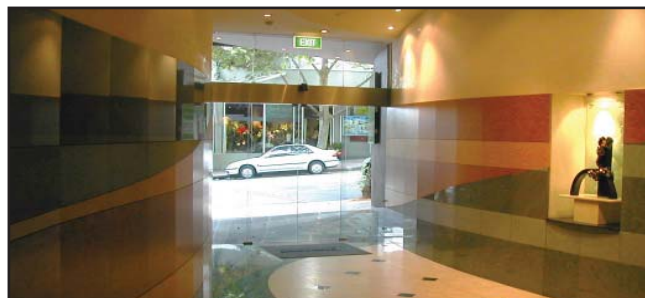
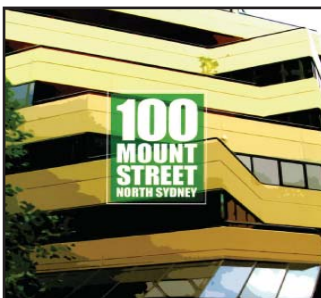
Area: 37 – 109.1m²

Rent: \$350pm²pa gross excl. GST

Parking: Available @
\$400 p.c.s p.c.m excl. GST
& Government levy

247 Pacific Highway, North Sydney

Funky three level commercial building. The property has been fully refurbished including facade paint, kitchenettes, male/female amenities, ceilings, electrical and foyer entry. Some of the suites have retractable sliding glass windows for ample natural light and ventilation. Air conditioning also available.



Level: 1 - 3

Area: 141 – 985.1m²

Rent: \$450pm²pa gross excl. GST

Parking: Available @
\$475 p.c.s p.c.m excl. GST
& Government levy

100 Mount Street, North Sydney

Lessor will subdivide

100 Mount Street occupies arguably North Sydney's most prominent corner position, with three street frontages to Mount, Walker and Little Spring Streets.

Modern boutique office building, comprising basement parking, ground retail and six fully refurbished office levels. All office levels have north facing terraces with floor to ceiling glass.