



Location Indicative Only

INFORMATION MEMORANDUM

LOTS 501 & 502, LEVEL 5

10 MARKET STREET, BRISBANE CITY





THE OPPORTUNITY

Ray White Commercial QLD is pleased to exclusively offer for sale, Lot 501 & 502, Level 5, 10 Market Street, Brisbane CBD. The asset will be offered for sale via Public Auction In-Rooms on Friday 23rd July 2021.

This represents a great opportunity to acquire a well serviced and immaculately fitted office suite ready to occupy. The property is conveniently located in close proximity to major transport infrastructure, neighbouring A-Grade professional services firms and serviced by a variety of F&B options.

The office offers a well presented fit out with some of the key highlights being.

- 3 high speed lifts
- Natural Light throughout
- New air-conditioning plant and equipment
- An abundance of car parking in the area
- Access to public transport at your doorstep



[Video Link](#)

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PROPERTY SUMMARY

Address Lots 501 & 502 / 10 Market Street, Brisbane City

Real Property Description Lot 501 & Lot 502 on Survey Plan 271982

Title References 50980332 & 50980333

Office Area	Lot 501	175sqm*
	Lot 502	59sqm*
	Total	234sqm*

Fit Out A-grade fit out

* Approximately





OUTGOINGS

COMMERCIAL OFFICES

Outgoings - Lot 501	Annual Outgoings
Brisbane City Council Rates:	\$ 6,088
Body Corporate Fees (Admin, Sinking & Insurance Fund):	\$23,620
QUU:	\$ 1,818
Total Outgoings	\$31,526

Outgoings - Lot 502	Annual Outgoings
Brisbane City Council Rates:	\$ 3,735
Body Corporate Fees (Admin, Sinking & Insurance Fund):	\$ 7,907
QUU:	\$ 563
Total Outgoings	\$12,205

TOTAL OUTGOINGS FOR BOTH LOTS

Total Outgoings - Combined Lots 501 & 502	Annual Outgoings
Brisbane City Council Rates	\$ 9,823
Body Corporate Fees (Admin, Sinking & Insurance Fund):	\$31,527
QUU:	\$ 2,381
Total Outgoings	\$43,731
	(\$187/m²)



LOCATION

10 Market Street is 15 story strata titled commercial tower located in the highly sought-after Golden Triangle precinct, on the corner of Market and Mary streets. With river views and near the acclaimed Eagle Street, this opportunity is aimed at savvy business owners and investors who would like to purchase a piece of the Brisbane CBD without the excessive price tag.

Building amenities and potential benefits:

- Natural Light throughout
- Near new air-conditioning plant and equipment
- An abundance of car parking in the area
- Access to public transport at your doorstep

BRISBANE CITY

Brisbane City has experienced an unexpected resurgence recently with the completion of Howard Smith Wharves and the upcoming key developments of Queens Wharf, Cross River Rail and proposed Green Bridges which are set to unlock the city in new and exciting ways!

10 Market Street is in a prime position in Brisbane's CBD, and is surrounded by exceptional amenities:

- Located just 3 minutes' walk to the Eagle Street Pier ferry terminal, 600m from central station, and close to countless bus routes including the city loop
- Surrounded by some of Brisbane's best restaurants and pubs
- Proximity to Brisbane's premier office towers

NOTES

DISCLAIMER

The information contained in this Information Memorandum and any other verbal or written information given in respect of the property ("Information") is provided to the recipient ("you") on the following conditions:

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3. The Information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the property or a solicitation or offer to sell the property or a contract of sale for the property.
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5. We are not valuers and make no comment as to value. "Sold/ leased" designations show only that stock is "currently not available" – not that the property is contracted/ settled. If you require a valuation we recommend that you obtain advice from a registered valuer.
6. The Information does not and will not form part of any contract of sale for the property. If an interested party makes an offer or signs a

contract for the property, the only information, representations and warranties upon which you will be entitled to rely will be as expressly set out in such a contract.

7. Interested parties will be responsible for meeting their own costs of participating in the sale process for the property. We will not be liable to compensate any intending purchasers for any costs or expenses incurred in reviewing, investigating or analysing any Information.
8. We will not be liable to you (to the full extent permitted by law) for any liabilities, costs or expenses incurred in connection with the Information or subsequent sale of the property whatsoever, whether the loss or damage arises in connection with any negligence, default or lack of care on our part.
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