



FOR SALE

EXCEPTIONAL CBD INVESTMENT

WESFARMERS HOUSE
40 The Esplanade, Perth
Western Australia



savills



CBRE
CB RICHARD ELLIS

The Opportunity

As joint exclusive selling agents, CB Richard Ellis and Savills are delighted to offer for sale 40 The Esplanade, Perth an iconic CBD office investment asset, in Australia's most sought after office market.

With a booming Western Australian economy driving growth in the property market, 40 The Esplanade offers tremendous income and capital growth potential.

The Property

- A landmark 13 storey office building
- Site Area 1,823 sqm with a 40.23m frontage to The Esplanade
- Net Lettable Area of 11,016 sqm (approx) with a typical floor of 930 sqm
- Parking for 124 vehicles
- Fully leased to quality blue chip listed Resource, Legal and WA Government tenants
- 38% NLA leased to Wesfarmers
- 80% of NLA subject to a market rent review within 18 months
- Estimated current Net Passing income \$4,620,000 pa (approx) with current average office rent \$350/m² net
- Uninterrupted panoramic Swan River and Perth Esplanade views

Sales Process

Wesfarmers House is for sale by Offers to Purchase Invited.

Prospective purchasers are invited to submit "Offers to Purchase" by 2:00pm WST on Wednesday 30th April 2008.

For further details, please contact



Peter Agostino

0412 940 219

peter.agostino@cbre.com.au

Andrew Woodley-Page

0438 939 869

andrew.woodley-page@cbre.com.au



Paul Craig

0422 235 519

pcraig@savills.com.au

Miles Rowe

0422 236 311

mrowe@savills.com.au

As featured on www.realcommercial.com.au/5377625

