

SUITE 7, 14 BROWNING STREET SOUTH BRISBANE



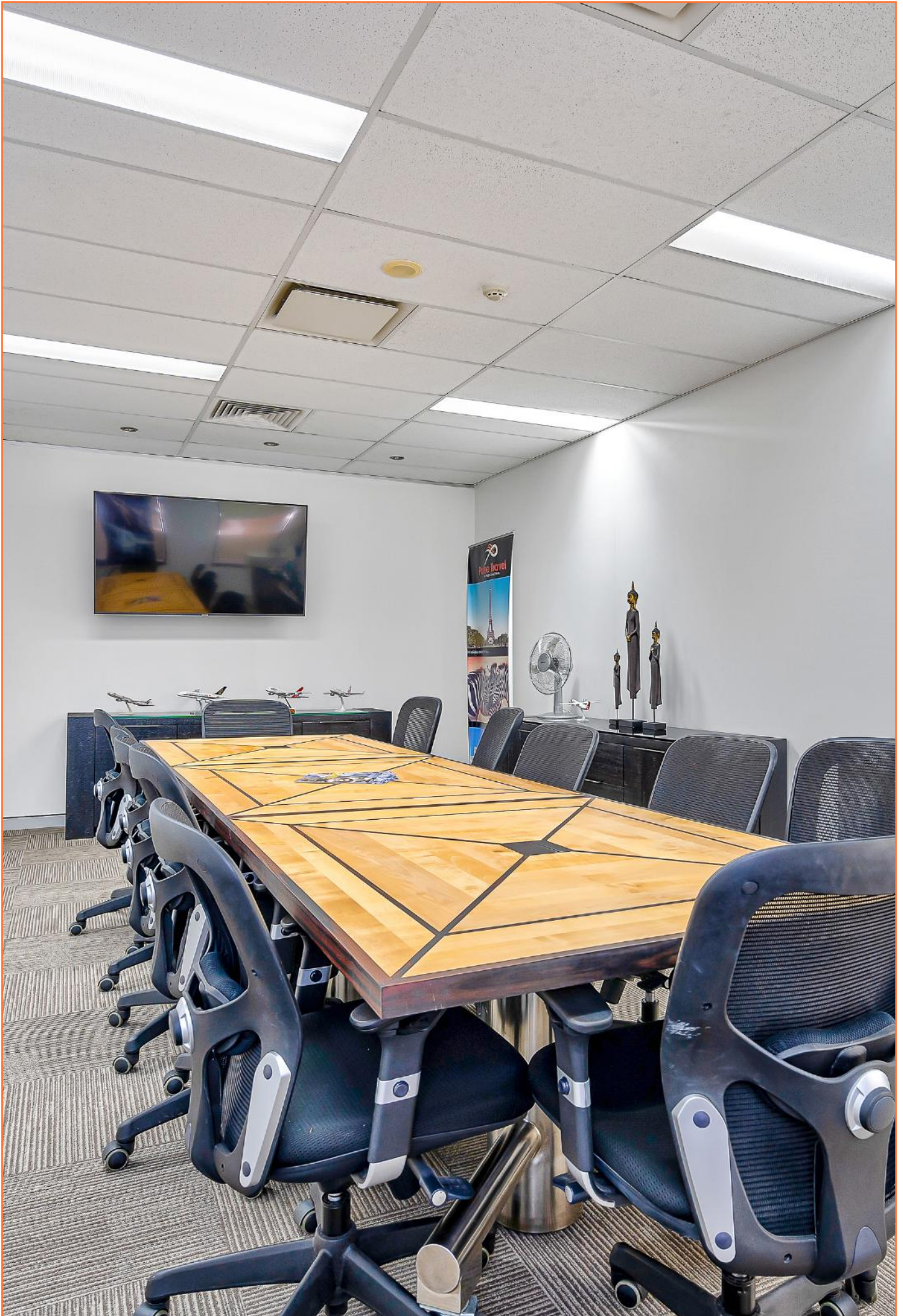
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THE OPPORTUNITY

Colliers International is pleased to offer Suite 7, 14 Browning Street, South Brisbane for sale by Expressions of Interest closing Thursday, 24 October 2019 at 4pm (AEST).

Suite 7, 14 Browning Street presents an opportunity to acquire a fully tenanted, ground floor office in Brisbane's best inner-fringe suburb, South Brisbane.

Located only 1.5* kilometres from the Brisbane CBD, 14 Browning Street is strategically positioned within the rapidly evolving South Brisbane and West End shopping, dining and night-life strip and one of Brisbane's most popular lifestyle precincts. The property is also nearby several high-profile development projects including the West-Village precinct which is being developed by Sekisui House.

Key features of the property include:

- Ground floor strata titled office tenanted by Pulse Travel
- Brand new 5-year lease with 1 x 5-year option
- Net income of \$140,800* per annum (excl GST)
- 304m²* net lettable area with 4 carparks
- One of Brisbane's most tightly held real estate markets
- High foot traffic location with excellent level of retail and public transport amenity on the doorstep

For further information or to arrange an inspection please contact the exclusive marketing agents at Colliers International.



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WEST VILLAGE
DEVELOPMENT

SOUTH BRISBANE
TRAIN STATION

COLES
WEST END

BRISBANE
QUARTER

MELBOURNE STREET

BOUNDARY STREET



BRISBANE
CBD

MUSGRAVE
PARK

SOUTHBANK

14

BROWNING
STREET

RUSSELL STREET

BROWNING STREET

SOUTH BRISBANE

Strong population growth is the positive result from the extensive public and private investment into South Brisbane and surrounding region. Demand for residential dwellings and employment continues to create one of the most desirable suburbs in Brisbane.

South Brisbane is a natural extension from the Brisbane CBD, being home to a vibrant mix of retail, residential, commercial and entertainment amenity. The region plays a vital role in the growth of Brisbane's economy while preserving and enhancing its cultural heritage.

Cultural amenity includes the following:



THE QUEENSLAND ART GALLERY - GALLERY OF MODERN ART

Stanley Place

The Queensland Art Gallery - Gallery of Modern Art is an art museum situated across two adjacent river-side buildings in the Cultural Precinct at South Bank. This gallery is one of the leading institutions for the contemporary art of Australia, Asia and the Pacific.



QUEENSLAND PERFORMING ARTS CENTRE (QPAC)

Grey Street

QPAC is home to the Queensland Ballet, Queensland Theatre Company, Opera Queensland and Queensland Symphony Orchestra. Located at the heart of the Cultural Precinct in South Bank, this centre has numerous venues designed for all types of performing arts.



BRISBANE CONVENTION AND EXHIBITION CENTRE

Merivale Street

The Brisbane Convention and Exhibition Centre (BCEC) is one of Australia's World Best Convention Centres. Positioned in South Brisbane, this centre occupies majority of the block formed by Grey Street, Melbourne Street, Merivale Street and Glenelg Street.



STATE LIBRARY OF QUEENSLAND

Stanley Place

Founded in 1896, State Library of Queensland is the leading reference and research library in Queensland. The library is situated in the prime location of the Cultural Centre in South Bank.



SOUTH BANK PRECINCT

An icon of Brisbane

South Bank is one of Brisbane's leading lifestyle and cultural destinations. Located on the southern banks of the Brisbane River, this precinct occupies lush parklands, world-class eateries, numerous events and prime river views. .



GRIFFITH UNIVERSITY SOUTHBANK CAMPUS

Grey Street

Located in Brisbane's picturesque South Bank Parklands, Griffith University incorporates the Queensland Conservatorium, Queensland College of Art, Griffith Graduate Centre and Film School.

THE PROPERTY

Suite 7 has been exceptionally well designed with high quality finishes and efficient tenancy splits working in with the natural light the office inherits.

Key highlights of the property include:

- Reception and client waiting area
- Large 12-person boardroom accessed from reception area
- 6 executive offices
- Generous open plan work areas
- Male and female amenities including separate disabled bathroom
- Kitchenette and staff break out area (including sink)
- Data and file room
- Ducted air conditioning throughout
- Inside and outside security system



SUITE 7, 14 BROWNING STREET, SOUTH BRISBANE

Real Property Description Lot 7 on SP144490 | Title Reference: 50389643

Building Name The Precinct West End

NLA 304m²*

Year Constructed 2002

Local Government Authority Brisbane City Council

Exclusive Car Parks 4

Visitor Car Parks 4



ACCESSIBILITY

14 Browning Street presides just moments from staff amenity and multiple forms of public transport infrastructure offering occupants an unrivalled level of convenience.

POINTS OF INTEREST



Bus Stop (Direct to CBD)
100m*



South Brisbane Train Station
600m*



Grey Street Dining Precinct
600m*



Go Between Bridge
800m*



Southbank Ferry Terminal
850m*



Gallery of Modern Art (GOMA)
875m*



Kurilpa Bridge
900m*



Brisbane CBD
1.2km*



FINANCIAL OVERVIEW

TENANCY OVERVIEW

Tenant Pulse Travel

Term 5 year initial term with 1x5 year option

Lease Commencement Prior to settlement

Base Net Rent \$121,600 per annum (excl GST)

NLA 304m²*

Car Parks 4

Car Park Rent \$400 per month per bay (Total \$19,200 per annum)

Total Net Income \$140,800 per annum (excl GST)

Annual Increases CPI

Security Amount Personal Guarantee

OUTGOINGS

RATES \$8,178* per annum

WATER \$839* per annum

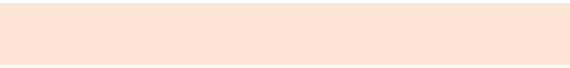




LAND TAX \$7,002* per annum

STRATA LEVIES \$25,747* per annum

TOTAL \$41,766* per annum

Note: Outgoings are payable by tenant

ANNUAL NET INCOME

Year 1		\$140,800 + GST
Year 2		\$145,024 + GST
Year 3		\$149,375 + GST
Year 4		\$153,856 + GST
Year 5		\$158,472 + GST





TENANT OVERVIEW



Pulse Travel is a Corporate Travel Management Company providing corporate & leisure clients with tailor-made "Travel Solutions".

Established in 1989, Pulse Travel offers strategic management of your investment in travel. Located in colourful West End, Brisbane, Pulse Travel delivers a high level of service globally to the Corporate Travel Industry. By reducing expenditure, meeting targets and exceeding expectations, the aim is always to go above and beyond for their valued clients. Pulse Travel utilises leading technology, secure online booking engines with 24/7 access and tailored Corporate Travel Policies that are consistent with your business objectives. Feel free to contact us and discuss your current arrangements and how we can help you save time and money!

Over the 30 years of trading Pulse Travel has focused on efficiently reducing client's Corporate Travel budgets, whilst policing Corporate Travel Policies thus saving both time and money. This is achieved by utilising the latest technology Corporate Reporting, Online Booking Solutions, combining high service levels and empowering clients with itinerary options. The value is in the Pulse Travel Online Technology, the choices offered and its boutique size, that enables Pulse Corporate Travel to act quickly compared to larger travel management companies.

Clients receive a comprehensive Travel Management Service through each of the dedicated departments for corporate, leisure, cruise, online assistance, groups, conference & incentive travel. Personal Travel Managers have been trained to serve their client's every travel requirement. Pulse Corporate Travel has evolved into a people driven 24/7 Travel Management Service Provider with strengths in developing, managing & providing the perfect travel solutions that Corporate Clients expect. This builds a mutual long-term partnership that delivers clients the greatest rewards.

SALE PROCESS

Colliers International is proud to offer Suite 7, 14 Browning Street, South Brisbane by way of Expressions of Interest closing Thursday 24 October 2019 at 4pm.

Expressions of Interest (EOI) are to be submitted on the form provided as part of the legal documentation available upon request. EOI's should include but not be limited to stating:

- Purchase price (excluding GST)
- GST – Sale at a Going Concern
- 10% deposit
- Settlement period
- Purchaser details and capacity to complete the transaction

DUE DILIGENCE MATERIAL

A due diligence package is available upon request from the exclusive marketing agents.

PROPERTY INSPECTIONS

Colliers International will facilitate exclusive inspections during the campaign. To request an inspection of the property, please contact the exclusive marketing agents below.

EXCLUSIVE MARKETING AGENTS



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