



Level 1/553-555 Smollett Street Albury NSW

- Renewed lease to Commonwealth of Australia to February 2025 plus options.
- Rare government net lease terms & fixed annual 3% rental increases.
- Immaculately presented 1,208 sqm open plan office including 17 secure car parking spaces on-title.
- Circa \$500k tenant investment for infrastructure and fit-out refurbishment.
- Within professional office precinct, opposite West End Plaza (Coles, Kmart & 45 other retailers), metres to brand new Mantra Hotel and ATO building.
- 5.5 Star Nabers Energy Rating - One of just four buildings in Albury with 4.5 Star Rating or above (minimum standard for government tenants).
- Versatile floor plate with long term future subdivision potential for residential or office (STCA).
- Albury/Wodonga: strategically located Murray River twin-cities. Recognised together as one of Australia's largest and progressive regional centres, servicing a population in excess of 170,000.
- Rent: \$385,778 pa (February 2019)

Building Size : 1208 sqm

View : <https://www.dixoncre.au/sale/nsw/murray-region/albury/commercial/offices/5851889>



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Auction 11am AEDT Wednesday 24 October 2018 - River