

Investment Property Office

90 COLLINS STREET MELBOURNE, VIC



90 Collins Street is an A-grade office tower located at the prestigious Paris end of Collins Street in Melbourne's CBD. Mirvac originally purchased the asset in 2013. The asset is home to premium retail frontage including Cartier. The building has achieved a 4.0 Star NABERS rating.

Summary Information

GRADE	A
NABERS RATING	4.0 Star
OWNERSHIP	100%
NLA	21,154 SQM
CAR SPACES	111
ACQUISITION DATE	May-13
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 31 DECEMBER 2023	\$244.6m
VALUER	Directors Valuation
CAPITALISATION RATE	5.63%
DISCOUNT RATE	6.38%
GROSS OFFICE RENT	\$877/SQM

Major Tenants	NLA SQM	Lease Expiry
Whitbread Associates	1,461	Dec-26
PCL Lawyers	1,062	Feb-27

Lease Expiry Profile % Income

VACANCY	28.6%
2H24	0.1%
FY25	14.0%
FY26	7.5%
FY27	24.1%
FY28	17.5%
FY29+	8.2%
WALE	2.3 YEARS