Exceed
CAPITAL

8.5% P.A
AVERAGE CASH RETURN*
PAID MONTHLY

154 MELBOURNE ST. SOUTH BRISBANE	
Address	154 Melbourne St, South Brisbane, QLD
Property Description	Institutional A-Grade Office Building
Area (approx)	NLA: 11,220 sqm
	Site Area: 1,845 sqm
Occupancy	87% occupied with active negotiations on the current vacancies
WALE	~3 years
Capitalisation Rate (Fully leased on net)	8.63%
Major Tenants	Kent Energy Solutions, Oceana Gold, Ausenco, Department of Justice, and Cirque by Centuria.
Car Parks	88 bays (1:127 sqm)

- PRIME LOCATION IN BRISBANE'S CULTURAL EPICENTRE
- A GRADE OFFICE BUILDING
- ONE OF AUSTRALIA'S LEADING NEAR CITY OFFICE PRECINCTS
- STRONG RENTAL GROWTH FORECAST
- HIGH-QUALITY BUILDING WITH 5.5 STAR NABERS ENERGY RATING
- BENEFITING FROM BRISBANE 2032 GROWTH & OLYMPICS



154
Melbourne Street
South Brisbane, QLD

APPLICATIONS NOW OPEN

*Average projected return, paid monthly, over 5-year investment term plus the opportunity for any income or capital uplift

THE INVESTMENT OPPORTUNITY

154 Melbourne Street, South Brisbane is a high-quality A-Grade commercial office building strategically positioned in the heart of South Brisbane, one of the city's premier cultural and lifestyle precincts.

Comprising 11,220m² of NLA, the Asset provides a diversified income profile underpinned by Government, ASX-listed and multinational occupiers, including Kent Energy Solutions, Oceana Gold, Ausenco, Department of Justice, and Cirque by Centuria.

The property benefits from immediate proximity to some of Brisbane's leading cultural and lifestyle destinations, including QPAC and the Queensland Museum (400m), and the State Library of Queensland and GOMA (800m). Significant investment in transport and infrastructure, including Brisbane Metro and Cross River Rail, is expected to further strengthen connectivity and accessibility across Brisbane's inner city.





REQUEST INFORMATION MEMORANDUM

INSTITUTIONAL A-GRADE OFFICE INVESTMENT

PRIME LOCATION
Brisbane's Cultural & Lifestyle Precinct

CONNECTIVITY
Seamless access by road, rail & river

DIVERSIFIED INCOME
Government, corporate & multinational tenants

BRISBANE 2032
Positioned to benefit from Olympic Games

UPGRADES
$4M in capital works already invested

FLIGHT TO QUALITY
Prime-grade demand strengthening

LEADING GOVERNMENT, ASX-LISTED, AND MULTINATIONAL TENANTS

Kent Energy Solutions · Oceana Gold · Queensland Government · Cirque by Centuria

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exceedcapital.com.au (07) 3373 0233 enquiry@exceedcapital.com.au

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