

Suite 304
35 Lime Street
King Street Wharf



A truly unique waterfront office
investment overlooking the
renowned King Street Wharf



Play drone video



Suite 304

35

Lime Street, King Street Wharf

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INTRODUCTION

JLL and Ray White are proud to offer Suite 304, 35 Lime Street, King Street Wharf for sale via Expressions of Interest.

The property presents a rare and exceptional opportunity to acquire an ultra-premium quality office space in King Street Wharf, adjoining to the world-class and booming Barangaroo precinct.

Suite 304 has a flexible floor plate of 96sqm* on Level 3, with unobstructed western facing views over Darling Harbour and King Street Wharf. The office space is of a high-quality fit-out, with recently renovated bathrooms and kitchen, and an abundance of natural light from the western aspect.

This is a rare opportunity to obtain a foothold in the highly desired Barangaroo / King Street Wharf Precinct which has significant growth opportunities for investors and owner occupiers.

Suite 304, 35 Lime Street, King Street Wharf is being offered for sale via Expressions of Interest, closing Wednesday 21st August 2024 at 3pm (AEST). Please contact the exclusive agents to arrange inspections or seek access to the Due Diligence Room. All enquiries regarding the information provided herein or to request an inspection should be directed to the exclusive selling agents.

*approximate



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Highly desired address with unobstructed water views



Conveniently situated between ferry, metro and train transport hubs



Located within the centre of the booming Barangaroo and King Street Wharf precincts



Western-facing views over King Street Wharf, Darling Harbour and Lime Street precinct



500m* stroll to Wynyard Station and 750m* to the soon to be completed Barangaroo Metro station.

* Approximate

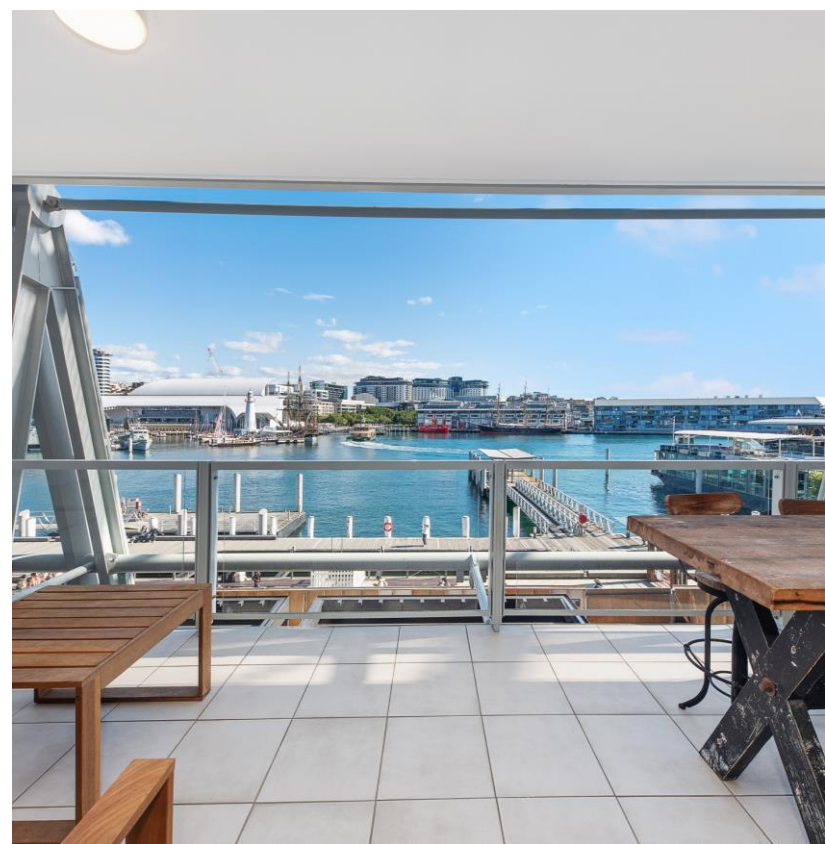
EXCUTIVE SUMMARY

Premium office space
located in the world-class
Barangaroo and King Street
wharf precincts

Address	Suite 304, 35 Lime Street, King Street Wharf
Legal Description	Lot 19 in Strata Plan 63313 – Office and Car Space
Strata Area	96 sqm including balcony on level 3, plus a 14 sqm car space in the basement on title
Strata Entitlement	1.21%
Current Use	Office
Outgoings	Strata - \$2,778.47 Per Quarter* Council - \$171.41 Per Annum* Water - \$1,681.68 Per Annum*
Gross Income	Office - \$96,000 per annum* Car space - \$7,200 per annum* Gross Income - \$103,200 per annum + GST* Lease on holdover

*figures are approximate





INVESTMENT HIGHLIGHTS



**PIVOTAL LOCATION AND
PREMIUM ADDRESS**



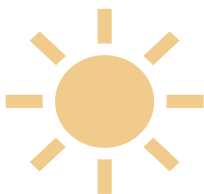
**HIGHLY DESIRABLE FOR
TENANT OCCUPATION**



**WORLD-CLASS PRECINCT
AND AMENITIES**



HIGH QUALITY OFFICE FITOUT



**ABUNDANT NATURAL LIGHT AND
SPECTACULAR VIEWS**



**RARE OFFERING IN KING
STREET WHARF**



**WALKING DISTANCE TO
TRANSPORT OPTIONS**



POSITIONED FOR GROWTH



THE LOCATION

Premium location in the heart of Australia's leading harbourside precinct

35 Lime Street, is ideally located between the booming precincts of Barangaroo and King Street Wharf.

The King Street Wharf development features three major ferry wharfs that connect the surrounding area to greater Sydney, along with a variety of world-class restaurants and bars. Adding to the allure, Barangaroo has experienced substantial investment and development, establishing itself as a coveted destination for investors. This strategic location and the vibrant surrounding precincts make 35 Lime Street a sought-after address for both occupiers and investors.

The final stage of this revitalisation project is the construction of the major Barangaroo Metro and Central Barangaroo retail, scheduled for completion in 2024*. By creating a vibrant retail and dining destination, this project further solidifies Barangaroo and the surrounding King Street Wharf area as the most desirable address in Australia.

* According to Sydney Metro





AMENITIES

Bungalow 8	200m
SeaLife Sydney	250m
Lotus Barangaroo	400m
Wynyard Place Park	500m
Crown Sydney	600m
Barangaroo Casino	600m
International Convention Centre	950m
Darling Quarter	1000m
Star Casino	1200m
Barangaroo Reserve	1400m

TRANSPORT

King Street Wharf Ferry	50m
Wynyard Station	500m
Barangaroo Metro Station (to be completed 2024*)	750m
Darling Harbour	1000m

BUSSINES DISTRICTS

Barangaroo	150m
Wynyard	550m
Sydney Core (Martin Place)	950m

*Approximate

ONGOING PRECINCT INVESTMENT

Central Barangaroo

Central Barangaroo is the final phase of the Barangaroo precinct development and features a 2-hectare waterfront park with panoramic views of the harbor and Barangaroo Reserve. Serving as a connection between Barangaroo Reserve and Barangaroo South, the development offers 20,000sqm of public space and is expected to generate 22,000 jobs, contributing an estimated \$5 billion to the economy. (Source: Barangaroo)

Scentre Group, the owner-operator of Westfield in Australia and New Zealand, plans to begin construction later this year to enhance the precinct. The improvements will include the addition of green spaces and retail options, further enhancing the appeal of the area as a desirable place to live and work in Sydney. (Source: Aqualand)

Barangaroo Station

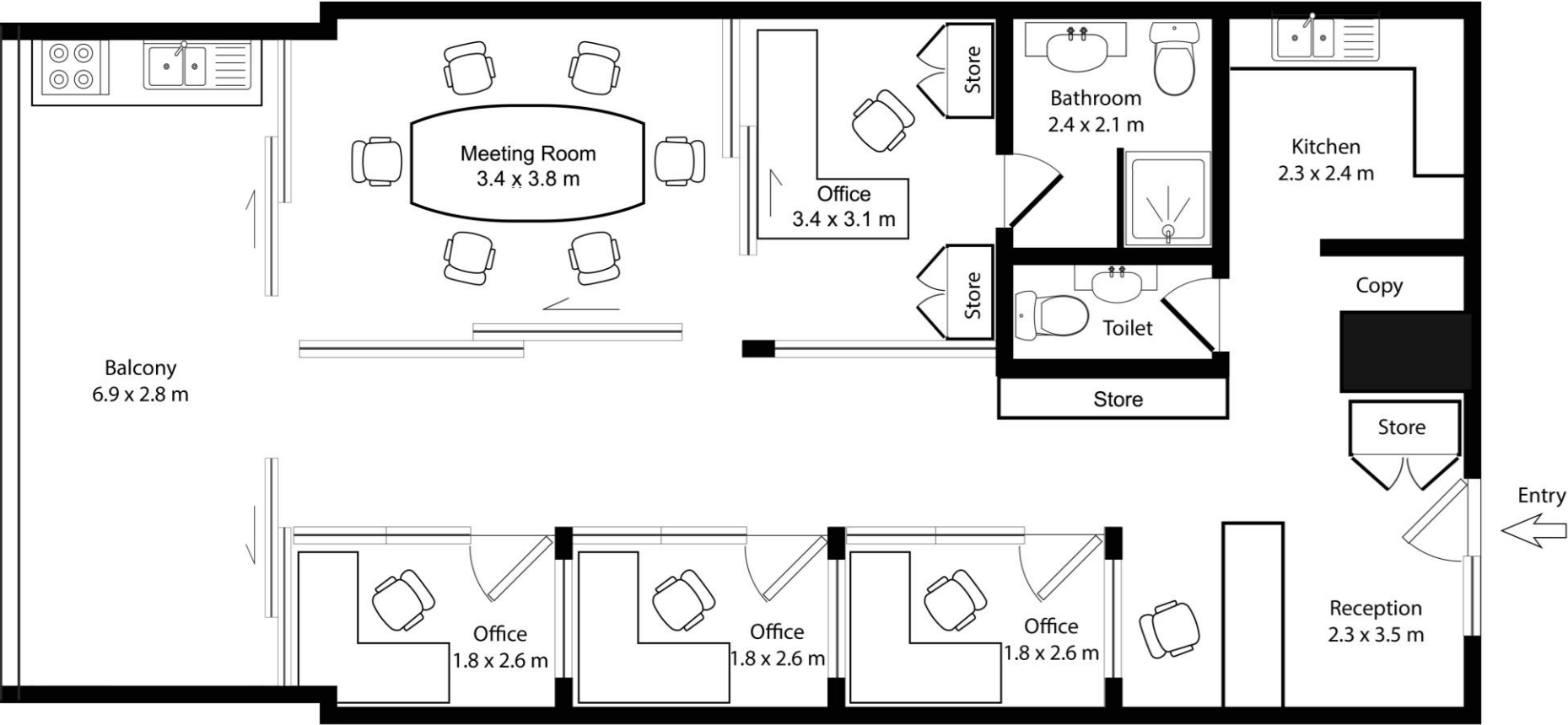
Barangaroo Station, a crucial component of the Sydney Metro City and Southwest expansion, is part of a \$16 billion project creating five new metro stations in the CBD. It will link Sydney's southwest from Bankstown to the city and extend to the northern suburbs. Scheduled for completion in August 2024, Barangaroo Station is strategically located at the northern end of Hickson Road, offering convenient access within a 400-meter radius. Travel times are estimated at 2 minutes to Martin Place Station in the south and 3 minutes to North Sydney Station in the north. The station will not only enhance accessibility but also introduce additional walking routes and retail amenities, enriching the area's appeal. (Source: Sydney Metro)

Pier Pavilion

Pier Pavilion in Waterman's Cove will be a beautiful waterfront public space for people to gather and unwind. Key features include 86 columns at the pavilion perimeter, 18 metre double-sided permanent seating, and a landscaped green roof with native plants and a 7-meter diameter oculus to attract wildlife. The project is set to be completed in 2025, with Infrastructure NSW collaborating with Stephen Edwards Constructions to ensure minimal impact on neighbouring properties and businesses. (Source: Infrastructure NSW)



FLOOR PLANS



*Note floorplans are not drawn to scale and are indicative only



SALE PROCESS

Unit 304, 35 Lime Street, King Street Wharf is to be sold via Expressions of Interest, closing Wednesday 21st August 2024 at 3pm (AEST).

DUE DILIGENCE

For further information parties should contact the exclusive selling agents to access the electronic dataroom.

Interested parties should seek independent financial, taxation, accounting, legal and other advice when reviewing this information memorandum and the material provided in the electronic dataroom.

INSPECTION

An inspection of the property is highly recommended and can be arranged by appointment with the exclusive selling agents.

CHANGES TO THE PROCESS

The Vendor reserves the right, in its sole discretion, to postpone or cancel the proposed sale and to modify or add any terms and conditions to the proposed contract or other material associated with the proposed sale, which may be made available to a potential purchaser.

CONTACT

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