

### 3 Hosking Place

*Sydney, NSW*



Tom wefew3f3ef9p34909009909999 as here! Welcome to Merchant at 3 Hosking Place, Sydney – a rare opportunity to acquire a brand new, premium strata office in the heart of Sydney CBD. Developed by renowned strata office developer W Property, this collection of 42 refined commercial strata offices is redefining the traditional office landscape with hotel-like services and amenities.

These elegantly designed suites range from 36 sqm to 115 sqm, offering various configurations to suit different business needs. Each suite comes complete with its own private balcony area and exclusive bathroom featuring shower facilities. The well-appointed galley bar includes a microwave, dishwasher drawer, fridge, and filtered water dispenser – perfect for the modern professional.

Merchant elevates the office experience with exceptional shared amenities including a full-time Concierge, lobby café-bar, and exclusive access to in-house communal workspaces and meeting rooms. The building features state-of-the-art digital media facilities, private call cabins, and end-of-trip facilities with full towel service on every floor. For those who cycle to work or need refreshment after lunch, comprehensive shower and change facilities await.

Strategically positioned just 100 metres from Martin Place, this property offers unparalleled convenience with proximity to Sydney's premier business district, retail amenities, and transportation hub. The Sydney Metro Martin Place station with its pedestrian plazas on Martin Place and Castlereagh Street provides exceptional connectivity for tenants and visitors alike.

This vacant possession opportunity represents more than just an office purchase – it's an investment in a workspace where Sydney CBD grandeur meets vibrant cosmopolitan charm.

## Key Information

Investment Type	Office
Purchase Price	\$33,333
Net Yield	3.0%

## Key Highlights

- Merchant offers premium strata offices situated in Sydney CBD's golden triangle, just 100m from Martin Place. This exclusive collection of 42 refined commercial suites ranges from 36-115 sqm, each featuring private balconies and dedicated bathrooms with shower facilities.
- All suites boast luxury fitouts including galley bars equipped with high-end appliances such as microwaves, dishwasher drawers, fridges, and filtered water dispensers. The property distinguishes itself with a full-time Concierge providing hotel-like service and amenities throughout.
- Tenants benefit from impressive shared facilities including a lobby café-bar, dedicated meeting spaces, workbenches with integrated Wi-Fi, and premium end-of-trip facilities complete with full towel service. Additional amenities include ice machines, wine cellars, a library, private call cabins, and state-of-the-art digital media facilities in two stunning meeting rooms.
- Developed by strata specialist W Property, Merchant is redefining the traditional strata office landscape with a level of service typically found in luxury hotels. With excellent transport links including Sydney Metro Martin Place and new pedestrian plazas, these offices are available with vacant possession, offering a rare investment opportunity in this vibrant CBD location.

## Background Information

How old is the asset?	0
Vendors reason for selling?	Not specified
How many days the property has been on the market with the selling agents?	Not specified
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	0 None
How long have they been in business overall?	0 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

**KARALEE - MEDICAL CENTRE**

Shop/Suite Number	Trading Name	Lettable Area m <sup>2</sup>	Lease Term Yrs	Start Date	Expiry Date	Options Remaining Yrs	Base Rent		Outgoings Recoveries		Gross Rent		Next Review		
							\$ p.a.	\$/m <sup>2</sup> p.a.	\$ p.a.	\$/m <sup>2</sup> p.a.	\$ p.a.	\$/m <sup>2</sup> p.a.	Date	Type	Structure
TEN01	Skin Health Matters Karalee	597	5	08-Apr-19	07-Apr-29	5	301,346	505	51,028	85.5	352,373	590	8-Apr-25	Fixed	3.50%
TEN02	Skin Health Matters Karalee	70	7	22-Mar-21	21-Mar-28	1 year 17 days	32,984	471	5,983	85.5	38,968	557	22-Mar-25	Fixed	3.50%
TEN03	Skin Health Matters Karalee	70	7	06-Jul-21	05-Jul-28	9 months 1 day	31,869	455	5,983	85.5	37,852	541	6-Jul-24	Fixed	3.50%
TEN04	Target Physiotherapy	70	5	12-Jul-21	11-Jul-26	1 x 5	31,921	456	5,983	85.5	37,904	541	12-Jul-24	CPI	CPI
TEN05	F45	190	6	13-Mar-21	12-Mar-27	1 x 5	67,476	355	14,020	73.8	81,496	429	13-Mar-25	Fixed	3.00%
<b>Total</b>		<b>997</b>					<b>465,596</b>		<b>82,997</b>		<b>548,593</b>				

\*Rents highlighted green have been reviewed to capture their next rental review date.

<b>RENTAL INCOME</b>	\$ per annum
Net Rent	465,596
Outgoing Recoveries	82,997
<b>Gross Rent</b>	<b>548,593</b>

**OUTGOINGS - ESTIMATE**

<b>Statutory Expenses</b>		
Municipal / Council Rates	18,797	18.85
Water & Sewerage Rates	3,395	3.41
Land-Tax	11,650	11.69
<b>Statutory Expenses</b>	<b>33,842</b>	<b>33.94</b>

**Operating Expenses**

Insurance Premiums	7,400	15.05
Common Area Cleaning	20,000	20.06
Electricity	3,569	3.58
Fire Protection / P.A.	828	0.83
Pest Control	1,500	1.50
Repairs & Maintenance	4,985	5.00
Security / Access Control	2,243	2.25
Gardening / Landscaping	2,000	2.01
Administration / Management Fees	8,500	8.53
Miscellaneous	350	0.35
<b>Total Operating Expenses</b>	<b>51,375</b>	<b>51.53</b>

**\*Note:**

1. The operating expenses are based on 2023/24 budget, which assumes the medical building forms part of the larger centre.
2. Statutory Expenses and land tax are based on actual notices for the medical centre lot
3. Outgoing recoveries have been adjusted to reflect the provided outgoings budget.

**Recoverable Expenses**

<b>85.47</b>	incl. LT
<b>73.79</b>	excl. LT

<b>Total Outgoings</b>	<b>85,217</b>	<b>85.47</b>
<b>NET INCOME</b>	<b>463,376</b>	<b>464.77</b>

## *Location Information*

Located in the **heart of Sydney's prestigious financial district**, 3 Hosking Place enjoys an enviable position in the CBD's golden triangle. This prime location sits just **100 metres from Martin Place**, Sydney's iconic pedestrian mall and business hub.

The area is surrounded by Sydney's finest amenities, with immediate access to premium retail, dining and professional services. The recent development of **Sydney Metro Martin Place station** has further enhanced connectivity, with new pedestrian plazas opening on Martin Place and Castlereagh Street.

This location offers the perfect balance of accessibility and prestige, surrounded by major financial institutions, legal firms, and corporate headquarters. The proximity to public transport, including trains, buses and ferries, ensures seamless connectivity across Greater Sydney and beyond.

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## *Tenant Information*

The property is currently offered with **vacant possession**, presenting a blank canvas for investors or owner-occupiers to customize according to their needs. This flexibility allows for immediate occupation by the purchaser or the opportunity to secure a tenant of choice.

Given the property's location in Sydney's premium commercial district and the exceptional building amenities, the office presents strong appeal to **high-quality commercial tenants** including:

- Financial services firms
- Legal practices
- Consulting companies
- Technology businesses
- Professional services organizations

The suite's premium finishes and building's comprehensive amenities position it to attract discerning tenants seeking prestigious CBD accommodation.



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## *Financial Overview*

This investment opportunity presents as a **brand new strata office** within the Merchant development at 3 Hosking Place. While specific pricing information requires contacting the exclusive agents, the property offers **significant value potential** given its premium location and exceptional amenities.

The office spaces range from **36 sqm to 115 sqm**, providing flexibility for various investment budgets. As a strata-titled property, investors benefit from ownership of a defined space within this prestigious development, with shared ownership of common areas and facilities.

The property is offered with **vacant possession**, allowing investors to either occupy the space themselves or secure a tenant of their choosing in this highly desirable location.



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*Rental Comparison*

3333333

*Offer to Purchase*

Offer to Purchase	\$33,333
Initial Deposit	33333
Due Diligence	Not specified
Finance Days	Not specified
Settlement	Not specified

*More Images*

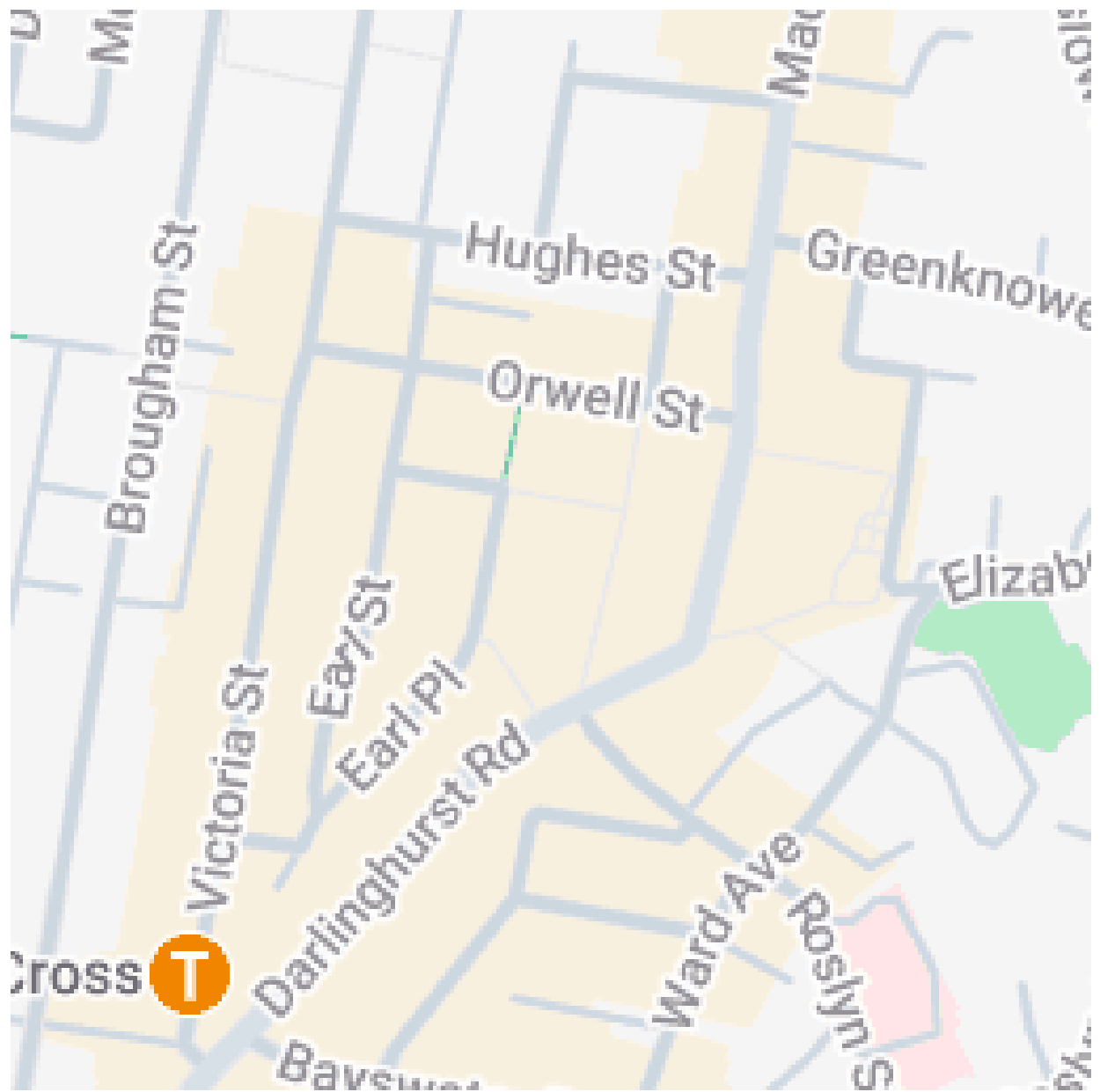


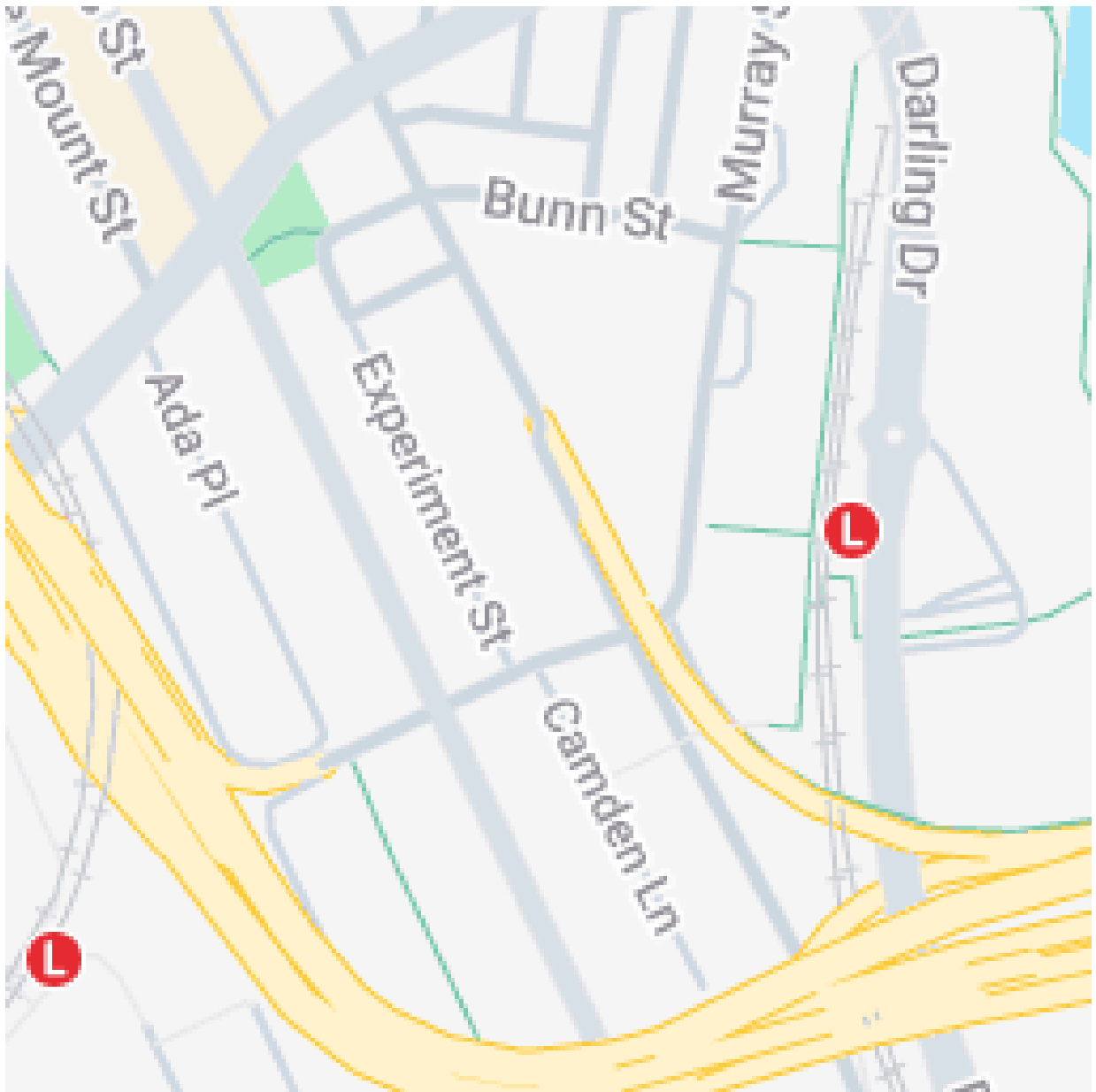


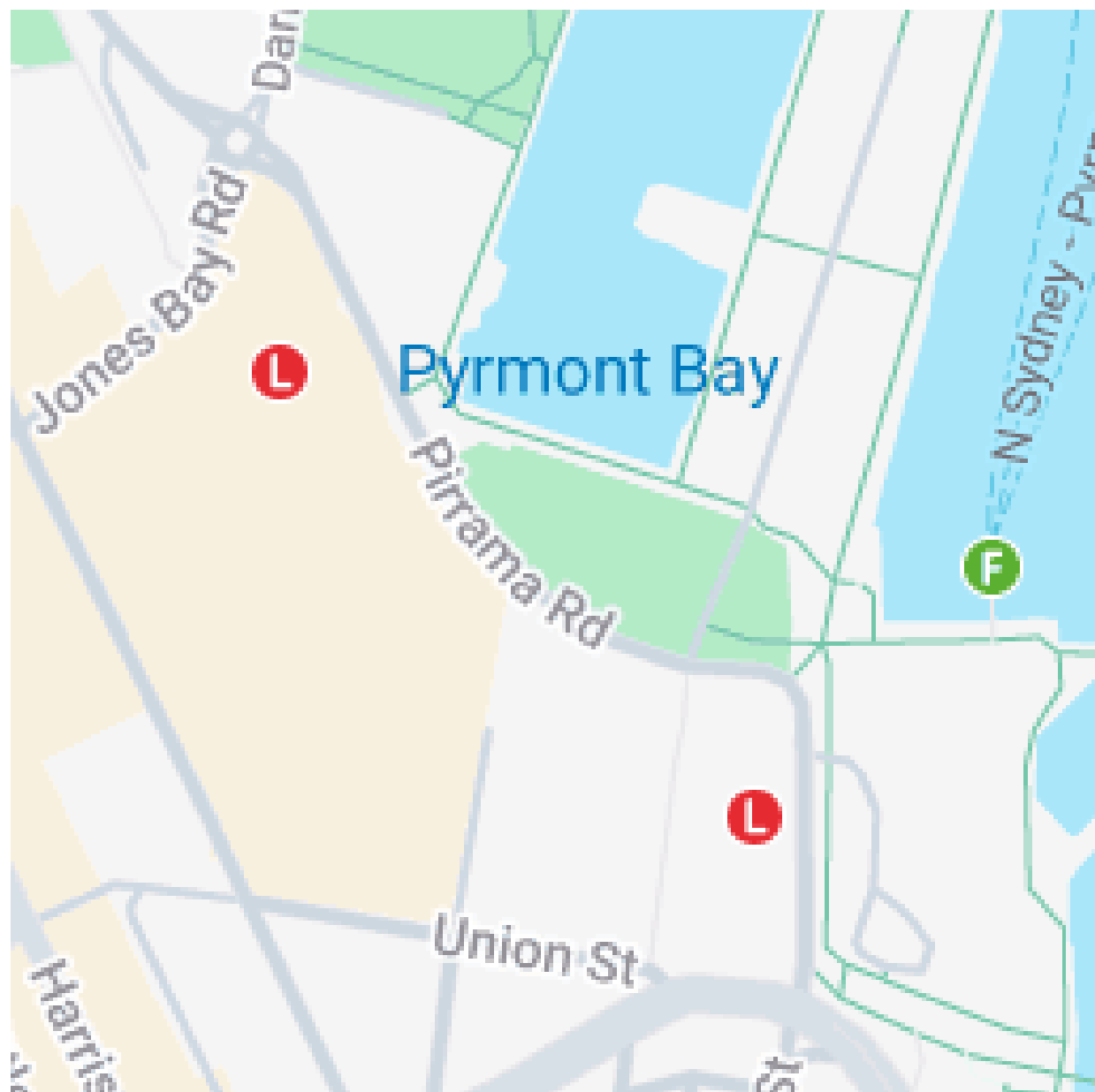








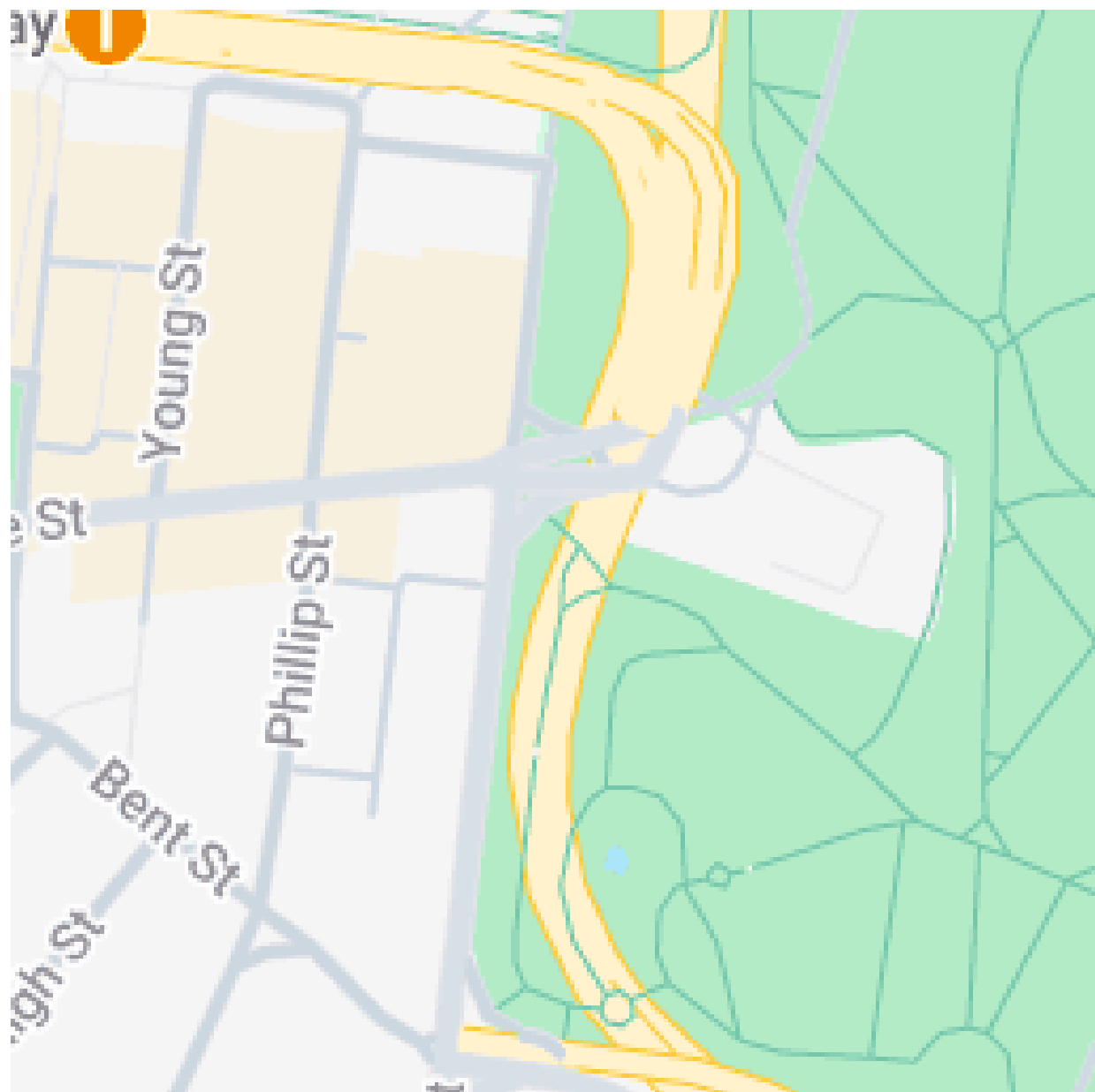






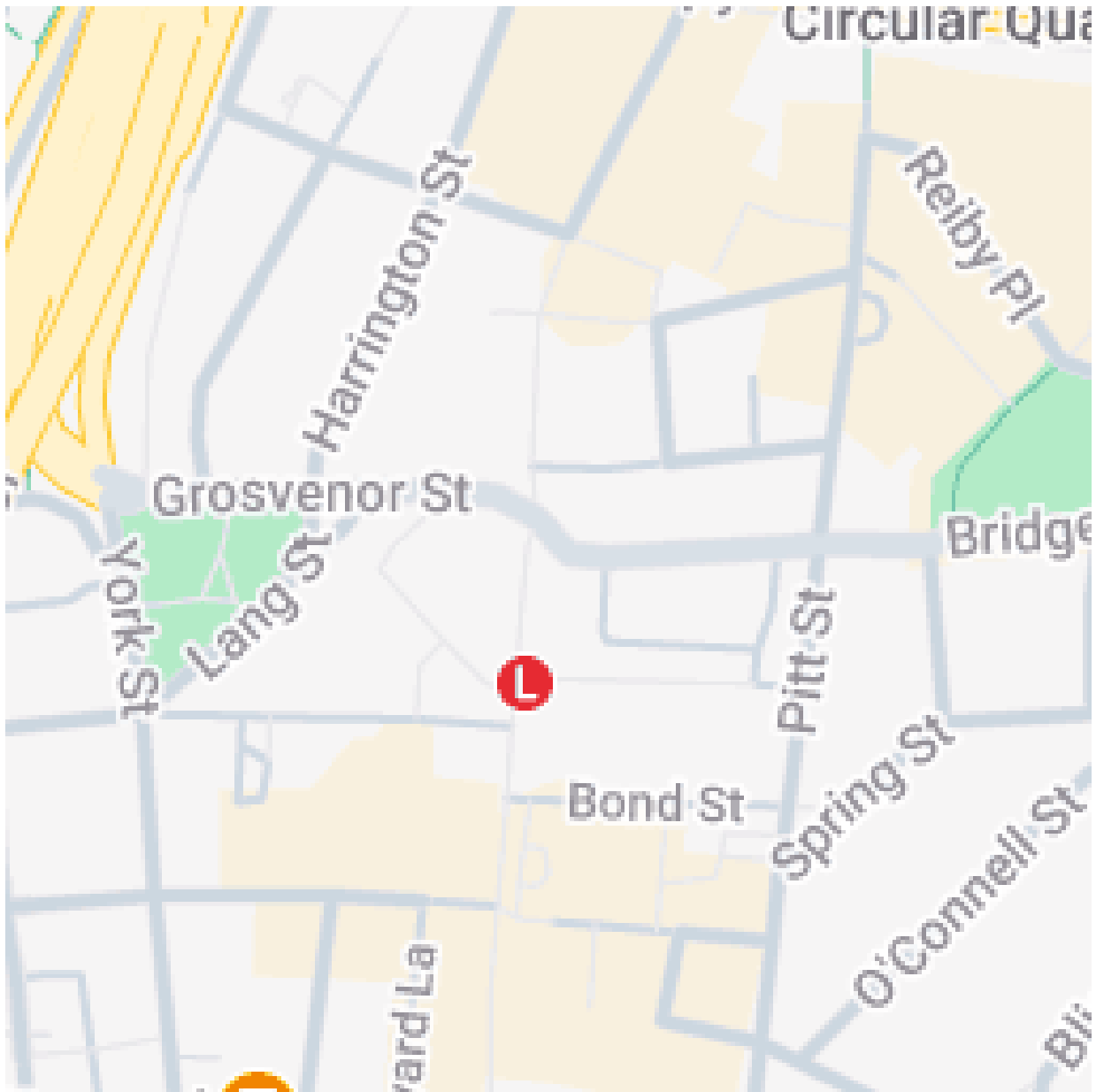






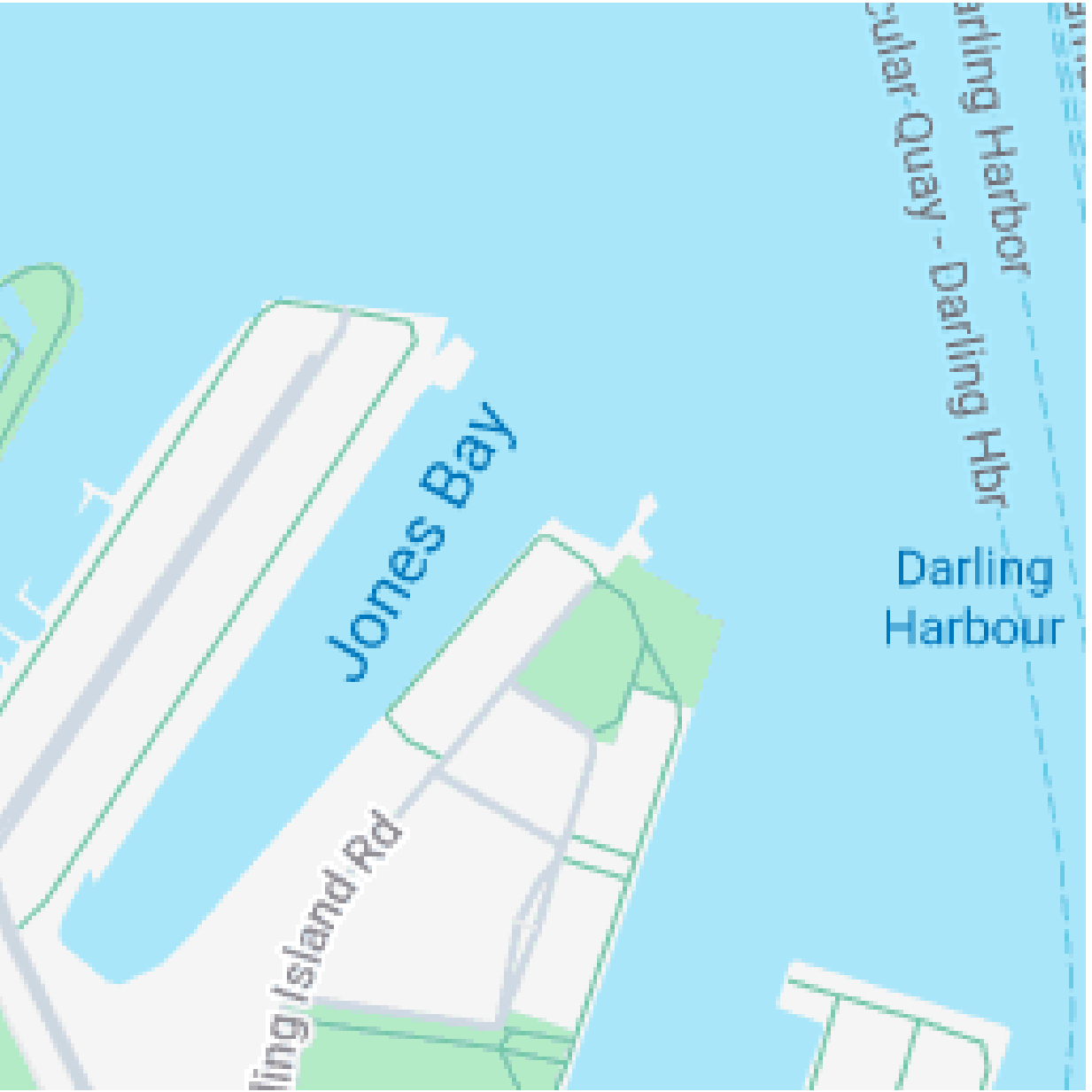


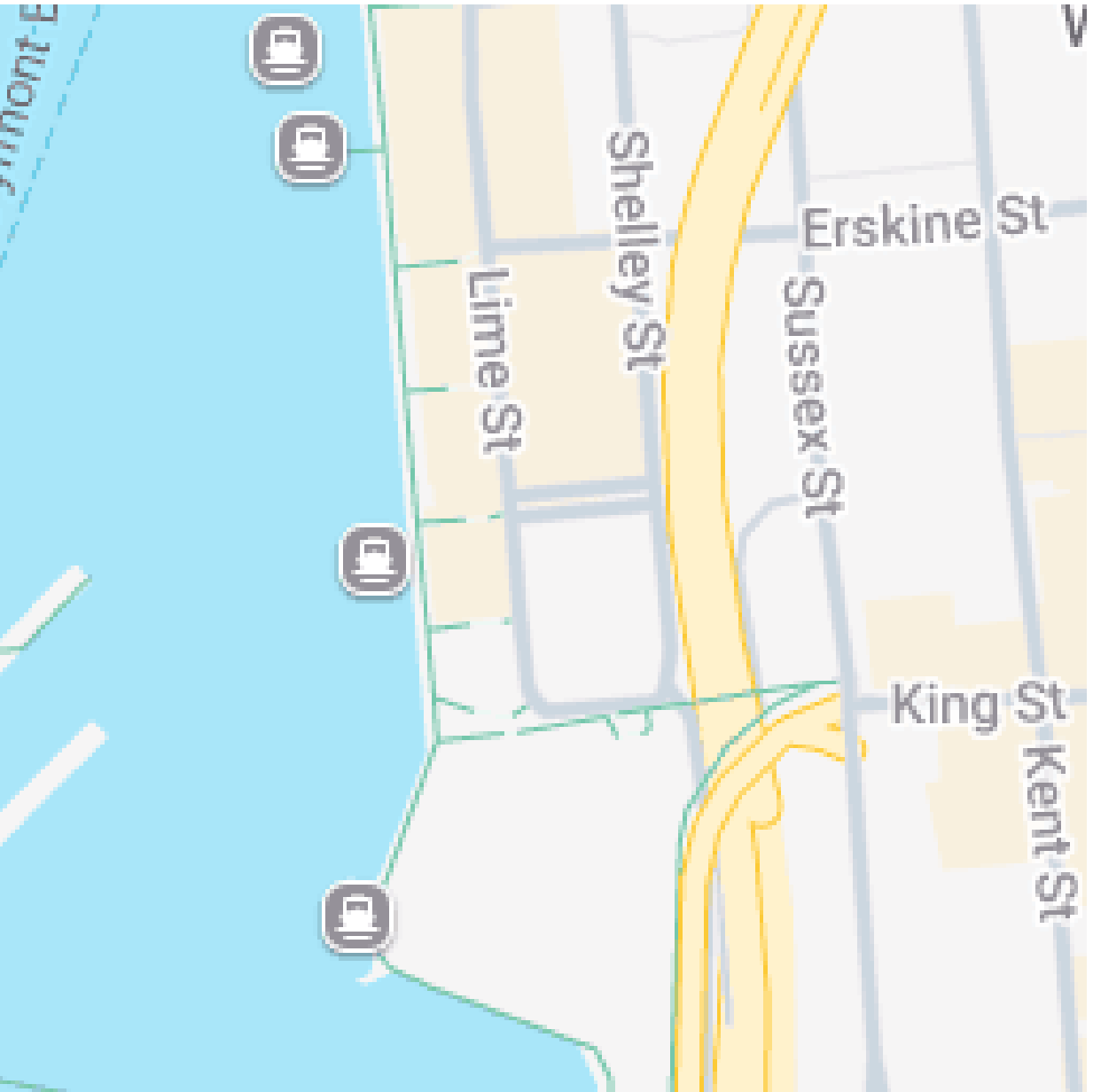


















Disclaimer: The depreciation figures provided are based on specific circumstances and may not accurately reflect your current financial situation. These figures are intended for informational purposes only and should not be construed as financial or tax advice. Individual financial situations can vary widely, and the applicability of these figures to your personal circumstances may differ. It is strongly recommended that you consult with your usual taxation adviser or a qualified financial professional/accountant to verify this information and obtain personalised advice tailored to your specific financial situation. Neither the provider of this information nor any of its affiliates shall be held liable for any decisions made based on this information without proper consultation with a professional adviser.