

Suite 149 Level 2, 416-418 Pitt Street

Sydney, NSW



MARTY --- Presenting an exceptional commercial investment opportunity in the heart of Sydney CBD. Suite 149, Level 2 at 416-418 Pitt Street offers a prime strata office space of 156m² in vacant possession, allowing investors immediate flexibility to occupy or lease.

This immaculately presented space features five partitioned offices, a communal reception area, and a utility room with ample storage. The property has been freshly painted and comes equipped with modern amenities including an intercom system and ducted air conditioning to ensure year-round comfort.

Strategically located on the bustling Pitt Street, the property benefits from excellent accessibility with three lift access points and a secure lock-up car space included in the basement. The surrounding CBD precinct is highly regarded as an investment community, offering tenants and owners alike the convenience of being just moments away from various cafes, shops, and essential services.

Additionally, the property provides 24-hour access to a Gym, Swimming pool, Spa, Sauna, Basketball, Tennis, and other recreational facilities, adding substantial value to the investment. With its close proximity to Town Hall Station and Central Station, this office presents an outstanding opportunity to establish your business in a dynamic urban environment with excellent transport links.

Key Information

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

Key Highlights

- Prime CBD location in the heart of Sydney on bustling Pitt Street
- Generous 156m² strata office space with vacant possession
- Five well-appointed partitioned offices with dedicated reception area
- Freshly painted interior with modern intercom system
- Ducted air conditioning throughout for year-round comfort
- Secure basement lock-up car space included
- Three lift access points ensuring convenient entry
- 24-hour access to premium recreational facilities including gym and pool
- Walking distance to major retail, dining and essential services
- Excellent transport connectivity near Town Hall and Central Stations
- Ready-to-move-in condition with no maintenance required
- Rare opportunity in a highly regarded investment community

Background Information

How old is the asset?	-
Vendors reason for selling?	Not specified
How many days the property has been on the market with the selling agents?	> 30+
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	1 years
How long have they been in business overall?	2 years
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No



Location Information

Located in the bustling heart of **Sydney CBD**, this property benefits from its strategic position on Pitt Street, one of Sydney's principal shopping and business thoroughfares. The area is renowned for its vibrant commercial atmosphere, with a diverse mix of retail, dining, and corporate establishments.

The immediate vicinity offers **exceptional connectivity** with Town Hall Station and Central Station both within easy walking distance, providing seamless access to Sydney's comprehensive public transport network. The property sits within a precinct that combines historic architecture with modern developments, creating a dynamic urban environment.

The surrounding area is rich with amenities including major shopping centres, theatres, parks, and Sydney's iconic attractions, making it an appealing location for businesses seeking a prestigious address with excellent visibility and accessibility.

Tenant Information

The property is currently offered with **vacant possession**, presenting an excellent opportunity for investors to secure new tenants or for owner-occupiers to establish their business in this prime location.

The office space is ideally configured to accommodate a variety of professional services businesses with its:

- Five partitioned office spaces providing separate work areas
- Dedicated reception/communal area enhancing professional presentation
- Utility room with ample storage space

The property is ready to move in or lease out immediately, with fresh paint, modern intercom system, and ducted air conditioning already in place.

Financial Overview

This strata office presents a compelling financial opportunity in Sydney's competitive commercial property market. Offered with **vacant possession**, the property allows investors immediate flexibility to either occupy or secure a tenant to maximize return on investment.

The property includes valuable assets that enhance its financial appeal:

- 156m² of premium office space in a prime CBD location
- One secure basement car space (significant value in Sydney CBD)
- Access to building amenities including recreational facilities

The vacant possession status enables investors to establish new leasing arrangements at current market rates, potentially yielding strong returns in this highly sought-after commercial precinct.

[Rental Yield Calculator](#)

Rental Comparison

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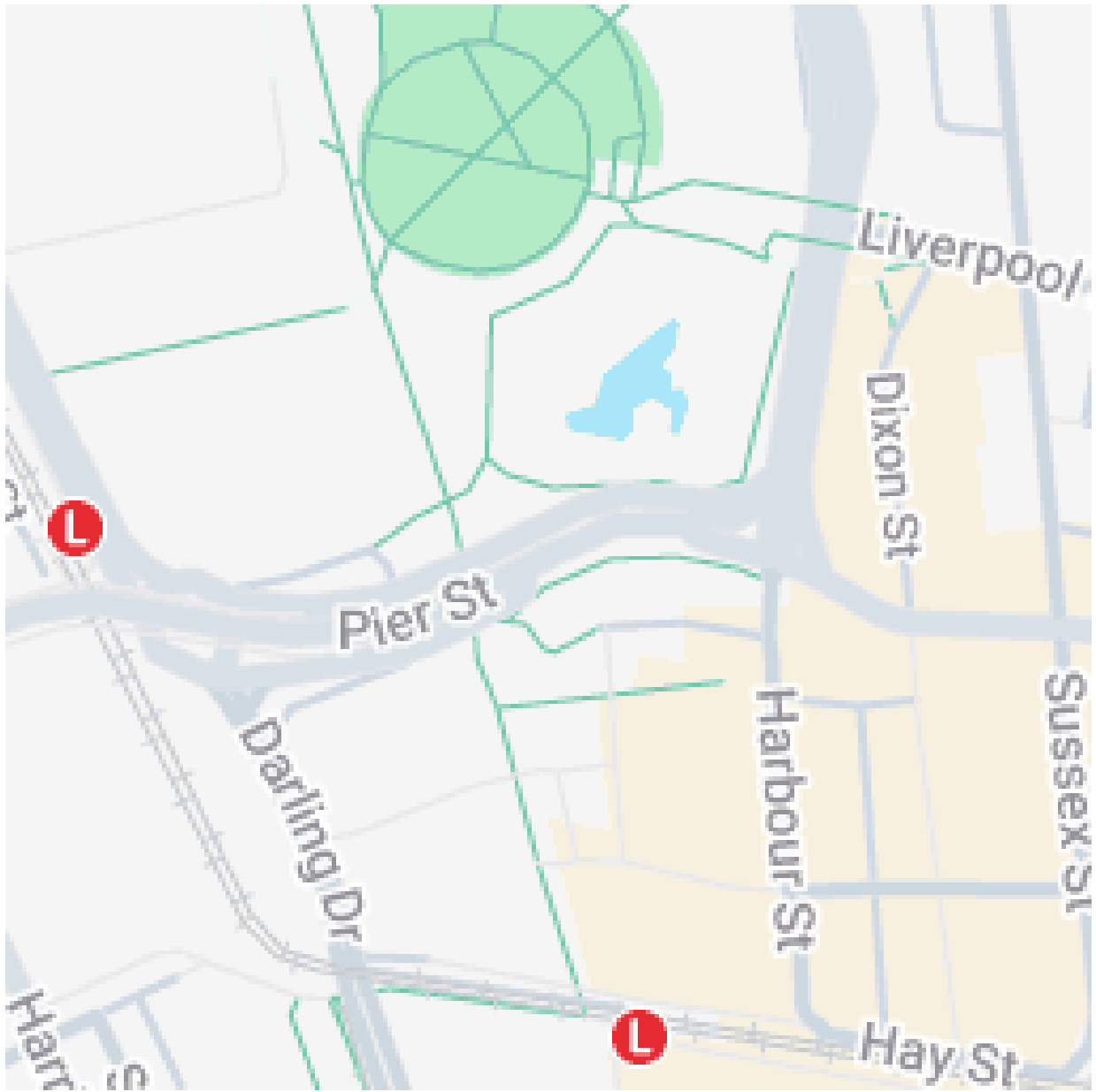
Offer to Purchase

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

More Images

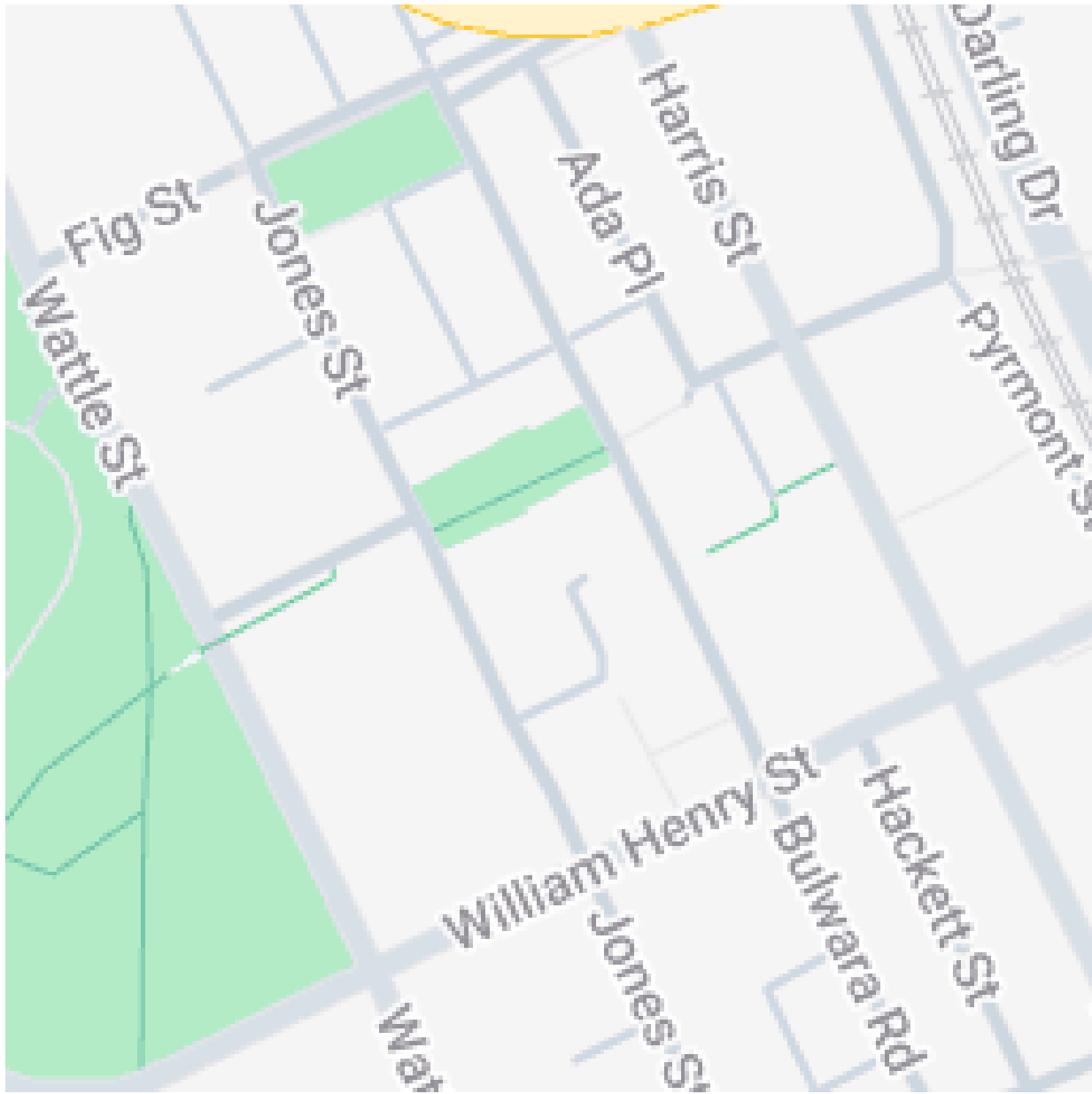


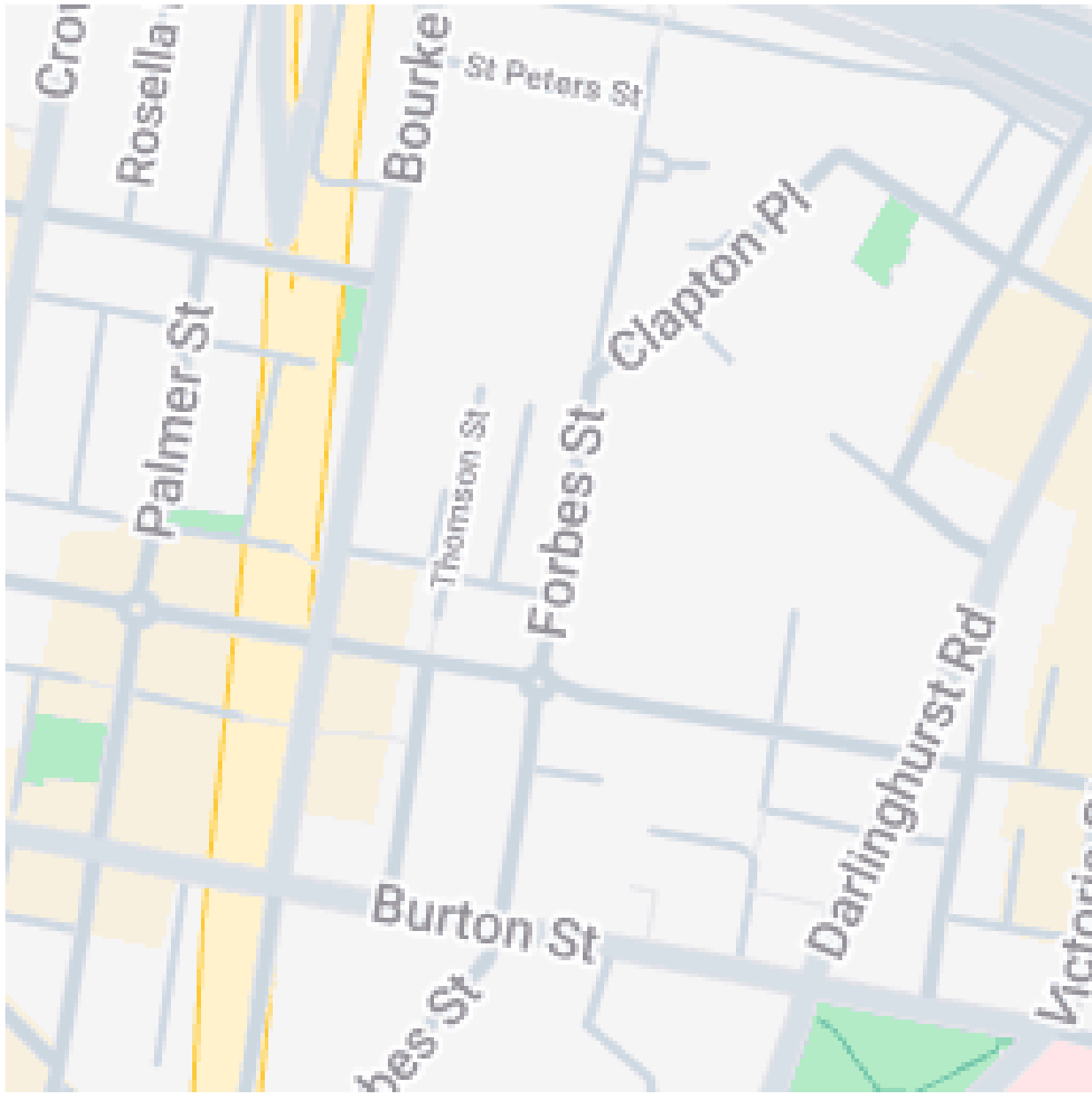










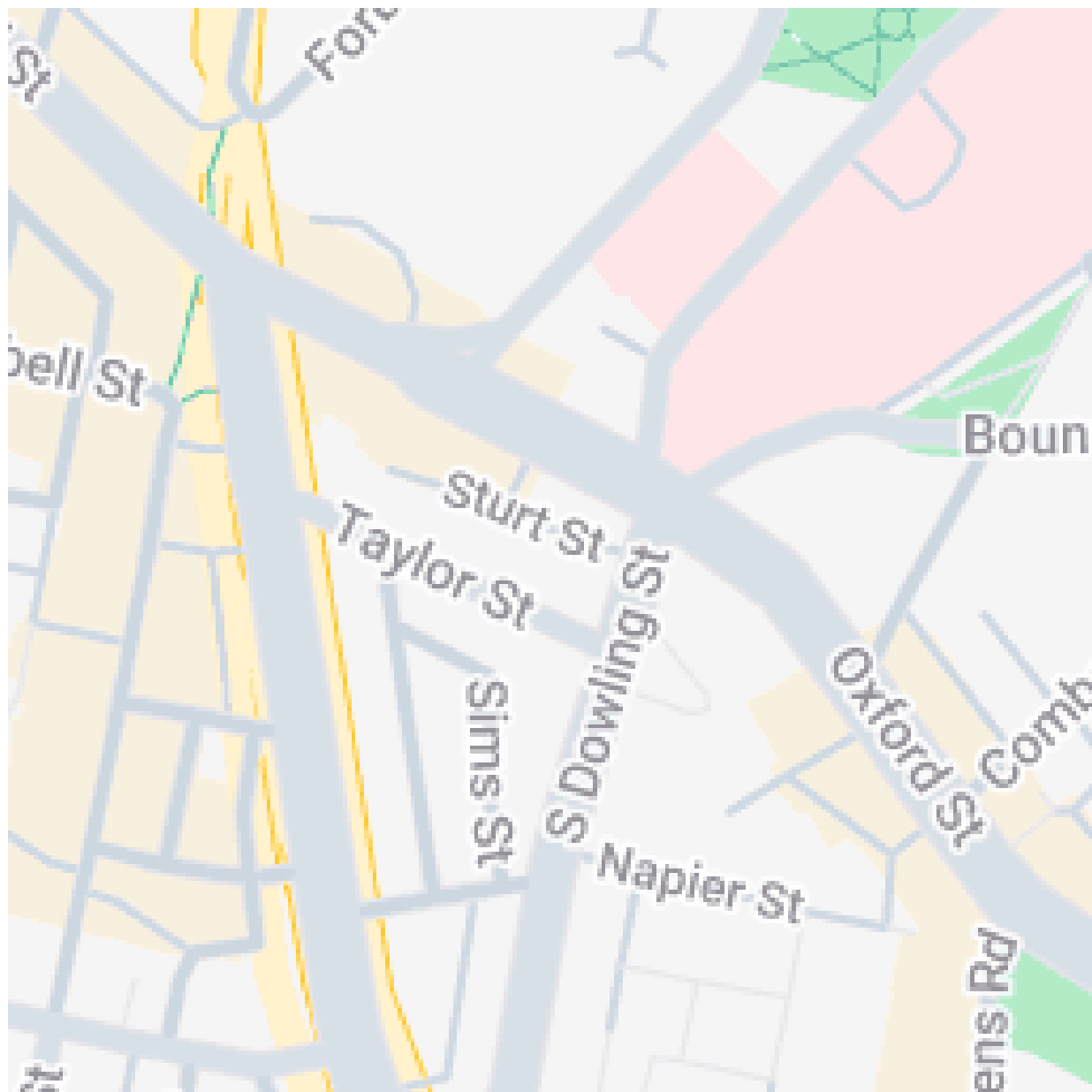












Disclaimer: The depreciation figures provided are based on specific circumstances and may not accurately reflect your current financial situation. These figures are intended for informational purposes only and should not be construed as financial or tax advice. Individual financial situations can vary 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.