

Raine&Horne.[®] Commercial

ADELAIDE
172-174 Pulteney Street

846 sqm

LANDMARK BUILDING - QUALITY LEASED INVESTMENT
OPPORTUNITY RECENT MAJOR REFURBISHMENT -
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LANDMARK BUILDING – QUALITY LEASED INVESTMENT OPPORTUNITY

RECENT MAJOR REFURBISHMENT – EXCEPTIONAL FITOUT

4 LEVELS – BASEMENT, GROUND FLOOR, FIRST FLOOR, ROOFTOP DECK

CURRENT PASSING ANNUAL RENTAL \$223,805.92 PA EX GST

Raine & Horne Commercial SA are delighted to present this highly visible unique CBD property.

Stand Alone Office/Consulting Building

- Outstanding city views from rooftop deck overlooking Pulteney Street

Property ID	L31205350
Property Type	Offices
Building / Floor Area	846
Land Area	383.0 sqm

AGENT

David Ente

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Character design over 4 levels with lift access, air conditioning, security, loads of natural light with open plan floor plates over each level. Excellent amenities and quality finishes over each level, 172-174 Pulteney Street is the fantastic investment opportunity.

Key Features

- – Net Lettable Area of 846 sqm approx.
- – Amenities include kitchen, and toilets for each tenancy (with shower)
- – Lift Access to all floors
- – Fully Air Conditioned
- – High Visibility Site
- -Strong Lease covenants
- -Proposed pergola to rooftop tent (refer drawing)

*All areas/dimensions approximate

RLA 283100