

# Virginia Park

Bentleigh East, VIC | **OFFICE**



Virginia Park is situated predominately in a residential location in Bentleigh East approximately 13km east of Melbourne. Virginia Park is a sizeable business park providing a mixture of industrial and office buildings as well as supporting facilities including gymnasium, swim centre, child care centre, children's play centre, cafe, yoga centre and martial arts centre.

Ownership interest	50%
Cap rate	5.25%
Valuation date	June 2022
Acquisition date	April 2006
Site area	123,460m <sup>2</sup>
Net lettable area	63,766m <sup>2</sup>
Occupancy	91.6%
NABERS rating (Energy)	N/A
NABERS rating (Water)	N/A
WALE by income	2.29
Rent review structure	Fixed and CPI
Major tenants by income	Officeworks, Bentleigh Fitness Centre, Xstralis
Parking spaces	1,680
Valuation range	\$80-100 million