



**598 High Street, Penrith, NSW**

A two-level commercial office building located on a 2,100sqm rectangular shaped allotment opposite Penrith Plaza and within a kilometre south-west of Penrith Railway Station.

<b>Property Type</b>	Commercial
<b>Property Built</b>	2000
<b>Acquisition Date</b>	October 2000
<b>Ownership</b>	100%
<b>Purchase Price</b>	\$6,900,000
<b>Occupancy</b>	100%
<b>Net Lettable Area</b>	1,942sqm
<b>Net Building Income (12 months to 30 June 2011)</b>	\$670,635
<b>Weighted Average Lease Expiry (WALE) by income</b>	6.29 years

<b>Valuation</b>	\$7,200,000
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<b>Major Tenant</b>	<b>SQM</b>	<b>% by Net Lettable Area</b>	<b>Lease Maturity</b>
Centrelink	2,100	100%	October 2017