



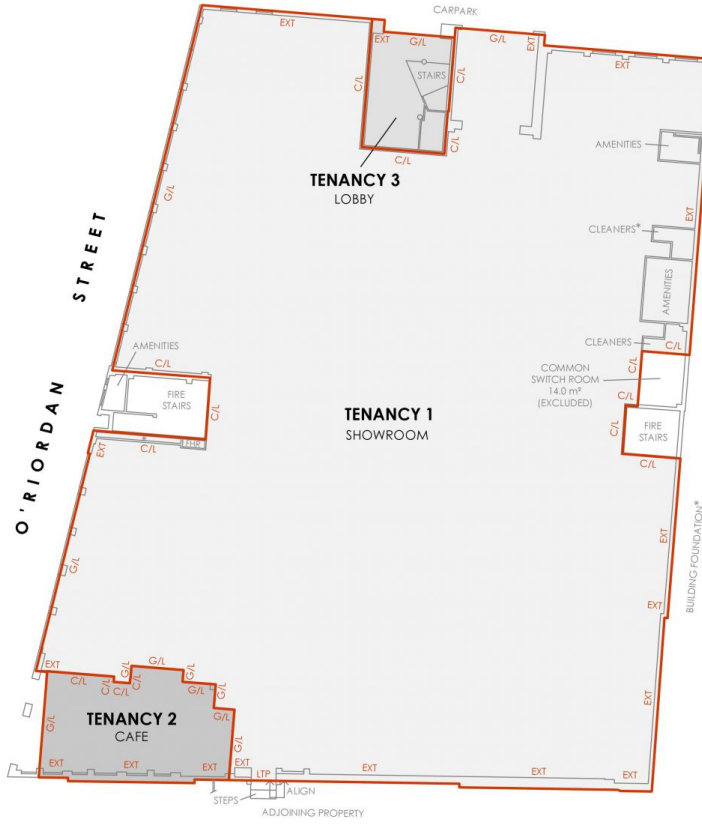
### 24-32 O'Riordan Street Alexandria NSW

- ~ Large corner block
- ~ Long term quality tenants
- ~ 4 Years remaining on the lease

Two storey building comprising ground floor showroom, offices, interior design school, licensed café and first floor commercial office. The building covers approximately two thirds of the site, the balance at the northern end comprises concrete paved hardstand and on-grade parking off Reserve Street with a two level car park and a further entrance for parking and loading to the first floor office via William Lane. The main parking and pedestrian entry for both levels are located at the northern end of the building with direct access off Reserve Street. Both tenancies benefit from ground floor entries. The separate first floor access adjoins the reception of the showroom.

**Price** : Expressions of Interest  
**Building Size** : 4121 sqm  
**Land Size** : 3344 sqm  
**View** : <https://www.cityalliance.com.au/sale/nsw/eastern-suburbs/alexandria/commercial/offices/6249070>

**NOTES:**  
1. AREAS MARKED AS \* INDICATE INACCESSIBLE AT TIME OF SURVEY



**LEGEND**  
EXT - EXTERNAL FACE  
C/L - CENTRELINER WALL  
G/L - GLASS LINE  
LTP - LINE OF TENANCY PRODUCED



**SUMMARY OF AREAS**

LEVEL	SHEET	LETTABLE AREAS
GROUND	(SHEET 1)	2,259.6 m <sup>2</sup>
LEVEL 1	(SHEET 2)	1,861.5 m <sup>2</sup>
<b>TOTAL AREA</b>		<b>4,121.1 m<sup>2</sup></b>

**SCHEDULE OF AREAS**

GROUND FLOOR	
TENANCY 1 SHOWROOM	2,102.8 m <sup>2</sup>
TENANCY 2 CAFE	104.1 m <sup>2</sup>
TENANCY 3 LOBBY	52.7 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>2,259.6 m<sup>2</sup></b>

**LETTABLE AREA**   
THE LETTABLE AREA IS SHOWN ENCLOSED BY CONTINUOUS LINES

**METHOD OF MEASUREMENT**  
AREAS HAVE BEEN CALCULATED IN ACCORDANCE AND UNDER INTERPRETATION OF THE PROPERTY COUNCIL OF AUSTRALIA (PCA) METHOD OF MEASUREMENT FOR LETTABLE AREA (MARCH 1997)

(SURVEY DATE 10/03/2021)

**GUIDELINES USED**  
**GROSS LETTABLE AREA**

ALL PARTIES USING THE AREAS EXPRESSED HEREIN, SHOULD AGREE WITH THE BOUNDARY DEFINITIONS. THIS PLAN WAS PRODUCED FOR THE CALCULATION OF FLOOR AREAS ONLY



CLIENT: **CI AUSTRALIA**

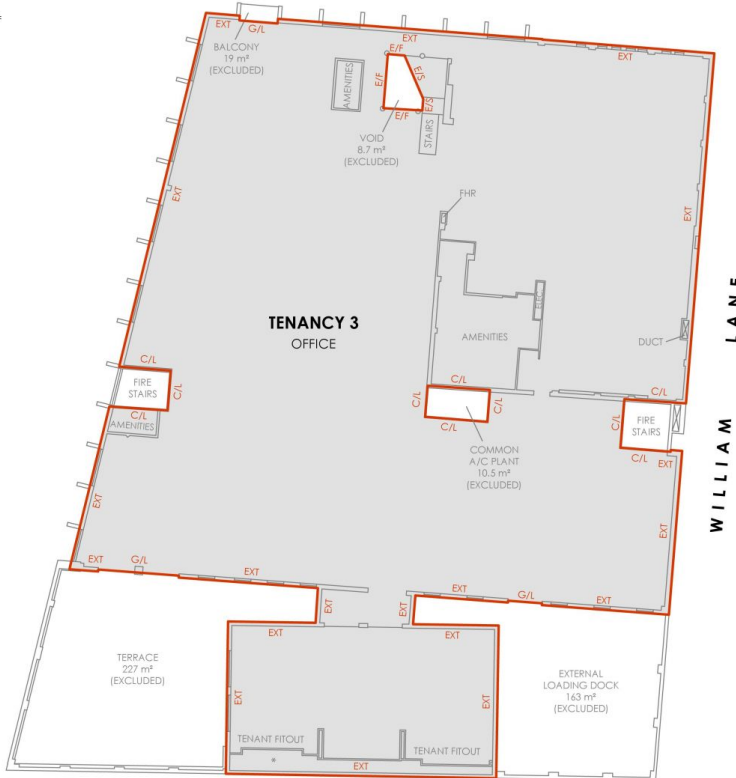
**LETTABLE AREA PLAN**  
GROUND FLOOR, 24-32 O'RIORDAN STREET,  
ALEXANDRIA, NSW

DATE: 10/03/2021  
REF: 77817 REV: -  
DRAWN: GS CHECKED: DB  
SCALE: 1:250 @ A3 SHEET: 1 OF 2

Australia | New Zealand  
**REALSERVE**  
Start confident.

Building Measurement Specialist  
Consulting Land Surveyors  
3D Laser Scanning  
ph. 02 9629 9377  
www.realsolve.com.au

**NOTES:**  
1. AREAS MARKED AS \* INDICATE INACCESSIBLE AT TIME OF SURVEY



**LEGEND**  
EXT - EXTERNAL FACE  
C/L - CENTRELINER WALL  
G/L - GLASS LINE  
E/S - EDGE OF STAIRS  
E/F - EDGE OF FLOOR



**SCHEDULE OF AREAS**

LEVEL 1 TENANCY 3 OFFICE	1,861.5 m <sup>2</sup>
--------------------------	------------------------

**LETTABLE AREA**   
THE LETTABLE AREA IS SHOWN ENCLOSED BY CONTINUOUS LINES

**METHOD OF MEASUREMENT**  
AREAS HAVE BEEN CALCULATED IN ACCORDANCE AND UNDER INTERPRETATION OF THE PROPERTY COUNCIL OF AUSTRALIA (PCA) METHOD OF MEASUREMENT FOR LETTABLE AREA (MARCH 1997)

(SURVEY DATE 10/03/2021)

**GUIDELINES USED**  
**GROSS LETTABLE AREA**

ALL PARTIES USING THE AREAS EXPRESSED HEREIN, SHOULD AGREE WITH THE BOUNDARY DEFINITIONS. THIS PLAN WAS PRODUCED FOR THE CALCULATION OF FLOOR AREAS ONLY



CLIENT: **CI AUSTRALIA**

**LETTABLE AREA PLAN**  
LEVEL 1, 24-32 O'RIORDAN STREET,  
ALEXANDRIA, NSW

DATE: 10/03/2021  
REF: 77817 REV: -  
DRAWN: GS CHECKED: DB  
SCALE: 1:250 @ A3 SHEET: 2 OF 2

Australia | New Zealand  
**REALSERVE**  
Start confident.

Building Measurement Specialist  
Consulting Land Surveyors  
3D Laser Scanning  
ph. 02 9629 9377  
www.realsolve.com.au