



47 Liverpool Street, HOBART, TAS 7000

Exceptional CBD landmark opportunity

Elders Commercial is pleased to present to market this exceptional CBD landmark building in the heart of Hobart's CBD, 47 Liverpool Street, Hobart, the Tasmanian Police State Headquarters.

The building comprises a 10 level, landmark Hobart office building with an NLA of 4,665 sqm* plus 26* secure car parking bays and 9* external bays and has a 3 star NABERS rating. Given its strong position in the CBD, the location appeals to a variety of uses such as medical, offices, residential, visitor and student accommodation^.

Key Features:

- High profile corner landmark Hobart CBD office building featuring extensive on site parking
- Strategic location situated within Hobart's health & education precincts, opposite the Royal Hobart Hospital, and only 100m* north of Elizabeth Mall
- Re-development and re-positioning opportunity for a variety of uses such as office, medical, student or visitor accommodation^
- Strong short term (government backed) holding income
- Ability for part or full owner occupation, purchasing at a substantial discount to replacement cost
- Situated within Australia's tightest capital city office market with a vacancy rate of only 3.6%**

47 Liverpool Street is for sale by Expressions of Interest closing 25th September 2025 at 4pm (AEST).

For more information, please contact Scott Newton or Richard Steedman.

*Approximate

^ STCA

** PCA Office Market report February 2025

- Land Area 1,513.00 square metre
- Commercial Type:
- Building Area: 4,665.00 square metres
- Zoning: Central Business

TYPE: For Sale

INTERNET ID: SU114520

SALE DETAILS

[Contact agent](#)

CONTACT DETAILS

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