



74-76 Elizabeth Street, HOBART, TAS 7000

Fully leased CBD trophy with 5.2 year* WALE

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Elders Commercial is proud to offer to market this fully leased, high-profile commercial asset in the heart of Hobart's CBD. Located just 30 metres from the Elizabeth Street Mall, the property benefits from dual street frontages and a commanding position in the city's premier commercial and retail precinct. The asset comprises six tenancies across three levels and is anchored by nationally significant infrastructure tenant Marinus Link and hospitality operator The Workers Club.

Recent capital works include a foyer refurbishment and lift upgrade, with high-grade fitouts delivered for both upper-floor tenants in recent years. With a diversified income stream and strong tenant profile, the property delivers immediate income along with longer-term potential for rental uplift or future redevelopment**, all within one of the most supply-constrained CBD office markets in the country.

Investment Highlights

- Fully leased CBD flagship asset
- WALE of 5.2 years* (as at October 2025)
- Building Area of 2,336 sqm* across three fully leased levels
- Anchored by Marinus Link and The Workers Club with A-grade fitouts
- Recently upgraded building services, including refurbished foyer and lift
- Zoned Central Business under the Tasmanian Planning Scheme - Hobart
- Prime location just 30m* from the Elizabeth Street Mall with strong foot traffic
- Net passing income of \$535,544* + GST

Method of Sale: Expressions of Interest closing Thursday 6th November 2025 at 4pm (AEDT).

For further information or to arrange an inspection, please contact George Burbury or Scott Newton.

*Approximate.

**STCA

- Land Area 870.00 square metres
- Commercial Type:
- Building Area: 2,336.00 square metres
- Zoning: Central Business

TYPE: For Sale

INTERNET ID: SU114849

SALE DETAILS

[Contact Agent](#)

CONTACT DETAILS

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All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
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