

Creditable consolidation

Agency's two offices merged in fresh lease

Chris Herde

SYDNEY-based collection agency Credit Corp Group will consolidate two offices on the one floor plate in South Brisbane.

The ASX-listed company has secured a five-year lease on 1327sq m in Armada Funds Management's office asset at 10 Browning St.

Credit Corp currently has offices in Milton and Underwood.

The company's head of business Kristine White said: "We wanted to raise the quality of our office accommodation and commit to a building that offered A-grade services in a prime position."

CBRE's Mel Pikos, who negotiated the deal, said Credit Corp believed South Brisbane was the ideal location.

"They're moving to South Brisbane because they thought it would be the logical place for the Milton office to come down to and also the Underwood office to come up to," he said.

"They're also happy to get into a better-quality building so they can attract new staff and also retain them."

Credit Corp, one of Australia's largest receivables management company, specialises in debt purchase and debt

collection services. The company buys consumer and small business debts from Australasian banks, finance companies, and telecommunication companies.

Sources say Credit Corp will pay between \$470/sq m and \$500/sq m for 10 Browning St.

Currently there was an oversupply of contiguous office space in South Brisbane but Mr Pikos said deals were being done.

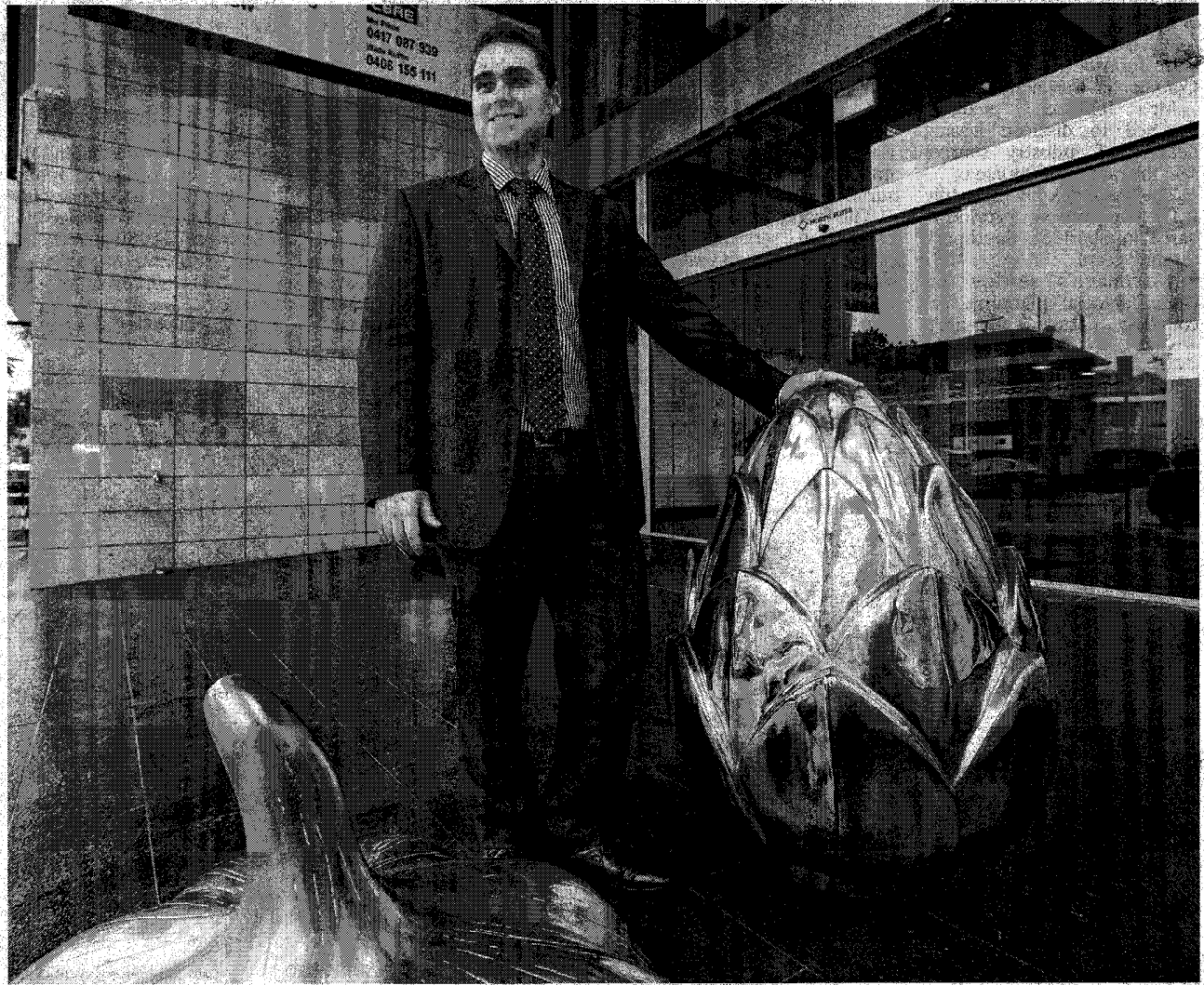
Last week global coal mining giant Peabody Energy secured a 10-year lease at Growthpoint Properties' South Brisbane office complex. The company will take up 5762sq m at the CB2 office building within the SW1 complex at 100 Melbourne St.

According to sources another 1000sq m-plus office commitment in South Brisbane was on the way.

"Things are slowly happening but certainly there's contiguous space that's been coming back on the market and space that has been getting leased," he said.

"What we're finding is there is tenants want to lease directly ... rather than be a sub tenant."

"Direct leases are being sought, particularly by those sub-tenants wanting longer-term leases."



PRIME POSITION: CBRE's Mel Pikos outside 10 Browning St, South Brisbane.

Picture: Adam Armstrong