

PRIME CBD OFFICE INVESTMENT

IN RENOWNED LEGAL
PRECINCT



181sq M

*Outlines Indicative Only

FOR SALE • BY EXPRESSIONS OF INTEREST CLOSING WEDNESDAY 24 FEBRUARY AT 2PM



LIGHT-FILLED OFFICE

IDEAL FOR ASTUTE INVESTORS, SMSF BUYERS AND FUTURE OWNER OCCUPIERS










LARGE PARTITIONED OFFICE SPACE WITH VIEWS OVERLOOKING KING STREET



OFFICE VIEW OVERLOOKING KING STREET

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-  / Quality 181sq m* office in the city's legal precinct
-  / Current rental of \$80,000 per annum* offering significant rental upside
-  / New lease from August 2020 to reputable legal tenant, 'Efron & Associates'
-  / Overlooking King Street, providing exceptional natural lighting throughout

-  / Situated within the city's established legal precinct which is within close walking distance to Melbourne's major courts
-  / Easy access across the CBD grid, with direct access to trams and train services, as well as a number of public car parks
-  / Unrivalled opportunity to secure a prime CBD investment in one of the city's most vibrant precincts

*Approx

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SAVILLS MELBOURNE - THE MARKET LEADER IN THE SALE OF CBD STRATA PROPERTY

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