

FOR LEASE

903/488 Bourke Street Melbourne



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1. EXECUTIVE SUMMARY

Property: Suite 903, 488 Bourke Street, Melbourne

Location: The subject property is located at Level 9, 488 Bourke Street, positioned within the western end of Melbourne's CBD, close to the William Street and Queen Street precinct. The area forms part of Melbourne's core commercial district, offering convenient access to the Bourke Street retail and hospitality strip, the QV and Emporium shopping precincts, and the Docklands precinct beyond Spencer Street.

The location is exceptionally well serviced by public transport, with Southern Cross Station within easy walking distance providing metropolitan, regional, and V/Line rail connections, along with major bus and coach services. Tram stops are located directly at William Street/Bourke Street and Queen Street/Bourke Street, with numerous routes running along Bourke, Collins, and William Streets, providing immediate access across the CBD and greater metropolitan area.

Description: Suite 903, 488 Bourke Street presents an excellent opportunity to secure a well-positioned, fully fitted office in the heart of Melbourne's CBD. Elevated on the ninth floor, the 192sqm suite benefits from excellent natural light, an impressive outlook opposite the RACV Club, and a professional working environment suitable for office, medical-consulting or other professional uses (STCA), with an existing fit-out that significantly reduces setup time and costs for the incoming occupier.

Tenancy Area: 192 sqm* (approx.)

Zoning: Commercial 1 Zone (C1Z)

Availability: Now

Inspections: By appointment only

2. PROPERTY DESCRIPTION

Suite 903, 488 Bourke Street, Melbourne

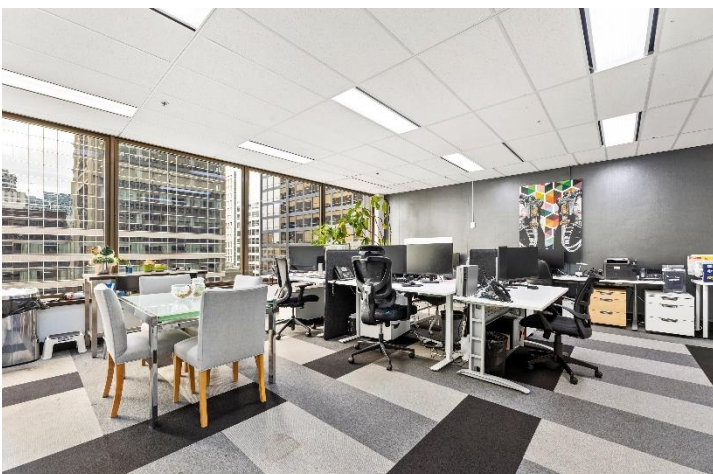
2.1 Tenancy Description

Centrally located at Suite 903, 488 Bourke Street in Melbourne's CBD, the property sits between Queen and William Streets, opposite the RACV City Club and close to Bourke Street Mall and major tram routes.

The suite is elevated on the ninth floor and offers a fully fitted, street-facing office suitable for legal, corporate or professional uses (STCA), with the existing fit-out reducing setup time and costs for the incoming occupier.

The property also benefits from the following features:

- Elevated ninth floor position with excellent natural light
- Fully fitted, street-facing office suite
- Centrally positioned within Melbourne's financial and legal precinct
- Bourke Street tram network directly outside the building
- Close proximity to Flagstaff, Southern Cross and Melbourne Central Stations



2.2 Location

The subject property is located at Suite 903, 488 Bourke Street, within the heart of Melbourne's CBD, positioned between Queen and William Streets in one of the city's most established commercial precincts. Bourke Street forms part of Melbourne's financial and legal precinct, characterised by a strong mix of corporate occupiers, premium hotels and professional office uses, with the RACV City Club situated directly opposite and the Hilton Hotel adjoining the building. The precinct continues to benefit from significant investment and urban renewal, reinforcing its position as one of Melbourne CBD's most sought-after commercial locations.

The area is exceptionally well serviced by public transport, with the Bourke Street tram network operating directly outside the building, and Flagstaff, Southern Cross and Melbourne Central Stations all within easy walking distance. The property also benefits from close proximity to the Bourke Street Mall retail and hospitality precinct, one block to the east, providing an abundance of cafés, restaurants and retail amenity.



2.3 Town Planning

The property is situated within a **Commercial 1 Zone (C1Z)** under the Melbourne Planning Scheme.

The main purpose of a **Commercial 1 Zone** is to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.
- To provide for residential uses at densities complementary to the role and scale of the commercial centre.



3. LEASE TERMS

The property is offered for Lease and is offered on the following basis;

Rental:	\$90,000 per annum plus GST
Term:	Negotiable
Options:	Negotiable
Outgoings:	Gross Lease
GST:	Paid by Tenant
Availability:	Now

4. CONTACT DETAILS

Thank you for your interest in 903/488 Bourke Street, Melbourne VIC.

For further information or to arrange an immediate inspection please contact the following agents:

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