

FOR SALE



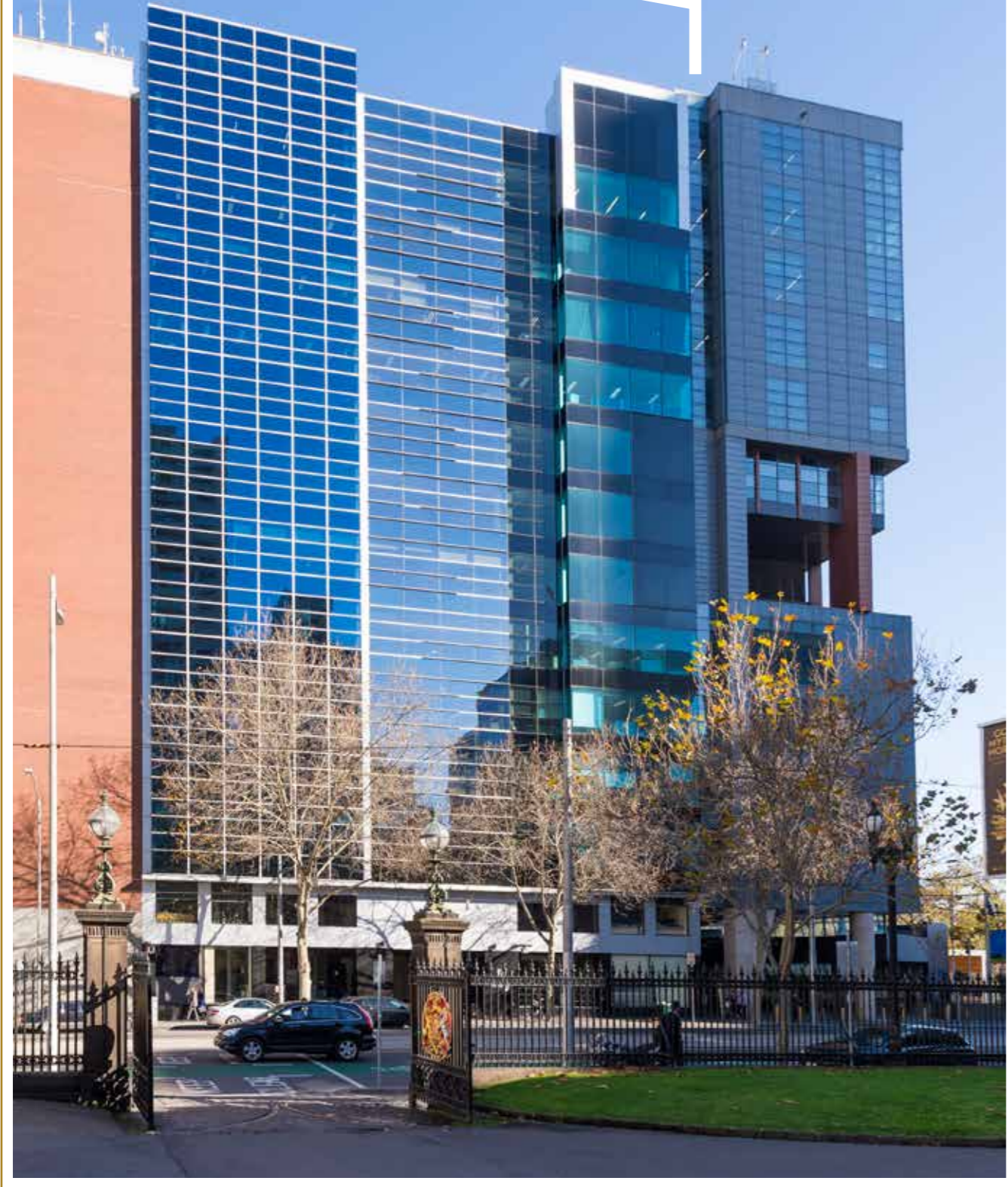
WILLIAM STREET
MELBOURNE • AUSTRALIA

MELBOURNE'S FINEST CORE PLUS
CBD OPPORTUNITY

FOR SALE VIA INTERNATIONAL EXPRESSIONS OF INTEREST
CLOSING THURSDAY 9TH JULY 2015 AT 2PM (AEST)

CBRE

277 WILLIAM STREET - THE CORE PLUS OPPORTUNITY MELBOURNE HAS BEEN WAITING FOR



QUEEN VICTORIA MARKETS



MELBOURNE'S FINEST CORE PLUS CBD OPPORTUNITY

- Modern, 12 level office building of 11,990sqm* plus 32 basement car parks
- Well leased to high quality tenants including Tenix Solutions, Shine Lawyers and Medibank
- Prime William Street location close to Melbourne's law courts, Flagstaff Gardens and train station
- Major plant and equipment items upgraded in recent years
- Exceptional opportunity to reposition, release and capture significant rental reversion
- Outstanding 4 Star NABERS energy rating

277

WILLIAM STREET
MELBOURNE • AUSTRALIA



ETIHAD STADIUM



COUNTY COURT VICTORIA



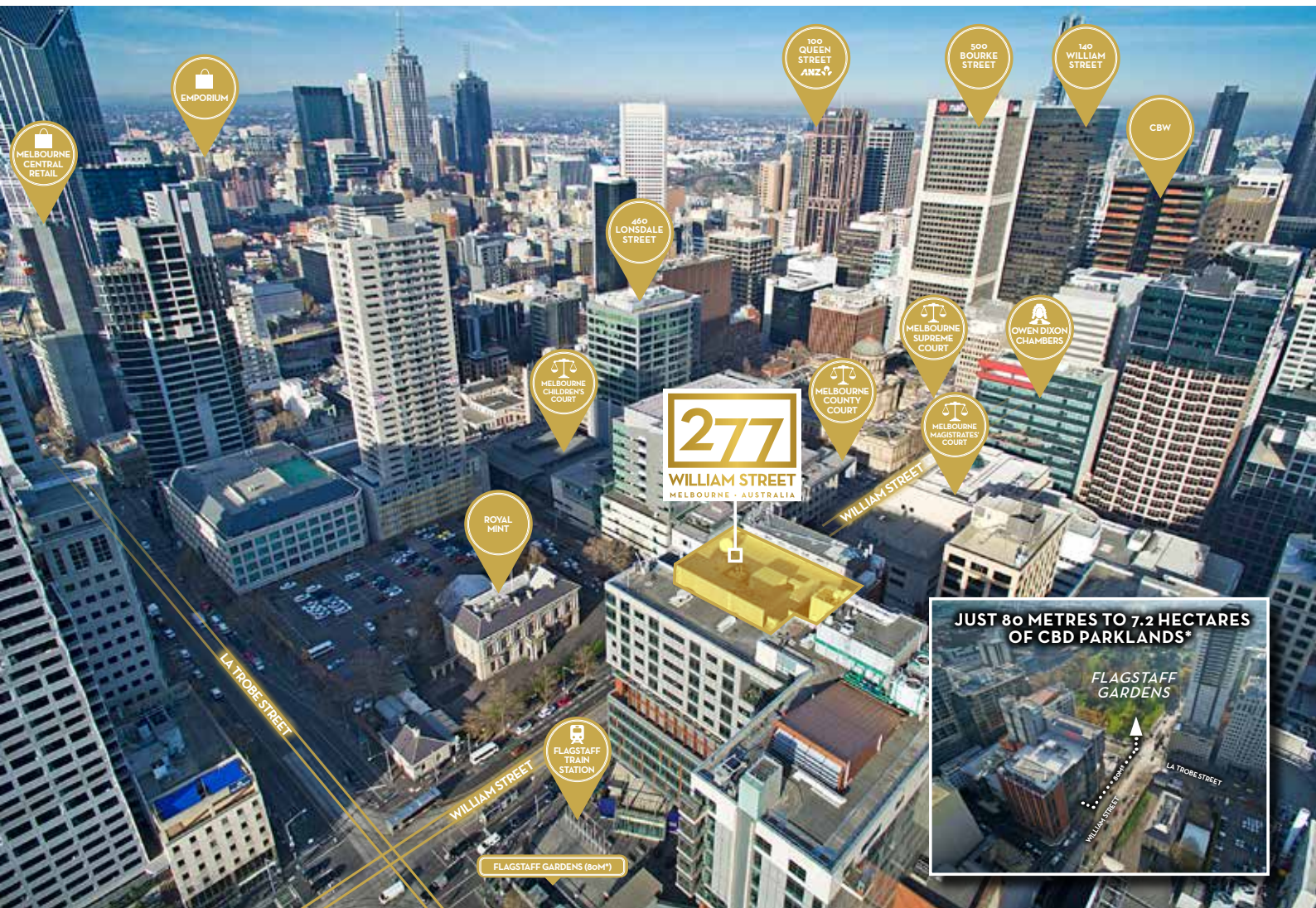
FLAGSTAFF GARDENS



TRAIN STATION



WILLIAM STREET
MELBOURNE • AUSTRALIA



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To obtain additional information or to arrange an inspection, please contact any of the exclusive sales agents.

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*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.