

THE SPENCER DEVELOPMENT & INVESTMENT PORTFOLIO

MELBOURNE • AUSTRALIA

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355 SPENCER STREET

A striking and prominent six (6) level corner office building, fully leased to a variety of high quality and long standing tenants. The property's prime inner city location and boutique office accommodation has delivered an extremely high occupancy rate over the past 10 years and offers buyers outstanding reversionary income potential into the future.



100%

Prime, inner city office investment of 7,385sqm* boasting a 100% occupancy rate for over five years



Large, secure basement car park for 32 vehicles



Prominently positioned on the high profile corner of Spencer and Jeffcott Streets with street frontages totalling over 90m and a total site area of 2,004 sqm*



Internal accommodation includes high ceilings, exposed red brick internal walls and benefits from high volumes of natural light across the entire floor plate



Outstanding opportunity to capture substantial income reversion through active management program or long term conversion

"EXCEPTIONAL INVESTMENT OPPORTUNITY WITH SEVERAL VALUE ADD OPPORTUNITIES."

MARK WIZEL



FOR SALE BY INTERNATIONAL EXPRESSIONS OF INTEREST CLOSING 26 NOVEMBER 2015 AT 2PM AVAILABLE INDIVIDUALLY, IN ANY COMBINATION OR AS A WHOLE.

FOR MORE INFORMATION PLEASE CONTACT THE SALES & MARKETING 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.