

FOR SALE

Leased to  **RMIT**
UNIVERSITY

Level 7, 171 La Trobe Street, Melbourne

**INVEST
OR
OCCUPY**

434SQM*



LARGE OPEN WORK SPACE



PANORAMIC CITY VIEWS

FOR SALE BY PUBLIC EXPRESSIONS OF INTEREST CLOSING FRIDAY JUNE 23 2016 AT 2:00PM

CBRE MELBOURNE
OFFICE SALES



- Whole floor office of 434sqm*
- Leased to RMIT University for \$133,120* per annum
- Excellent natural light to three (3) sides with surrounding city views
- Secure basement carspace included
- Fully fitted office space with kitchen and partitioned offices
- East-end CBD location serviced by all forms of transportation, QV and Melbourne Central Shopping Centre
- Perfect for self-managed super fund (SMSF) purchase

*APPROX

LIGHT FILLED WHOLE FLOOR OFFICE WITH INCOME



BOURKE STREET MALL



MELBOURNE CENTRAL

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FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND 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. Outline indicative only