

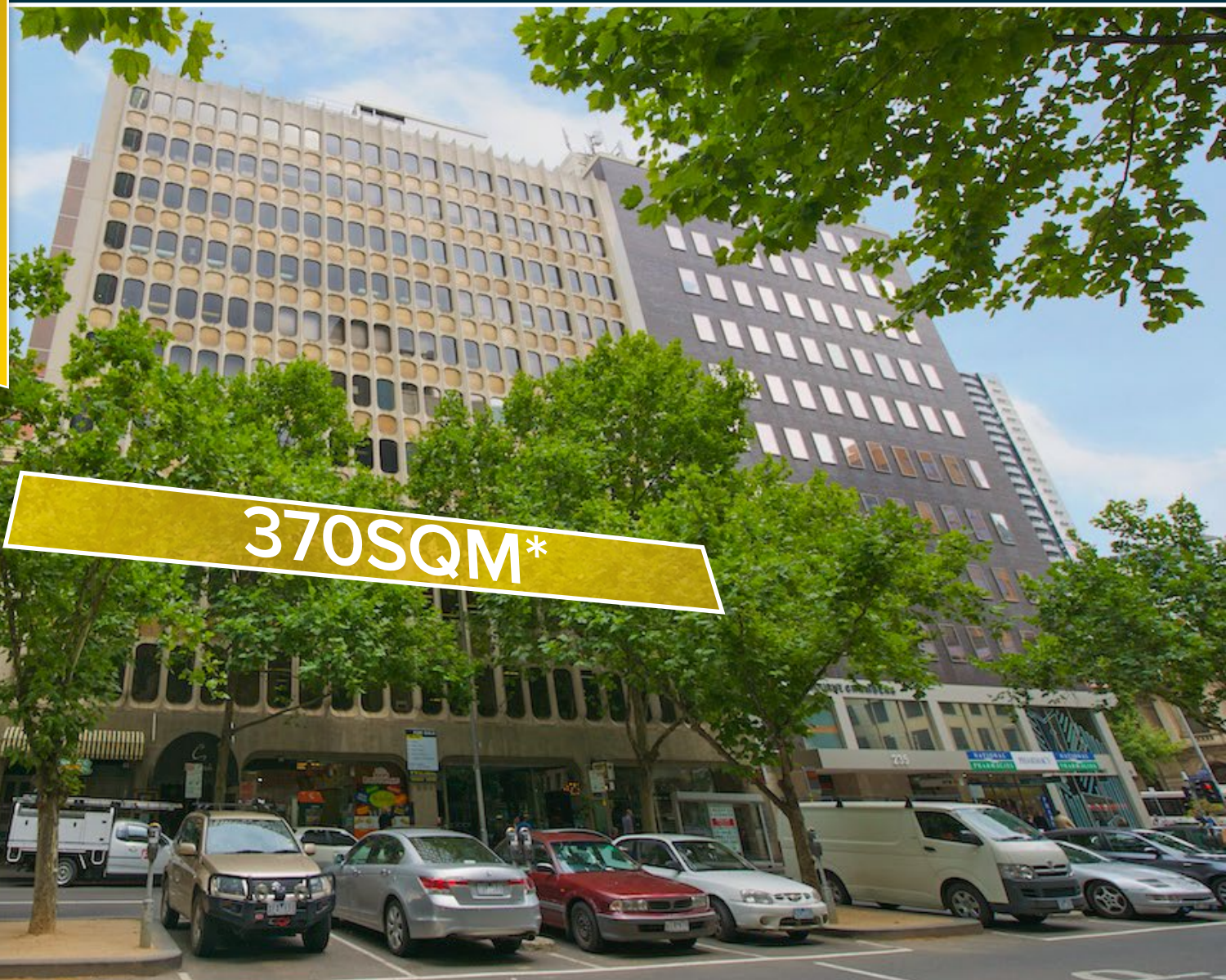
**FOR SALE**

LEVEL 3

• **221** •

**QUEEN STREET  
MELBOURNE, CBD**

**CENTRALLY LOCATED WHOLE FLOOR OFFICE WITH  
SHORT TERM INCOME**



**370SQM\***

**FOR IMMEDIATE PRIVATE SALE**

**CBRE** MELBOURNE  
OFFICE SALES





WHOLE OFFICE FLOOR OF 370SQM\*  
CURRENTLY CONFIGURED AS SIX (6)  
RANGING FROM 43SQM - 73SQM\* SUITE



STRATA SELL DOWN AND VALUE ADD  
OPPORTUNITY



SHORT TERM INCOME AVAILABLE



CLOSE PROXIMITY TO FLAGSTAFF TRAIN  
STATION



RECENTLY REFURBISHED OFFERING TAX  
DEPRECIATION BENEFITS



LOCATED NEAR MELBOURNE'S COURTS  
AND LEGAL PRECINCT

\*APPROX



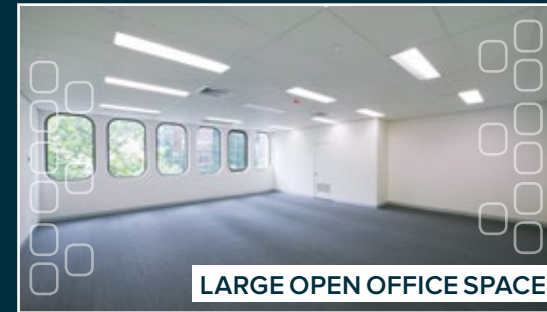
LEGAL PRECINCT



READY TO OCCUPY



RECENTLY REFURBISHED FOYER



LARGE OPEN OFFICE SPACE

FOR MORE INFORMATION, PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:

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**CBRE**

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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