

FOR SALE

Level 2, 405 Little Bourke Street, Melbourne

2 SECURE
CAR
SPACES

421SQM*

✓ WHOLE FLOOR OFFICE
OF 421SQM*

✓ NATURAL LIGHT TO (4) FOUR SIDES

✓ 2 SECURE BASEMENT CAR PARKS



ABUNDANCE OF NATURAL LIGHT TO ALL FOUR (4) SIDES



PARTITIONED OFFICES

FOR SALE VIA EXPRESSIONS OF INTEREST,
CLOSING ON THURSDAY 25TH AUGUST AT 2PM

CBRE MELBOURNE
OFFICE SALES



- Character filled whole floor office of 421sqm*
- Abundance of natural light from to all four (4) sides
- Fully self-contained office space including kitchen, bathrooms and partitioned offices
- Two (2) secure basement car parks
- Highly accessible central CBD location within the heart of the CBD's retail & hospitality precinct whilst within walking distance to the courts
- Direct access to multiple public transport networks
- Perfect for Self-Managed Super Fund (SMSF) purchase

*APPROX

HISTORIC CHARM
WITH VALUE ADD
POTENTIAL



CENTRAL CBD LOCATION



SURROUNDED BY RETAIL AMENITY

FOR SALE VIA EXPRESSIONS OF INTEREST,
CLOSING ON THURSDAY 25TH AUGUST AT 2PM

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

TOM TUXWORTH
0410 988 960
tom.tuxworth@cbre.com.au

NICK LOWER
0414 259 494
nick.lower@cbre.com.au

TIM LAST
0437 070 300
tim.last@cbre.com.au

CBRE
1300 666 888

Level 34, 8 Exhibition Street, Melbourne

*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