

FOR SALE

163-165 Eastern Rd

SOUTH MELBOURNE

INNER CITY COMMERCIAL
INVESTMENT OPPORTUNITY WITH
LIMITLESS POTENTIAL



PROMINENT 7 LEVEL
OFFICE BUILDING



PRESTIGIOUS SOUTH
MELBOURNE LOCATION



EXCEPTIONAL REVERSIONARY
INCOME POTENTIAL



LIMITLESS FUTURE
POTENTIAL (STCA)

FOR SALE VIA INTERNATIONAL
EXPRESSIONS OF INTEREST CLOSING

Thursday 20th October 2016 at 5PM

CBRE

Melbourne
Middle Markets



Breathtaking views of Port Phillip Bay, the Melbourne CBD and Albert Park Lake



163-165 Eastern Rd

S O U T H M E L B O U R N E



A prominent 7-level office building with 39 undercover car parks located in a prime South Melbourne location.



A highly efficient building comprising an efficient side core floor plate design with exceptional reversionary income potential.



Breathtaking protected views across Albert Park Lake, Port Phillip Bay and the Melbourne CBD



Situated in close proximity to the St Kilda Road Office Precinct, as well as the Melbourne Sports and Aquatic Centre, Albert Park Golf Course and the Clarendon Street Retail Precinct.



Substantial site of 750sqm benefiting from a triple street frontage.



Actual View



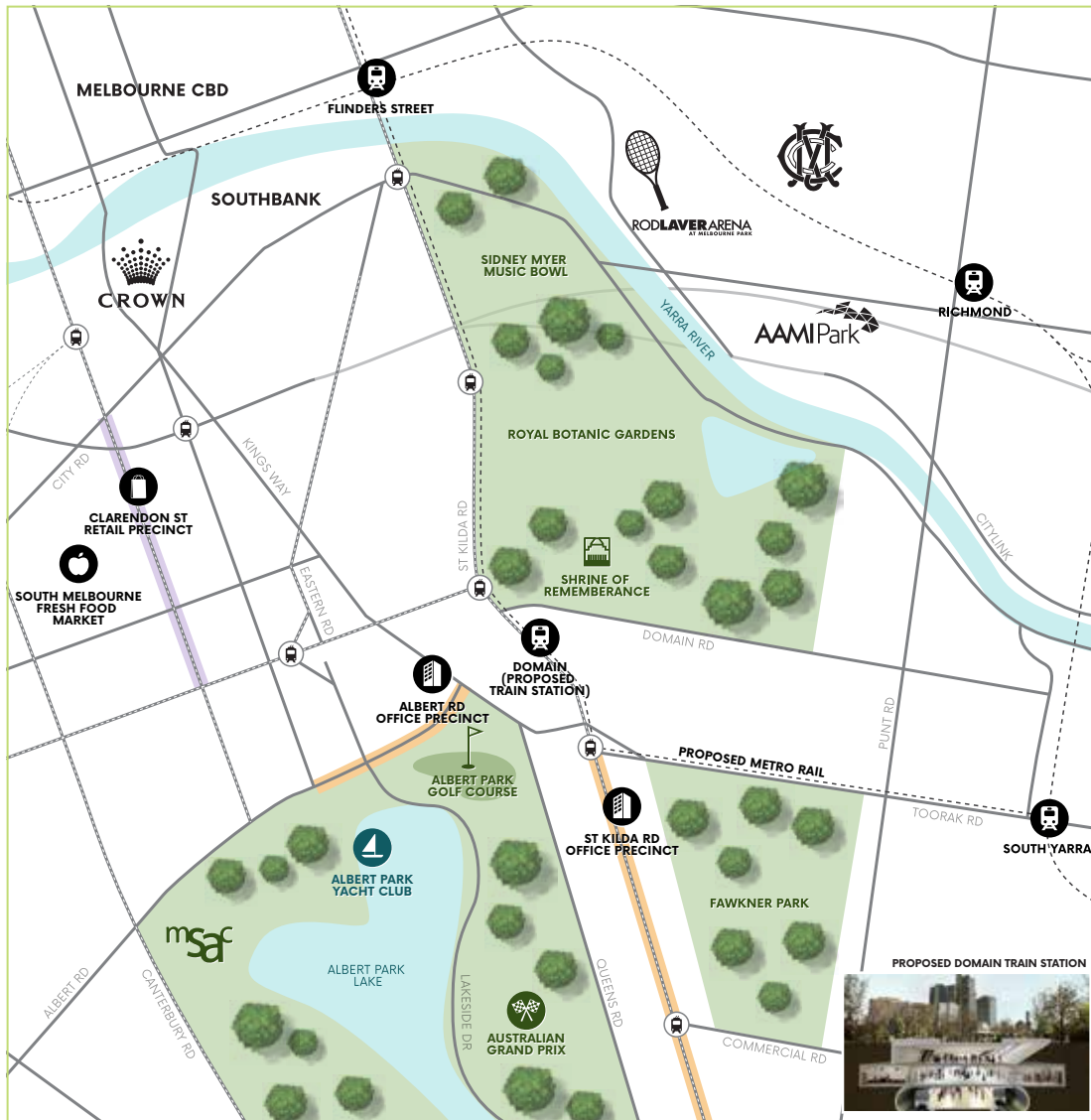
MODERN ACCOMMODATION WITH TERRIFIC NATURAL LIGHT



VERSATILE OPEN PLAN OFFICE SPACES



SPACIOUS OFFICES WITH VIEWS ACROSS ALBERT PARK LAKE



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THURSDAY 20TH OCTOBER 2016 AT 5PM



SOUTH MELBOURNE INSTITUTION THE KETTLE BLACK



CLARENDON STREET RETAIL PRECINCT



CLOSE TO PUBLIC TRANSPORT & ST KILDA ROAD



FORMULA 1 AUSTRALIAN GRAND PRIX AT ALBERT PARK

FOR MORE INFORMATION PLEASE
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