

QUALITY OFFICE FLOOR FULLY LEASED TO WYNDHAM HOTELS

W 199 WILLIAM STREET

LEVEL ONE



✓ POTENTIAL 6.5% RETURN

✓ TAX DEPRECIATION BENEFITS

✓ POTENTIAL FUTURE SUBDIVISION



FOR PRIVATE SALE

CBRE MELBOURNE OFFICE SALES

199 WILLIAM STREET

LEVEL ONE



SECURE FIVE (5) YEAR LEASE TO RENOWNED U.S. BASED HOTEL CHAIN 'WYNDHAM' FOR \$201,607 PA* WITH TWO (2) X FIVE (5) YEAR OPTIONS



PREMIUM FULLY-LEASED OFFICE SPACE OF 541SQM*



WYNDHAM IS AN INTERNATIONAL COMPANY AND IS THE LARGEST AND MOST DIVERSE HOTEL COMPANY IN THE WORLD WITH OVER 7,800 HOTELS, 678,000 ROOMS ACROSS 72 COUNTRIES*



FULLY FITTED OFFICE COMPLETE WITH KITCHEN, RECEPTION AREA, MEETING ROOMS AND OPEN PLAN OFFICES WITH SIGNIFICANT TAX DEPRECIATION SAVINGS



SITUATED IN THE HEART OF THE MELBOURNE CBD LEGAL PRECINCT IN CLOSE PROXIMITY TO THE MAGISTRATES, SUPREME, LEGAL AND COUNTY COURTS



- 1. FEDERAL COURT
- 2. MAGISTRATES COURT
- 3. COUNTY COURT
- 4. SUPREME COURT
- 5. CHILDREN'S COURT
- 6. MONASH UNIVERSITY LAW CHAMBERS
- 7. OWEN DIXON CHAMBERS WEST
- 8. LONSDALE CHAMBERS
- 9. CROCKETT CHAMBERS



SPACIOUS OPEN PLAN OFFICE



IN THE HEART OF THE LEGAL PRECINCT



PROXIMITY TO RETAIL AMENITY

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.