

FOR SALE



**ELITE FREEHOLD OPPORTUNITY WITHIN  
THE HEALTH & EDUCATION PRECINCT**



OFFERED SEPARATELY OR IN ONE LINE BY INTERNATIONAL EXPRESSIONS  
OF INTEREST CLOSING FRIDAY 2ND DECEMBER 2016 AT 4PM

**CBRE**





A prominent nine (9) level office building with a net lettable area of 4,839sqm\* including basement car parking for 38 vehicles.



Substantial site area of 762sqm\* benefiting from dual access and totalling in 20.13 metres\* street frontage



An irreplaceable investment opportunity centrally positioned within the centre of Melbourne's health and education precinct



Highly efficient, flexible floor plates capable of generating substantial rental income and/or ideal for future conversion



2 Star Nabers Energy Rating

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

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**CBRE** | Melbourne Middle Markets

**CBRE CITY SALES**

MELBOURNE'S FINEST | 墨尔本首选

\*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. \*\* Source: Real Estate Institute of Victoria (REIV).