

FOR SALE

**193SQM*
OF LAND**



**360SQM*
BUILDING**



**OCCUPY,
INVEST,
DEVELOP**



33
TOPE
STREET
SOUTH MELBOURNE



AUCTION

**THURSDAY 15TH DECEMBER 2016
AT 11:00AM, ON-SITE**

33
TOPE
STREET
SOUTH MELBOURNE



City fringe 2-level freehold office building offered with vacant possession located only 2km* from the Melbourne CBD



Prominent light filled corner location providing 360sqm* of office space and 193sqm* of land



Commercial 2 zone land providing numerous opportunities for future development upside (STCA)



Fully fitted and ready to occupy office space with kitchen, meeting rooms, partitioned offices and open plan work area



In close proximity to cafés, bars, corporate headquarters and Albert Park Lake, providing a perfect environment to setup your business or to attract a wide variety of tenants



CLOSE PROXIMITY TO CAFES AND BARS



FULLY FITTED MODERN SPACE

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.