

FOR IMMEDIATE PRIVATE SALE

**A TRULY UNIQUE MELBOURNE CBD
INVESTMENT OPPORTUNITY NOT TO BE MISSED!**

LEVELS 1-8

28
ELIZABETH STREET

MELBOURNE



100% LEASED UNTIL 2023

FOR IMMEDIATE PRIVATE SALE

CBRE MELBOURNE
OFFICE SALES

FOR IMMEDIATE PRIVATE SALE



LEVEL 1-8

28 ELIZABETH STREET

MELBOURNE



Eight (8) contiguous whole floors with high ceilings and exceptional natural light throughout



Total income of \$889,830 with fixed annual rental increases



Major strategic redevelopment potential with highly flexible floor plates allowing for office/retail/residential/hotel reconfiguration, or construction of additional levels (STCA)



Fully leased until 2023 with options



AAA+ Melbourne CBD Location in the heart of the Elizabeth Street Retail Precinct between Flinders Lane & Flinders Street



Over 200,000 pedestrians walk through this strategic Melbourne CBD Precinct daily - Located directly across from Flinders Street Train Station



BUSTLING ELIZABETH STREET RETAIL



FULLY LEASED UNTIL 2023



MAJOR REDEVELOPMENT POTENTIAL



FULL AMENITY INCLUDING COMMERCIAL KITCHEN

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.