

**A MELBOURNE CBD CORNER BUILDING
WITH ULTIMATE FLEXIBILITY**

**PROMINENT
LEGAL PRECINCT
FREEHOLD**

SOLD
BY MELBOURNE CITY SALES
CBRE

FOR SALE



**563 - 567
LITTLE
LONSDALE
STREET
CNR MANTON LANE**



MELBOURNE CBD

IDEAL FOR:

OFFICE 

RETAIL 

**RESIDENTIAL
(STCA)** 

➔ AUCTION FRIDAY 3RD MARCH 2017
AT 12.30PM, ON-SITE

CBRE CITY SALES
MELBOURNE'S FINEST | 墨尔本首选

**563 - 567
LITTLE
LONSDALE
STREET**



1. MONASH UNIVERSITY LAW CHAMBERS
2. OWEN DIXON CHAMBERS WEST
3. LONSDALE CHAMBERS
4. CROCKETT CHAMBERS

- Prominent double storey commercial office building of 670sqm* offered with vacant possession
- Fully-fitted throughout with good natural light
- Substantial corner land holding with major double street frontage to Little Lonsdale Street and Manton Lane
- Potential to reposition into retail, residential or add additional levels (STCA)
- Proven CBD location surrounded by multiple transport links and first class retail amenity
- Situated in one of Melbourne's most tightly held precincts



LOCATED IN THE HEART OF THE LEGAL PRECINCT

SITUATED AMONGST AN ARRAY OF HOSPITALITY & RETAIL AMENITY

TAKE ADVANTAGE OF EXISTING FITOUT



SUPURB NATURAL LIGHT



WALKING DISTANCE TO FLAGSTAFF GARDENS (400M*)



FLAGSTAFF TRAIN STATION (200M*)



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. Outline indicative only