

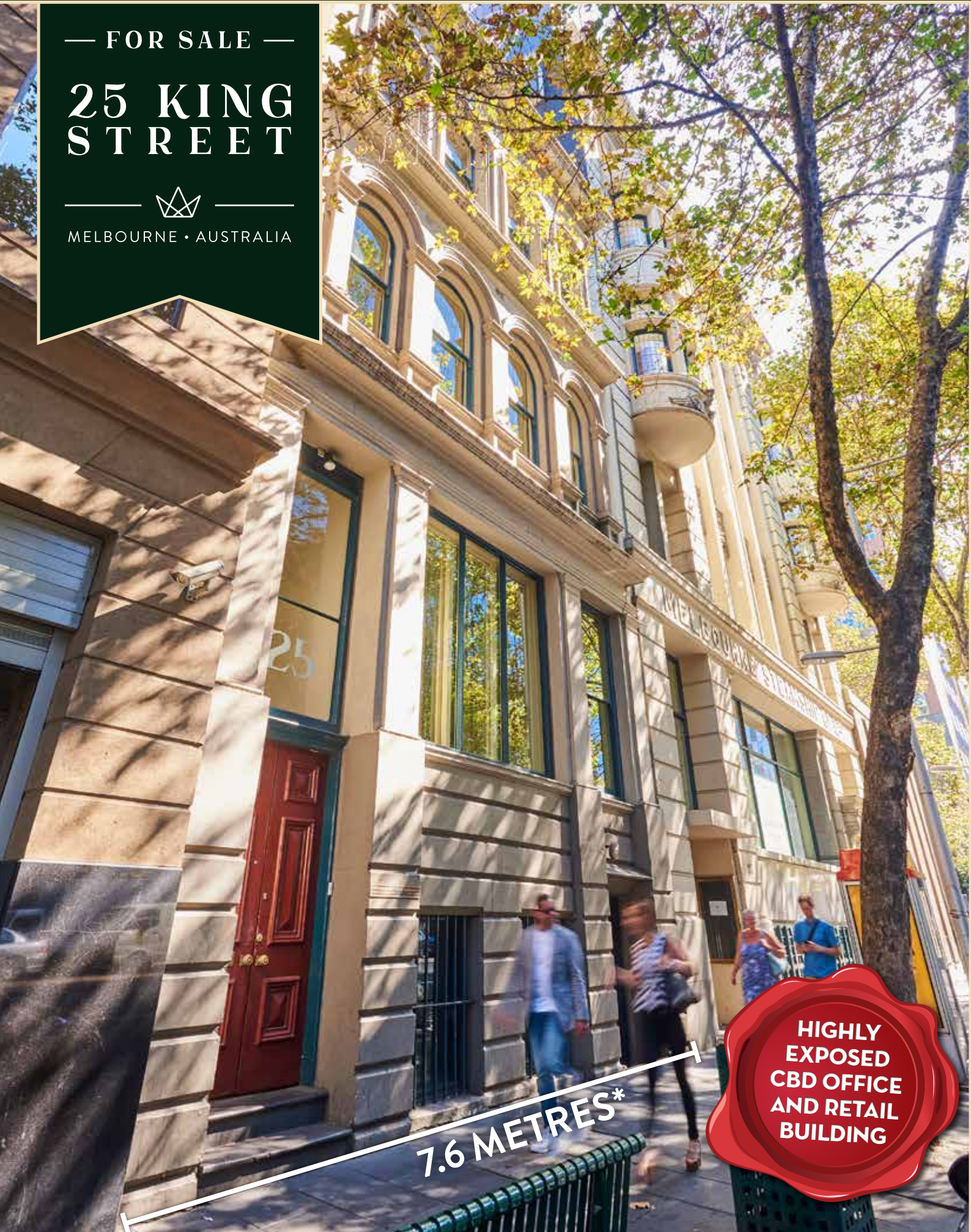
A MELBOURNE CBD FREEHOLD WITH ENDLESS POSSIBILITY

— FOR SALE —

25 KING STREET



MELBOURNE • AUSTRALIA



7.6 METRES*

HIGHLY
EXPOSED
CBD OFFICE
AND RETAIL
BUILDING

 **FOR SALE** VIA ON-SITE PUBLIC AUCTION
FRIDAY 26TH MAY AT 12.30PM

CBRE | A DECADE
CITY SALES | OF PARTNERSHIP

25 KING STREET



A classically styled four (4) level freehold Melbourne CBD mixed-use building of 644sqm* with substantial ceiling heights and terrific natural light



Highly prominent position on the Western Side of King Street, boasting a substantial street frontage and separate basement entrance as well as rear lane access from Hay Place



Significant opportunity to strategically reposition into retail, hotel, residential or additional levels (STPA)



Located between Flinders Street & Flinders Lane in the highly evolving West-End of Melbourne's CBD in close proximity to major office towers including Rialto Towers & 567 Collins Street



Metres away from Southbank's Crown Casino retail and hospitality and direct access to all forms of parking and public transport amenity in Southern Cross Station, Flinders Street Station and super tram stop



CLASSICALLY DESIGNED INTERIORS WITH SUBSTANTIAL KING STREET FRONTAGE



REAR LANEWAY ACCESS



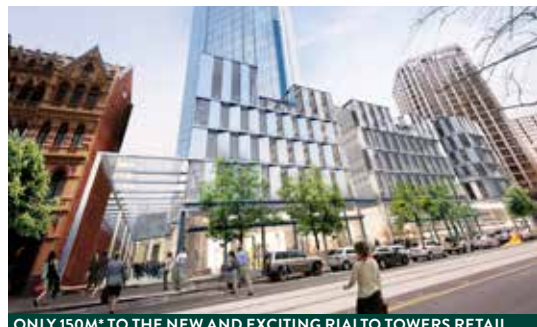
PREMIUM BOARDROOM INTERIORS



EXISTING OFFICE FIT OUT



650M* FROM SOUTHBANK'S CROWN CASINO AND ENTERTAINMENT COMPLEX



ONLY 150M* TO THE NEW AND EXCITING RIALTO TOWERS RETAIL COMPLEX



CLOSE PROXIMITY TO BOTH MAJOR MELBOURNE TRAIN STATIONS



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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.