

500 SWANSTON ST. CARLTON

A HIGHLY FLEXIBLE DEVELOPMENT/
INVESTMENT OPPORTUNITY IN
MELBOURNE'S MOST PROGRESSIVE
COMMERCIAL PRECINCT.



109.53 METRES* TOTAL FRONTAGE

500 SWANSTON ST.

C A R L T O N



A highly flexible and standalone office building of 2,266sqm* NLA situated within Melbourne's fastest developing commercial and education precincts



A prominent opportunity to position your business within Melbourne's next design and innovation hubs - now occupied by market leading tenants in Lonely Planet and Slack



Basement car parking for 34* vehicles



3.5 star NABERS Energy Rating



Located proximate to the proposed CBD North Underground Railway Station that will provide unrivalled accessibility to Melbourne's wider public transport network



Exceptional existing height precedent set by adjacent developments offering extraordinary potential to create the precinct's next student accommodation or residential apartment community (STPA)



Substantial site area of 1,388sqm* benefiting from triple street frontage of 109.53m*



FULLY FITTED OFFICE READY TO OCCUPY



SPACIOUS AND MODERN INTERIORS



ALL ROOMS BENEFITING FROM NATURAL LIGHT

ACTUAL VIEW FROM
500 SWANSTON STREET



SURROUNDED BY COMMERCIAL, STUDENT
ACCOMMODATION AND RESIDENTIAL DEVELOPMENT



BASEMENT CAR PARKING FOR 34* VEHICLES



STATE LIBRARY OF VICTORIA 550M*



LONELY PLANET HQ AT THE MALTSTORE



RMIT UNIVERSITY 350M*



ROYAL MELBOURNE HOSPITAL 1.1 KM*



MELBOURNE CENTRAL SHOPPING CENTRE 700M*



LINCOLN SQUARE 400M*

MELBOURNE
UNIVERSITY

HEALTH PRECINCT

500
SWANSTON ST.
CARLTON

RMIT
UNIVERSITY

QUEENSBERRY STREET

CORNELL PLACE

SWANSTON STREET

FUTURE STUDENT ACCOMMODATION
AND RESIDENTIAL DEVELOPMENT

FOR SALE VIA INTERNATIONAL EXPRESSIONS OF INTEREST CLOSING FRIDAY 12TH MAY AT 5.00PM

FOR MORE INFORMATION PLEASE CONTACT THE CONJUNCTIONAL 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.