

— FOR SALE —

1 QUEENS ROAD

544 BAY (CAPACITY 688*) COMMERCIAL CARPARK

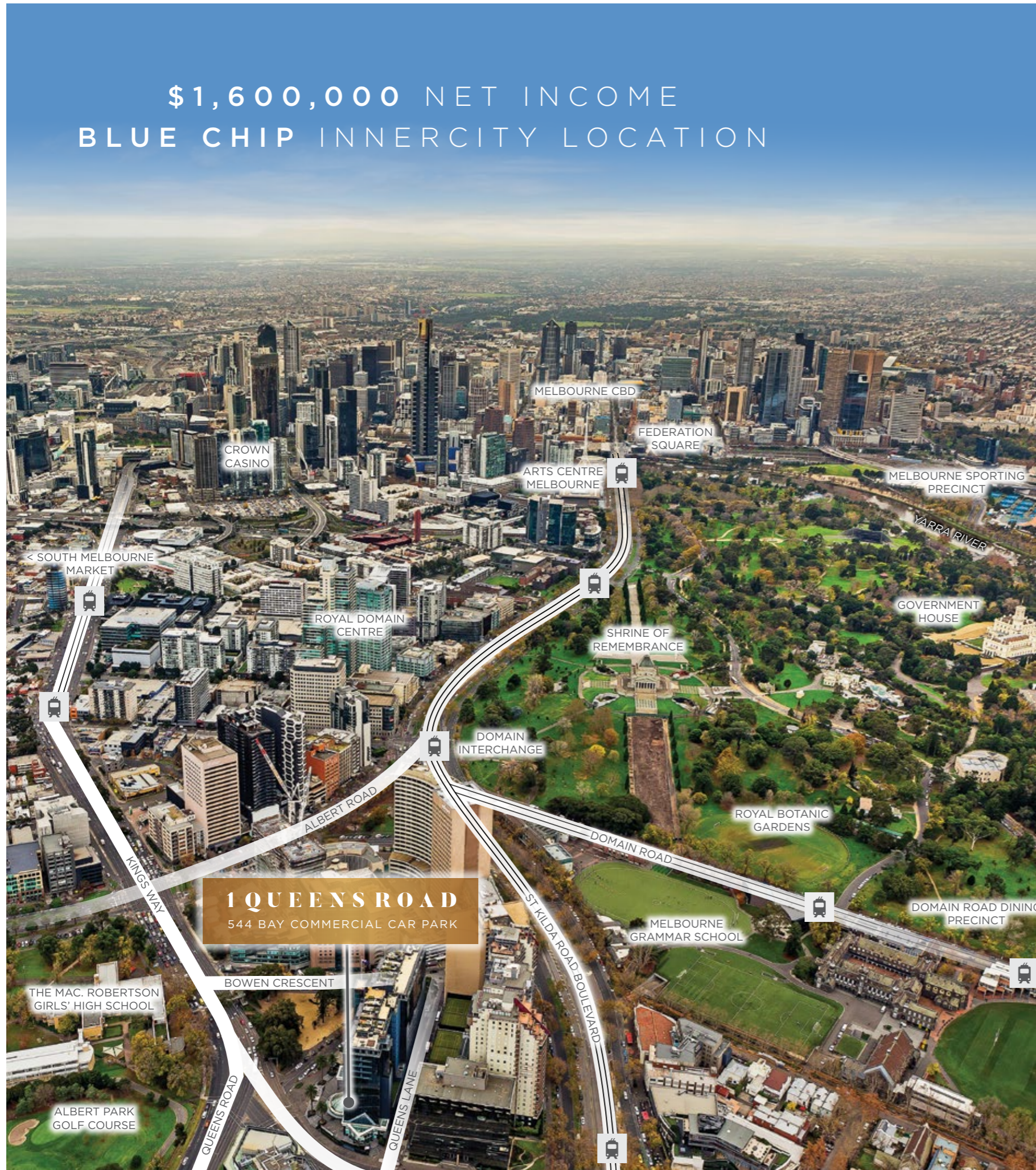


First Time Ever Offered For Sale

FOR SALE VIA INTERNATIONAL EXPRESSIONS OF INTEREST
CLOSING WEDNESDAY 28TH JUNE 2017 AT 5.00PM



\$1,600,000 NET INCOME
BLUE CHIP INNERCITY LOCATION



1 QUEENS ROAD

544 BAY (CAPACITY 688*) COMMERCIAL CARPARK



Tightly Held 544 Bay
(Capacity 688*)
Commercial Car park



\$1,600,000 NET INCOME
+ 3% ANNUAL INCREASES



St Kilda Rd Precinct
HOME TO 36,352
OFFICE WORKERS AND
8,296* RESIDENTS



AN ARRAY OF ON SITE AMENITIES
INCLUDING **Business Lounge,**
Concierge, Gymnasium, Food
Court and Restaurants



SERVICING ONE OF THE
LARGEST **Strata Office**
Complexes IN AUSTRALIA
WITH OVER **600 Individual**
Offices, GBA APPROXIMATELY
35,000m² and 2,200
Daily Occupants



PERFECTLY POSITIONED WITHIN
MELBOURNE'S MOST **Sought**
After Activity Centre.
CLOSE TO PARKS, LAKES,
SHOPS, SCHOOLS, LIFESTYLE,
ENTERTAINMENT PRECINCTS
AND THE **Melbourne Central**
Business District (2km)*



AWARD WINNING FOOD COURT



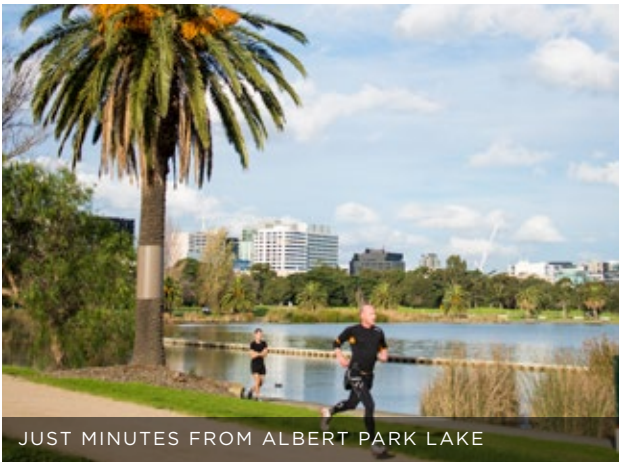
A SECURE HIGH QUALITY INVESTMENT OPPORTUNITY



ONE OF MELBOURNE'S MOST POPULAR OFFICE BUILDINGS



2KM'S* AWAY FROM MELBOURNE CBD



JUST MINUTES FROM ALBERT PARK LAKE



PROVEN HISTORY AS SUCCESSFUL CAR PARK

WWW.ONEQUEENSROAD.COM.AU

FOR FURTHER INFORMATION

PLEASE CONTACT THE SALES AND MARKETING AGENTS BELOW



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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.