

**FOR SALE**

**2 BRAND NEW OFFICE INVESTMENTS**

**3 - 7  
CLAREMONT  
STREET  
SOUTH YARRA**

CLAREMONT  
**MANOR**

OFFICE 2.4  
**\$53,500\* NET INCOME**

OFFICE 2.2  
**\$67,930\* NET INCOME**



**LEASED TO LEADING  
I.T TENANTS**



**BRAND NEW LEASES**



**FIXED 4% ANNUAL  
INCREASES**



\*Approx



**FOR IMMEDIATE PRIVATE SALE**

**CBRE** MELBOURNE  
OFFICE SALES



# CLAREMONT MANOR



Two (2) brand new fully leased office investments



Exceptionally modern offices with secure income from leading I.T companies 'Coretec' and 'Fastman'



Brand new three (3) year leases with 4.0% fixed annual increases



Three (3) secure basement car parks on title for both offices



High level of building amenity including indoor pool, gym, sauna, media room and shower facilities



Perfect for self-managed super fund (SMSF) investors



Surrounded by a number of residential developments, set to provide higher density, increased foot traffic and further demand for office space



PRIME SOUTH YARRA POSITION



SOPHISTICATED ENTRANCE FOYER



METRES FROM HIGH END RETAIL & HOSPITALITY

**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 selling you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied up 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.