

**FOR SALE**



# **ONE BOWEN CRESCENT**

**MELBOURNE**

**A PROMINENT AND HIGHLY FLEXIBLE  
7 LEVEL COMMERCIAL OFFICE BUILDING**

**FOR SALE VIA INTERNATIONAL EXPRESSIONS OF INTEREST CLOSING  
FRIDAY 8TH SEPTEMBER 2017 AT 2.00PM**

**CBRE** | **Melbourne  
Middle Markets**

# “THE HEART OF THE DOMAIN PRECINCT”



## PROMINENTLY POSITIONED IN ONE OF THE STRONGEST PERFORMING OFFICE MARKETS IN AUSTRALIA



MODERN AND STYLISH INTERIORS



QUALITY EXECUTIVE BOARDROOM



FULLY FITTED OPEN PLAN OFFICES



PICTURESQUE SCENERY SURROUNDS THE PROPERTY



A prominent and highly flexible seven (7) level commercial office building, centrally located in the highly sought after St Kilda Road commercial office and residential precinct



Offering a fully leased short term net income of \$669,285\* per annum with an excellent opportunity for superior returns through rent reversion



Ideal for owner occupiers, investors and developers



Efficient open plan commercial office floor plates of 443 sqm\* with excellent natural light



Total building area of 3,700 sqm\* with basement car parking for 30 vehicles



An outstanding opportunity for future conversion or redevelopment into a world-class apartment or hotel project in the short to medium term (STPA)



4 Star NABERS energy rating



PICTURESQUE PARKLANDS, HIGH-END HOSPITALITY, LUXURY RESIDENCES AND ELITE INTERNATIONAL CORPORATE TENANTS.

## ST KILDA ROAD IS MELBOURNE'S PREMIER RESIDENTIAL AND COMMERCIAL BOULEVARD

NEARBY THE PICTURESQUE ALBERT PARK LAKE, ONLY 850M\*



ENTRECOTE RESTAURANT ON FAMOUS DOMAIN ROAD RETAIL PRECINCT

### YOU ARE IN GOOD COMPANY



DIRECT PUBLIC TRANSPORT ACCESS TO THE MELBOURNE CBD



MINUTES TO MELBOURNE'S HISTORIC PARKLANDS



ONLY 1.5KM\* TO MELBOURNE'S BUSTLING ARTS PRECINCT



BENEFITTING FROM THE PROPOSED DOMAIN RAIL STATION

# 1BOWENCRESCENT.COM.AU

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FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES & 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 or purchasing 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.