



617 SPENCER STREET

WEST MELBOURNE

MANHATTAN MEETS WEST MELBOURNE

VINCI CARBONE

FOR SALE

VIA EXPRESSIONS OF INTEREST CLOSING
22ND SEPTEMBER 2017 AT 2:00PM

CBRE | A DECADE
CITY SALES | OF PARTNERSHIP



Highly desirable location only a stone's throw from the Melbourne CBD, a 5 minute* walk to the North Melbourne Train Station and in close proximity to premium lifestyle amenity including an assortment of cafes and restaurants

 FLAGSTAFF TRAIN STATION 1.6KM*

 FLAGSTAFF GARDENS 1.2KM*

 MELBOURNE CBD 1.5KM*

 SOUTHERN CROSS TRAIN STATION 1.5KM*

 QUEEN VICTORIA MARKET 1.6KM*

HAWKE STREET

1020sqm*

VICTORIA STREET

SPENCER STREET

 ERROL STREET CAFE PRECINCT 700M*


617 SPENCER STREET

WEST MELBOURNE



THREE (3) LEVEL FUNKY REFURBISHED BUILDING



A TRUE BLANK CANVAS –
OCCUPY AND/OR INVEST



RECENTLY RENOVATED

A remarkable opportunity to purchase a fully renovated three (3) level building with a total area of **1020sqm***



Highly desirable **New York style office** space featuring polished concrete floors, high ceilings and large open plan spaces



Outstanding **natural light** throughout whole building. **Amazing views** in all directions



Fully functional open-plan configuration with each floor serviced by male & female bathrooms, kitchen, elevator and six (6) car spaces on title



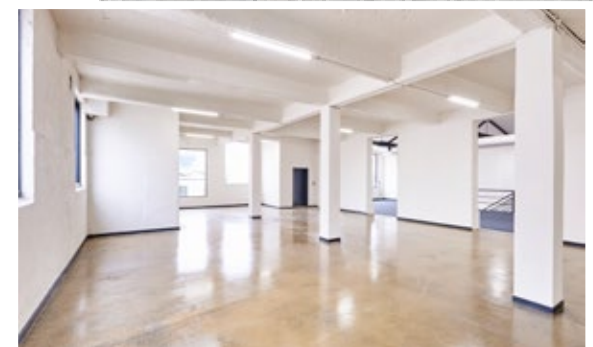
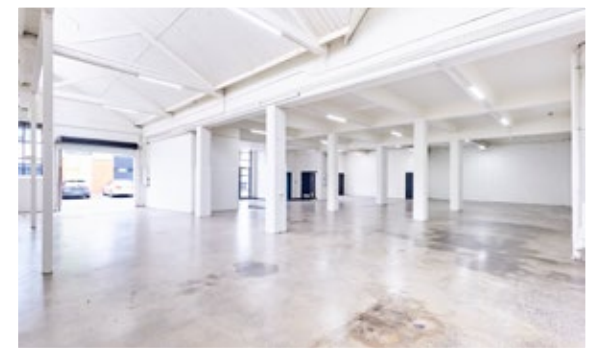
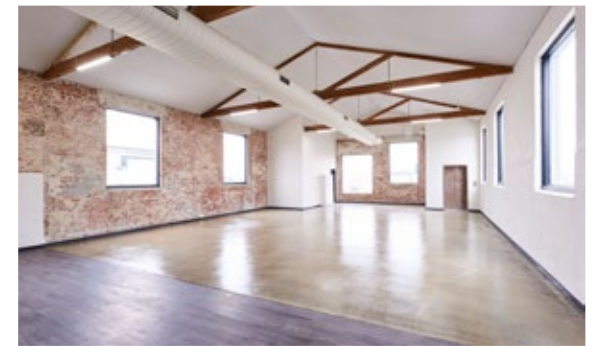
Historical West Melbourne charm - once home to the **White Crow tomato sauce** factory dating back to 1930's*

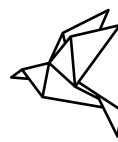


Occupy, invest or subdivide - **flexible mixed use** zone providing for multiple commercial and/or residential repositioning opportunities



Highly accessible by **multiple transportation networks** and all major arterials including the Citylink network providing unparalleled access to the Melbourne CBD and Greater Melbourne





Enjoying all the benefits of a city fringe location



PICTURESQUE PARKLANDS



FAMOUS QUEEN VICTORIA MARKET



MULTIPLE TRANSPORT OPTIONS



ERROL STREET RETAIL



ECLECTIC HOSPITALITY



WORLD FAMOUS ETIHAD STADIUM

FOR SALE VIA EXPRESSIONS OF INTEREST CLOSING

FRIDAY 22ND SEPTEMBER 2017 AT 2.00PM

FOR MORE INFORMATION, PLEASE CONTACT THE SALES AND MARKETING AGENTS

VINCI CARBONE

FRANK VINCI

+61 418 375 375

fvinci@vincicarbhone.com.au

JOSEPH CARBONE

+61 418 351 316

jcarbhone@vincicarbhone.com.au

TIM LAST

+61 437 070 300

tim.last@cbre.com.au

ALEX BRIERLEY

+61 447 974 447

alex.brierley@cbre.com.au

TOM TUXWORTH

+61 410 988 960

tom.tuxworth@cbre.com.au

CBRE
1300 666 888
Level 34, 8 Exhibition Street, Melbourne

* 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.