

UNIT  
1 & 2

# 598 ST KILDA ROAD

MELBOURNE



**FULLY**  
SELF-CONTAINED



**ON-SITE**  
CAR PARKING



OCCUPY / INVEST / CONVERT (STPA)

TWO HIGH EXPOSURE  
OFFICES ON SEPARATE TITLES

OFFERED INDIVIDUALLY  
OR IN ONE LINE



223 SQM\* TOTAL



**FOR PRIVATE SALE**

**CBRE** MELBOURNE  
OFFICE SALES





# OFFERED WITH VACANT POSSESSION



BOASTING MULTIPLE RETAIL PRECINCTS



Fully fitted office on two (2) separate titles featuring reception area, partitioned offices, multiple access points, male and female bathrooms & secure basement car parking



Accessible by all forms of public transport including tram stops less than 20m\* away and direct access to Kings Way and West Gate Freeway



Situated within the highly trafficked St Kilda Road and High Street intersection benefiting from favourably exposed position and only 5km\* from the Melbourne CBD



Surrounded by an assortment of cafes, bars and corporate headquarters providing a perfect environment to setup your business or to attract a wide variety of tenants



Flexible Commercial 1 zone land with potential for future residential conversion (STPA)



Perfect for Self-Managed Super Fund (SMSF), owner occupiers, investors & value-add purchasers



BACKING ONTO ALBERT PARK



A TRULY CONNECTED TRANSPORT HUB

## FOR PRIVATE SALE

FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE 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. Outline indicative only.