



Dominant corner exposure



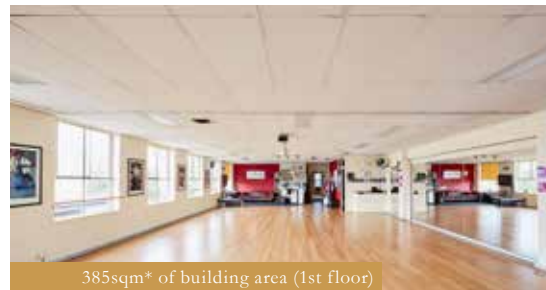
Malvern is located in Melbourne's finest, most popular and most prestigious municipality



Anchored by one of Australia's largest retailers



Located amongst national retailers



385sqm* of building area (1st floor)

“Opportunities to secure freehold retail investments, in blue chip locations anchored by AAA+ tenants are rarely offered to the market. 245 Glenferrie Road provides a strategic and flexible retail investment with significant future value add potential as early as 2021 (STPA)”



Irreplaceable retail corner with dominant exposure to Glenferrie Rd & Stanhope St as well as rear lane access



Freestanding AAA+ retail investment anchored by 7-Eleven plus additional retail and 1st level tenancies



Strategic lease structures with access for development available as early as 2021 (STCA)



Positioned in the heart of one of Melbourne's most tightly held and sought-after precincts



Median house price of \$2,355,000[^] and a highly affluent consumer demographic[^]



Diverse income of \$214,528 per annum* + GST + Outgoings

For further information contact the exclusive selling 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.