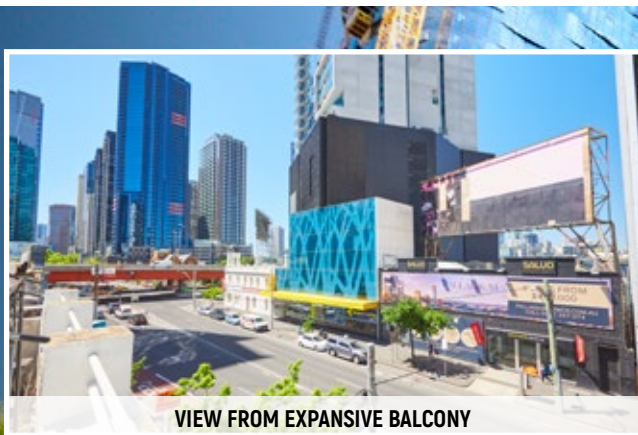
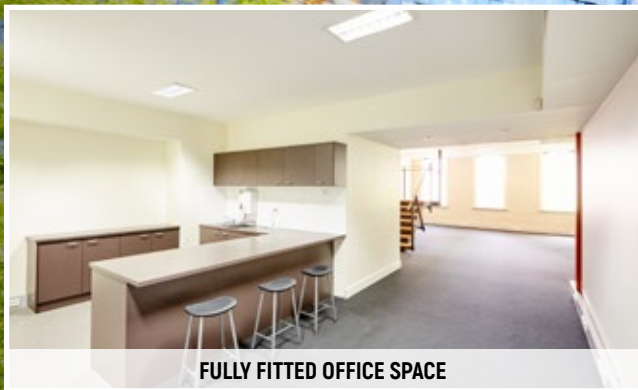


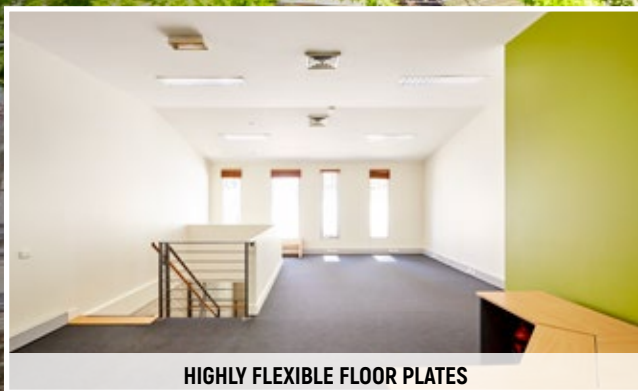
OWN YOUR OWN THREE LEVEL OFFICE BUILDING WITHIN MELBOURNE'S FASTEST GROWING PRECINCT



VIEW FROM EXPANSIVE BALCONY



FULLY FITTED OFFICE SPACE



HIGHLY FLEXIBLE FLOOR PLATES



FOR SALE

278

CITY RD

SOUTHBANK

FULLY FITTED
TURN-KEY SOLUTION



IDEAL FOR 10-30
STAFF MEMBERS



SECURE ON-SITE
CAR PARKING



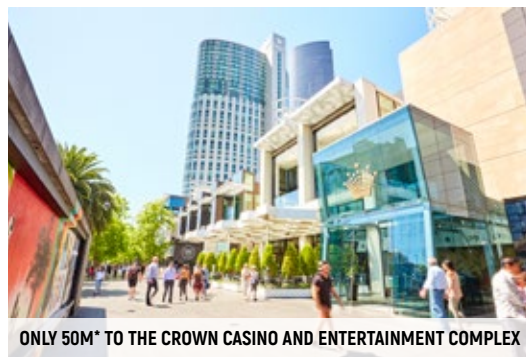
FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST CLOSING
7TH DECEMBER 2017 AT 2:00PM

CBRE | A DECADE
CITY SALES | OF PARTNERSHIP

FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST CLOSING 7TH DECEMBER 2017 AT 2:00PM



1.2 KM* TO MELBOURNE'S ICONIC ARTS PRECINCT



ONLY 50M* TO THE CROWN CASINO AND ENTERTAINMENT COMPLEX



CLOSE TO SOUTH MELBOURNE CAFE PRECINCT



A spacious three (3) level office building of 300sqm* offered with vacant possession available to occupy immediately



High quality fully functional open-plan configuration with partitioned meeting rooms, kitchen and entertainment area, multiple balconies, high ceilings and 2 secure on-site car spaces



Ideal for owner-occupiers suitable for up to 30 staff members



Benefitting from nearby arterial roads (Kings Way, St Kilda Road and the West Gate Freeway) allowing access to all parts of Melbourne



Accessible via a myriad of public transport options including tram routes along Queensbridge Street and Clarendon Street, connecting Southbank to the Melbourne CBD



Situated in the heart of Southbank's famed Waterfront Precinct with direct access to the Crown Casino Complex, Melbourne's Arts Centre and Entertainment Precinct, The Royal Botanic Gardens and only 5 minutes* to Port Melbourne Beach

FOR MORE INFORMATION, PLEASE CONTACT THE 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.

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