

THE INVESTMENT OPPORTUNITY THAT HAS IT ALL

— FOR SALE —

LEVEL 4

3 - 7 CLAREMONT
STREET

SOUTH YARRA



**BRAND NEW
LEASES**



**12 CAR SPACES
ON TITLE**



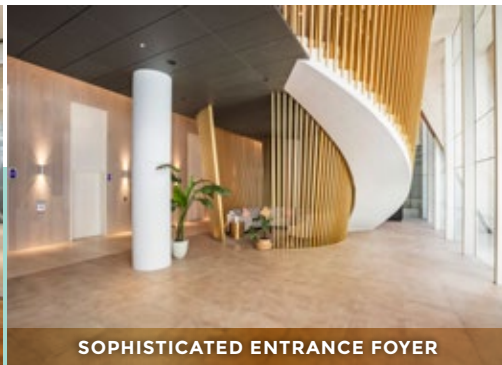
**STRONG ANNUAL
RENTAL INCREASES**



FOR SALE VIA EXPRESSIONS OF INTEREST
CLOSING 2ND NOVEMBER 2017 AT 3.00PM

CBRE MELBOURNE
OFFICE SALES

SITUATED IN ONE OF MELBOURNE'S MOST DENSELY POPULATED AREAS



A high quality fully leased whole floor office of 524sqm* returning a total of \$239,075* net per annum



Twelve (12) secure basement car parks on title



Exceptionally modern offices with high quality fit out and secure income from leading business solution company 'Tenix Solutions' and leading property company 'Amber Property Group'



High level of building amenity including indoor pool, gym, sauna, media room and shower facilities



Potential for future strata subdivision (STPA)



Two brand new leases with strong annual increases of 3.5% and 4.0% respectively



Surrounded by a number of residential developments, set to provide higher density, increased foot traffic and further demand for office space

FOR MORE INFORMATION, PLEASE CONTACT THE CONJUNCTIONAL 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.