

OFFICE DEVELOPMENT SITE IN MELBOURNE'S HOTTEST SUBURB

7-11 HILL STREET

CREMORNE

LESS THAN 1% VACANCY DRIVEN BY UNMATCHED DEMAND FROM ADVERTISING, TECH & FASHION AGENCIES

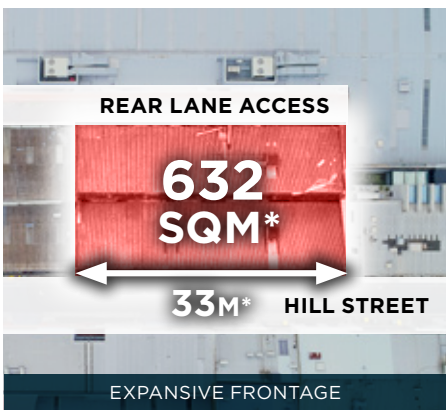
- MELBOURNE CBD (2.5KM*)
- ROYAL BOTANIC GARDENS (1KM*)
- YARRA RIVER
- AAMI PARK (1KM*)
- MCG (1.2KM*)
- RICHMOND STATION (700M*)
- EAST RICHMOND STATION (150M*)
- RETAIL & DINING AMENITY (250M*)
- IN-DEMAND COMMERCIAL HUB
- CHURCH STREET RETAIL PRECINCT (50M*)

SWAN STREET, HILL STREET, CHURCH STREET

OUTLINE INDICATIVE ONLY

FOR SALE VIA PUBLIC ON-SITE AUCTION
TUESDAY 12TH DECEMBER AT 12.30PM

CBRE VICTORIAN DEVELOPMENT SITE SALES



Existing warehouse improvements with potential holding income

Prime location off Church Street, the central activity hub of Richmond/Cremorne

Sizable frontage of 33m* to Hill Street with rear laneway ideal for access & construction efficiencies

An incredibly tightly held pocket with unprecedented tenant demand & the lowest CBD fringe office vacancy rate of 1%*

Walking distance to some of Melbourne's most famed sporting attractions including the MCG (1.2km*) & AAMI Park (1km*)

Premium retail & dining amenity along Church Street & nearby Swan Street activity centres

Nominated as a key 'Urban Renewal' Location within Plan Melbourne with future rezoning potential (STCA)
Immediate access to the Melbourne CBD (only 2.5km*)
via East Richmond Train Station only 150m*

FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES & MARKETING AGENTS:

DAVID MINTY
+61 422 564 199
david.minty@cbre.com.au

NATHAN MUFALE
+61 416 789 218
nathan.mufale@cbre.com.au

CHAO ZHANG
+61 411 625 068
chao.zhang@cbre.com.au

CBREMELBOURNE.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 acting or purchasing 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.