

123

TOORAK ROAD
SOUTH YARRA

SOUTH YARRA'S
Best Pressed
INVESTMENT

5 YEAR
LEASE
TO ECO D.

SOUTH YARRA
STATION 120M*

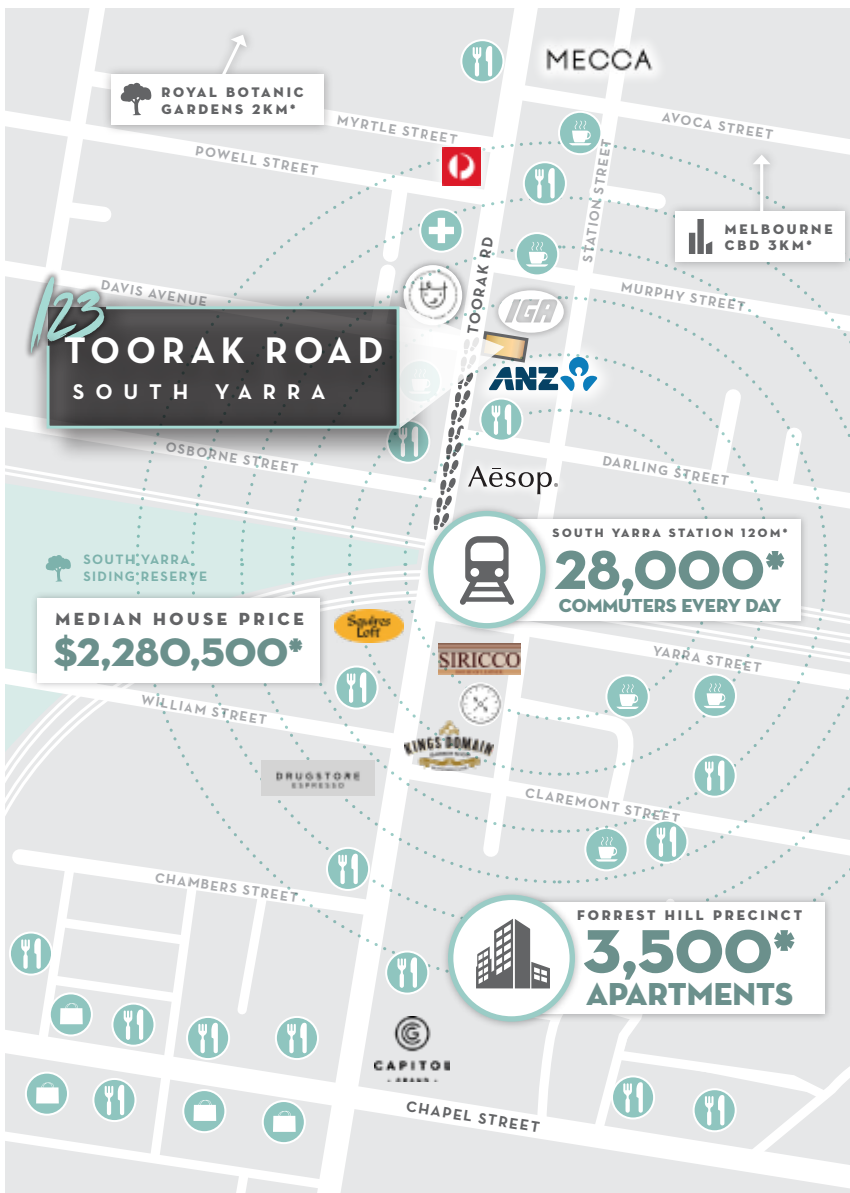


28,000* COMMUTERS
EVERY DAY

CBRE

PRIVATE SALE

MELBOURNE
STRIP RETAIL
INVESTMENTS



ESTABLISHED NATIONAL RETAILER



SOUTH YARRA STATION 120M*



PRESTIGIOUS TOORAK ROAD LOCATION



STRATEGIC REAR LANE ACCESS

5 year net lease providing annual income of \$70,000* + GST + Outgoings and fixed rental increases

Located 120m* from Melbourne's busiest suburban train station, providing unparalleled exposure to over 28,000* commuters daily

Located in the heart of the prestigious Toorak Road retail precinct, set amongst high density developments, popular restaurants, cafés and supermarkets

A single level building on an under developed landholding with rear lane access and untapped future development potential (STCA)

WHO IS ECO D.

A leading Australian shopping destination founded on 18th September 1995, comprising 13 boutiques nationally as well as an online store

SPECIALISING IN LUXURY WOMENSWEAR RETAILER WITH BRANDS SUCH AS:

American Vintage FRAME J BRAND JactJack LIFEwithBIRD SCOTCH&SODA AMSTERDAM COUTURE C&M CASABELLA AND C. MARC

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.

CBRE MELBOURNE STRIP RETAIL INVESTMENTS — THE ONLY INTERNATIONAL REAL ESTATE AGENCY SPECIALISING IN THE MELBOURNE STRIP RETAIL MARKET