

FOR SALE

# 601

BOURKE STREET  
MELBOURNE · AUSTRALIA

A SIGNIFICANT CBD  
CORNER INVESTMENT  
SURROUNDED BY  
MELBOURNE'S  
CORPORATE ELITE









Melbourne  
Middle Markets

FOR SALE BY INTERNATIONAL EXPRESSIONS OF INTEREST  
CLOSING 3 MAY 2018 AT 2.00PM (AEST)

CBRE



## A STRIKING 11-LEVEL CORNER COMMERCIAL TOWER OF 8,121SQM\* BOASTING TERRIFIC EXPOSURE AND ACCESS TO NATURAL LIGHT

-  Highly attractive 5.6 year WALE applicable as of 1 July 2018, boasting leases to a range of high quality tenants  
  
-  Refurbished, flexible and highly efficient floor plates with dedicated amenities on each floor
-  Triple street fronted landholding of 901sqm\* with major opportunity for additional retail activation
-  Directly accessible from Southern Cross Train Station and Bourke Street tram network
-  Secure basement car parking accessible via Gallagher Place
-  0 Star NABERS Energy Rating



EXPANSIVE GROUND FLOOR RETAIL



FLEXIBLE AND EFFICIENT FLOOR PLATES



HIGH QUALITY INTERNAL FITOUTS

# PROMINENTLY POSITIONED WITHIN MELBOURNE'S RAPIDLY GROWING WESTERN CORE

**STRONG OFFICE OCCUPIER MARKET** in the western core driving **RECORD NET EFFECTIVE RENT GROWTH** in 2017



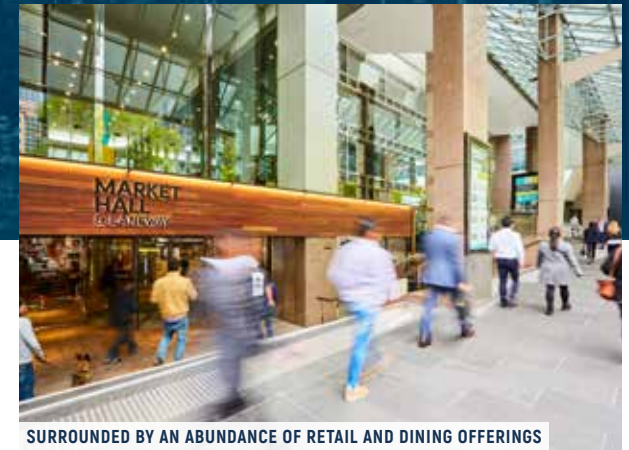
The **WESTERN CORE** encompasses 35% of Melbourne CBD's total office space



DIRECT ACCESS FROM SOUTHERN CROSS TRAIN STATION



LOCATED WITHIN THE CBD'S HIGHLY SOUGHT AFTER WESTERN CORE

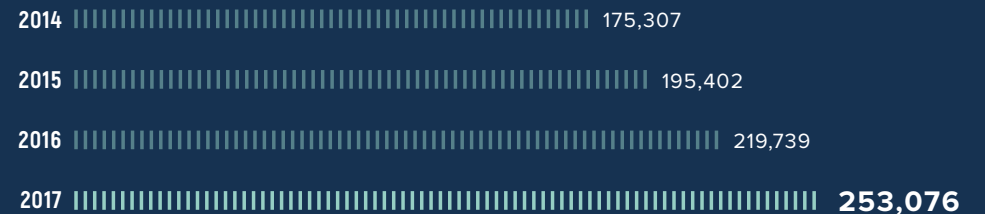


SURROUNDED BY AN ABUNDANCE OF RETAIL AND DINING OFFERINGS

Known as the **EDUCATION STATE**, Victoria accounts for almost **ONE THIRD** of Australia's **INTERNATIONAL STUDENT POPULATION**



Victoria has seen over **44% GROWTH** in international student enrolment from 2014-2017





601 BOURKE STREET IS LOCATED IN CLOSE PROXIMITY TO HIGH PROFILE TENANTS



**FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:**

**KIRAN PILLAI**

+61 438 381 172  
kiran.pillai@cbre.com.au

**JOSH RUTMAN**

+61 499 881 202  
josh.rutman@cbre.com.au

**MARK WIZEL**

+61 409 809 868  
mark.wizel@cbre.com.au

**LEWIS TONG**

+61 421 870 833  
lewis.tong@cbre.com.au

\*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.