

ONE

HAWTHORN'S FINEST OFFICE FREEHOLD

OXLEY ROAD

HAWTHORN, MELBOURNE



FULLY LEASED TO  
QUALITY TENANTS



ISLAND SITE



STRONG FUTURE  
DEVELOPMENT POTENTIAL

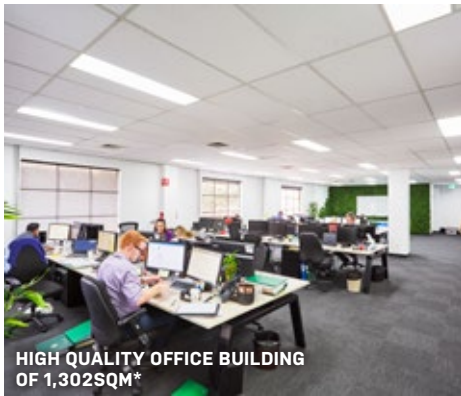
Melbourne  
Middle Markets

FOR SALE VIA PUBLIC ON-SITE AUCTION  
ON FRIDAY 11TH MAY 2018 AT 2.30PM

CBRE



*"Incredibly rare office investment opportunity in Melbourne's tightly held and affluent inner-eastern commercial, residential and lifestyle location"*



HIGH QUALITY OFFICE BUILDING OF 1,302SQM\*



METRES TO RENOWNED GLENFERRIE ROAD RETAIL AND DINING PRECINCT



-  High quality office building of 1,302sqm\* NLA over two (2) flexible floorplates
-  49 basement and under-croft car parking spaces
-  Island site of 1,264sqm\* with Commercial 1 zoning
-  Prominent corner frontage to Oxley Road and James Street of 72m\* opposite council car park
-  Fully leased with diversified income stream from mix of 3 quality tenants
-  Current income: \$502,328p.a + GST net of outgoings (ex. land tax)
-  Favourable planning framework underpinning strong future multi-level development potential (STCA)
-  Immediate proximity to public transport with multiple tram routes, and Glenferrie Train Station for direct Melbourne CBD access
-  Irreplaceable location in the heart of Hawthorn's vibrant and increasingly popular Glenferrie Road retail, homewares, fashion, café, food and dining precinct
-  Renowned education location close to internationally acclaimed private schools and tertiary education including Swinburne University (270m\*)
-  4-star NABERS energy rating

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**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.