

277

WILLIAM STREET
MELBOURNE

FULLY LEASED CBD OFFICE INVESTMENT OPPORTUNITY

**PRIMED TO BENEFIT FROM STRONG
SHORT TO MEDIUM TERM RENT REVERSION**



FOR SALE BY INTERNATIONAL EXPRESSIONS OF INTEREST
CLOSING WEDNESDAY 6TH JUNE 2018 AT 2.00PM (AEST)





A prominent commercial building comprising **12,080*sqm of Net Lettable Area** across **12 upper levels of office accommodation**



Features a **recently refurbished ground floor foyer** and **four ground floor tenancies**



Fully leased to a **range of national and international tenants** such as **Civica BPO, Clicksoftware and Shine Lawyers**



Boasting an **unrivalled track record in tenant retention** with the majority of **building occupants** being **2nd and 3rd generation tenants**



Offering significant **short to medium term reversion** with current passing income trailing the competitive set by **over 25%**



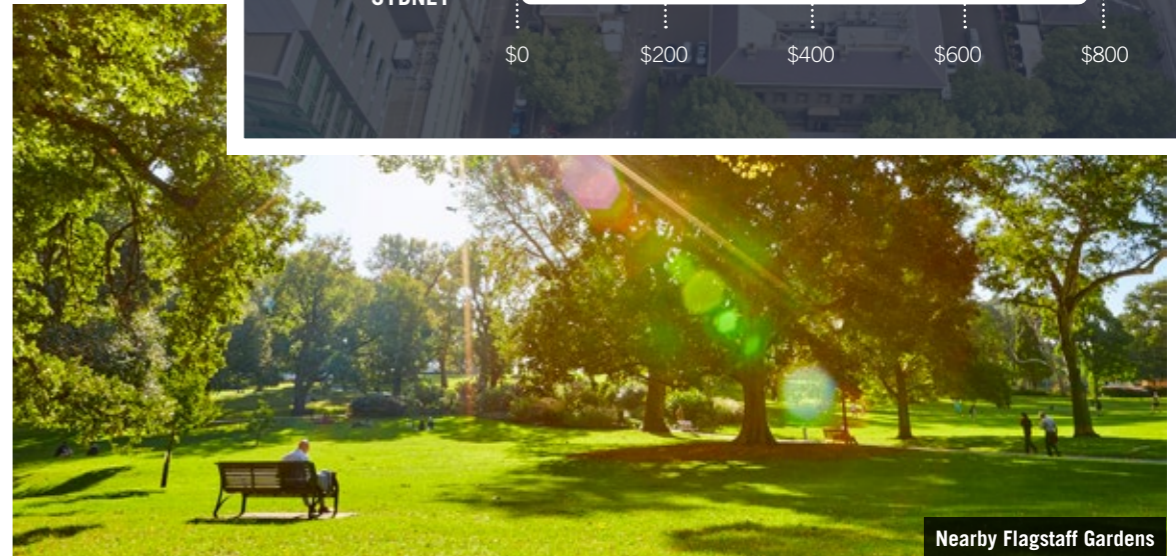
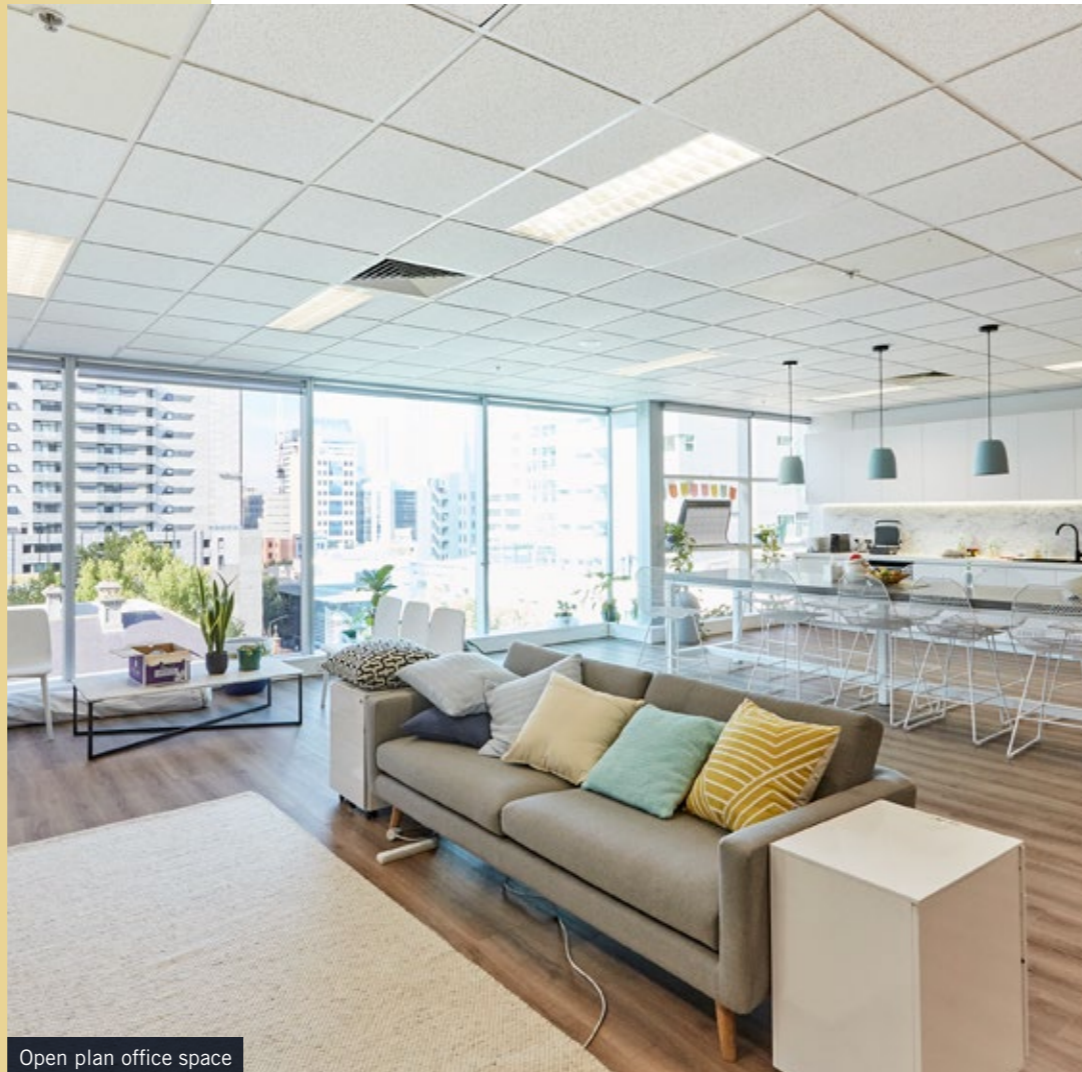
Situated in the **heart of Melbourne's Legal Precinct** and **adjacent to Flagstaff Train Station**



Access to Australia's **most attractive commercial office market** with **historically low vacancy rates**, **imminent rental growth** and **strong white-collar employment growth**



4.5 Stars NABERS Energy Rating



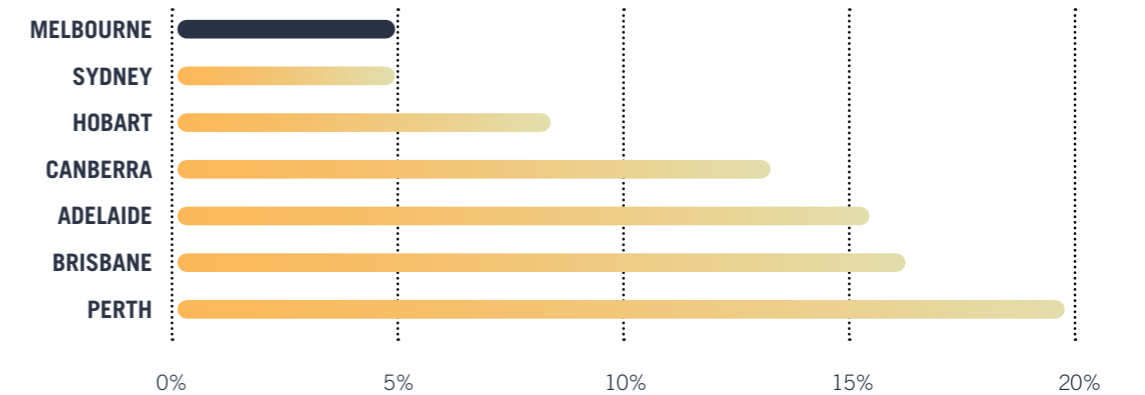
NATIONAL NET ABSORPTION 2017



AVERAGE NET FACE RENTS – B-GRADE OFFICE BUILDINGS



NATIONAL VACANCY RATE (%)





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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.