

OCCUPY/INVEST OR DEVELOP IN MELBOURNE'S MOST TALKED ABOUT CITY FRINGE SUBURB



HILL STREET CREMORNE



MELBOURNE
STRIP RETAIL
INVESTMENTS

VICTORIAN
DEVELOPMENT
SITE SALES

**FOR SALE VIA PUBLIC ON-SITE AUCTION
FRIDAY 2ND NOVEMBER AT 10.30AM (AEDT)**

CBRE

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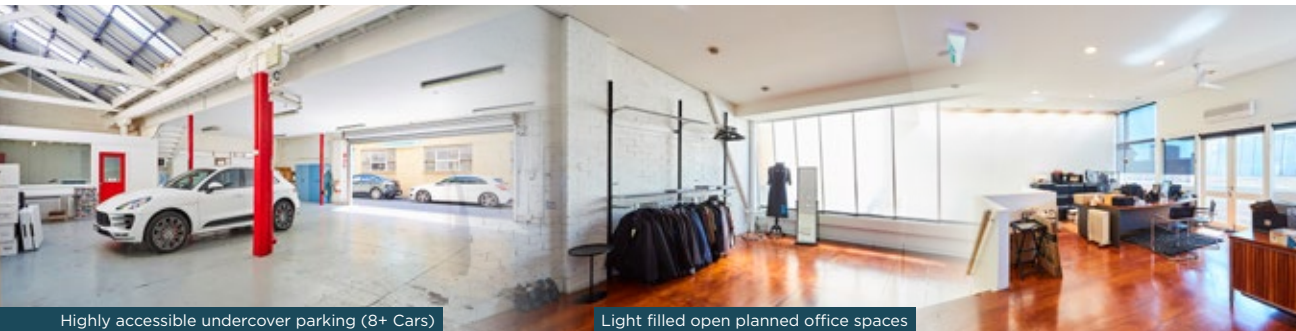


WHY CREMORNE?

- Office Vacancy <1%
- Public Transport <150m*
- Sporting Precinct <1.2km*
- Melbourne's fastest growing city fringe office precinct

WHY 10-12 HILL STREET?

- Light filled & spacious office/warehouse
- 8+ Secure & Undercover Car Parks
- A flexible 181sqm* landholding with 15m* of Hill Street exposure
- An irreplaceable 250sqm* building ready to occupy or invest



Highly accessible undercover parking (8+ Cars)

Light filled open planned office spaces



East Richmond Train Station 150M*



Set amongst the busy Swan Street retail and shopping precinct

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

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*Approximately. ^STCA 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.

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