

TWO (2) BRAND NEW OFFICE SPACES + 13 SECURE CAR PARKS



THREE EIGHT ONE

Cremorne

PUNT ROAD

OCCUPY OR INVEST NOW



CASTRAN

FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST
CLOSING FRIDAY 16TH NOVEMBER 2018 AT 1.00PM (AEDT)

CBRE

THREE EIGHT ONE

Cremorne

PUNT ROAD

ROYAL BOTANIC GARDENS 500M*

AAMI PARK 400M*

MELBOURNE CBD 1.6KM*

SWAN STREET RETAIL STRIP







MELBOURNE CRICKET GROUND 750M*

RICHMOND TRAIN STATION 160M*

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PUNT ROAD

SWAN STREET

Join the nation's largest brands flocking to Melbourne's popular city fringe including      

DON'T MISS YOUR CHANCE TO OWN CREMORNE'S No. 1 Address



Two (2) brand new office spaces totalling 564sqm*, to be offered separately or together



Three (3) year net lease returning \$375,000 p.a.* with favourable clause to suit occupiers



13 highly sought after secure car parks with rear laneway access



Unprecedented tenant demand & the lowest CBD fringe office vacancy rate of 1%*



Located across the road from Melbourne's most famed sporting attractions including the MCG and AAMI Park



Richmond Train Station on your doorstep and immediate access to the Melbourne CBD



Premium retail & dining amenity along the Swan Street retail strip



Located near premium lifestyle amenity



On the doorstep of the famed MCG



Directly opposite Gosch's Paddock & AAMI Park

For Sale Via Public Expressions of Interest Closing Friday 16th November 2018 at 1.00pm (AEDT)

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

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CBRE

*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.