

# A GROUND-FLOOR MELBOURNE CBD RETAIL INVESTMENT

## 10 YEAR LEASE

'GROUND FLOOR'  
NO. 199

# WILLIAM ST

MELBOURNE CBD

ATTENTION  
BUYERS:  
\$3,000,000+



AT THE BASE OF THE 24  
LEVEL 'WILLIAM TOWER'



EXPANSIVE RETAIL  
SPACE OF 369SQM\*



SURROUNDED BY OVER 30,000  
OFFICE WORKERS AND RESIDENTS



12 METRES  
FRONTAGE\*

MELBOURNE  
CITY SALES

FOR SALE VIA PUBLIC ON-SITE AUCTION  
THURSDAY 13TH DECEMBER 2018 AT 2.30PM (AEDT)

**CBRE**

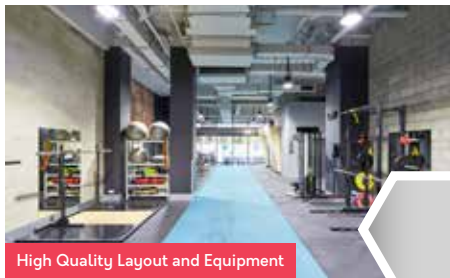
At the foot of the 24 level 'The William' residential and hotel tower



Modern and Quality Interior Fit-Out



Partitioned consulting rooms



High Quality Layout and Equipment



Highly Exposed onto William Street

**10 YEAR LEASE** + INCOME OF \$250,000\* P.A + 3.5% ANNUAL INCREASES

← 12M\* STREET EXPOSURE →

EXPANSIVE RETAIL SPACE OF **369SQM\***

HIGH QUALITY FIT OUT & PARTITIONED CONSULTING ROOMS WITH FUTURE SUBDIVISION POTENTIAL (STCA)

**30,000** WORKERS, RESIDENTS & TOURISTS

HIGH DENSITY CORPORATE PRECINCT

AT THE FOOT OF 'THE WILLIAM'

A PREMIUM 24-LEVEL RESIDENTIAL TOWER CONSISTING OF 443\* APARTMENTS, 87\* HOTEL ROOMS AND COMMERCIAL OFFICE SPACE

FULLY LEASED TO 'ABSOLUTE HEALTH & PERFORMANCE' - COMPREHENSIVE PERFORMANCE COACHES AND SPORTS MEDICINE SPECIALISTS.

✓ PHYSIOTHERAPY    ✓ OSTEOPATHY    ✓ SOFT TISSUE THERAPY    ✓ DIETETICS    ✓ PERFORMANCE COACHING



Benefitting from high levels of foot traffic and public transport



Situated in the heart of Melbourne's legal precinct

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.