

## LEASE

324 St Kilda Road, MELBOURNE VIC

**NET YIELD** : N/A  
**PRICE** : \$0.00

## Property Area

Building Area : -  
Land Area : -  
Hardstand : -  
Car : -

## Tenancy Details

### Tenancy :

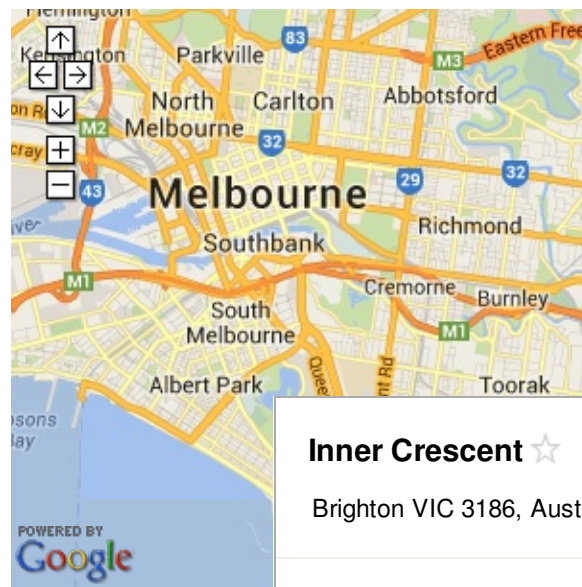
Office Showroom : -  
Mezzanine : -  
Warehouse : -  
Other : -  
Total Floor Area : -

## Rentals Detail

Annual Rental : \$200,000.00  
Rate per sqm : -  
Lease Term : -  
Rent Review : -  
Outgoings : Paid by Tenant  
Currently Tenanted : No  
Zoning : -

## Description & Comments :

Located at the city end of St Kilda Road and opposite the Shrine, an opportunity exists to secure two whole floors in a refurbished building. With tram services operating from the front door the property enjoys ease of access from Flinders Street train station. • Level 1 (865 sq.m) is newly refurbished and available for immediate occupation • Level 2 (916 sq.m) is newly refurbished and available for immediate occupation Both floors feature aspects to the Shrine and parkland. Building features: • Ample basement car parking on-site; • Shower/change room facilities; • Onsite bike storage and lockers available • Building signage available • 350 • 1,781sqm tenants can be accommodated in this building.



**Inner Crescent** ☆  
Brighton VIC 3186, Australia

## Contacts

**Anthony Park**  
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**Anthony Park** 0403 967 501  
anthony.park@cbre.com.au

## All Prices are exclusive of GST

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**LEASE**

**464 St Kilda Road, MELBOURNE VIC**

**NET YIELD : N/A**  
**PRICE : \$0.00**

**Property Area**

Building Area : -  
Land Area : -  
Hardstand : -  
Car : -

**Tenancy Details**

**Tenancy :**

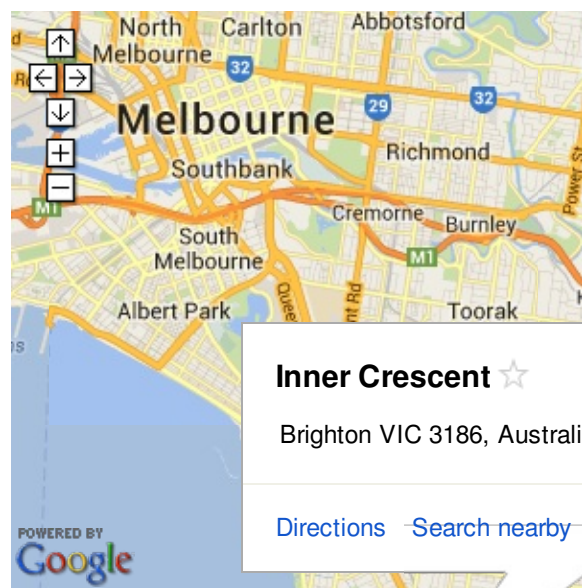
Office Showroom : -  
Mezzanine : 2014 Square Metres  
Warehouse : -  
Other : -  
Total Floor Area : 2014 Square Metres

**Rentals Detail**

Annual Rental : \$100,000.00  
Rate per sqm : -  
Lease Term : -  
Rent Review : -  
Outgoings : Paid by Tenant  
Currently Tenanted : No  
Zoning : -

**Description & Comments :**

This terrific first floor tenancy has been fully refurbished including new ceiling grid, carpet tiles, T5 lighting and additional shower facilities, the front entrance and foyer areas of the building have also been upgraded. From the inside this space has limited columns and boasts abundant natural light from 3 sides. â€¢ 500 - 2,014sqm available â€¢ Basement parking available â€¢ Signage opportunities â€¢ 3.5 Star NABERS rating â€¢ Excellent transport linkages Call the exclusive leasing agents for further information or to arrange an inspection.



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**LEASE**

**Level 3, 312 St Kilda Road, MELBOURNE VIC**

**NET YIELD** : N/A  
**PRICE** : \$0.00

**Property Area**

Building Area : -  
 Land Area : -  
 Hardstand : -  
 Car : -

**Tenancy Details**

**Tenancy :**

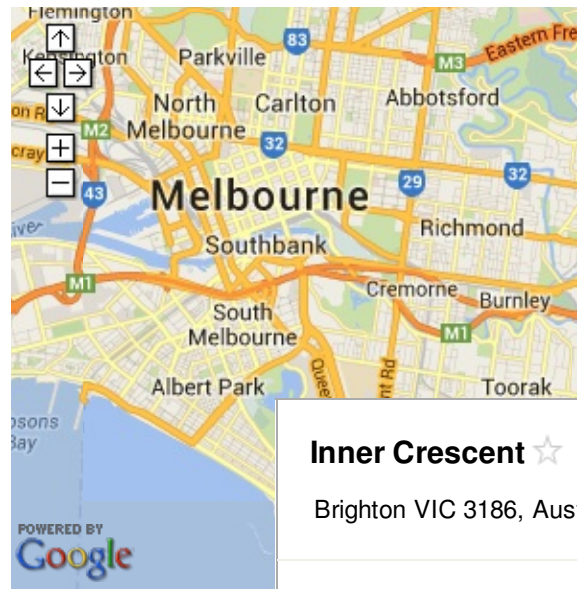
Office Showroom : -  
 Mezzanine : 361 Square Metres  
 Warehouse : -  
 Other : -  
 Total Floor Area : 361 Square Metres

**Rentals Detail**

Annual Rental : \$200,000.00  
 Rate per sqm : -  
 Lease Term : -  
 Rent Review : -  
 Outgoings : Paid by Tenant  
 Currently Tenanted : No  
 Zoning : -

**Description & Comments :**

Take advantage of a true "Plug and Play" tenancy, this 361sqm space with North / Western aspect is fully fitted with workstations, offices and storage areas.



**Inner Crescent** ☆  
 Brighton VIC 3186, Australia

**Contacts**

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## LEASE

84 Queensbridge Street, SOUTHBANK VIC

**NET YIELD** : N/A  
**PRICE** : \$0.00

## Property Area

Building Area : -  
Land Area : -  
Hardstand : -  
Car : -

## Tenancy Details

### Tenancy :

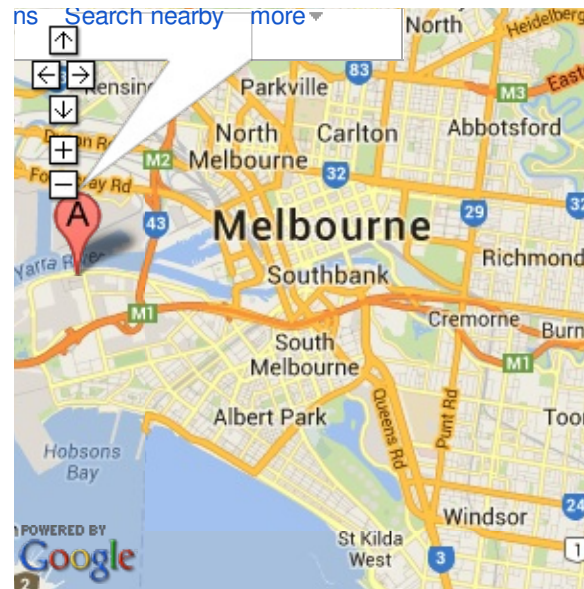
Office Showroom : -  
Mezzanine : 450 Square Metres  
Warehouse : -  
Other : -  
Total Floor Area : 450 Square Metres

## Rentals Detail

Annual Rental : \$112,500.00  
Rate per sqm : -  
Lease Term : -  
Rent Review : -  
Outgoings : Paid by Tenant  
Currently Tenanted : No  
Zoning : -

## Description & Comments :

Literally on the doorstep to the CBD, this two-level office comprises: \* Meeting Rooms \* Workstations \* On-site Parking \* Signage Opportunities Affordable solution for your business in Southbank, call the marketing agents to arrange an inspection! Anthony - 0403 967 501 or Josh - 0412 110 463.



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## LEASE

Part Level 3, 380 St Kilda Road, MELBOURNE VIC

NET YIELD : N/A

PRICE : \$0.00

## Property Area

Building Area : -  
Land Area : -  
Hardstand : -  
Car : -

## Tenancy Details

### Tenancy :

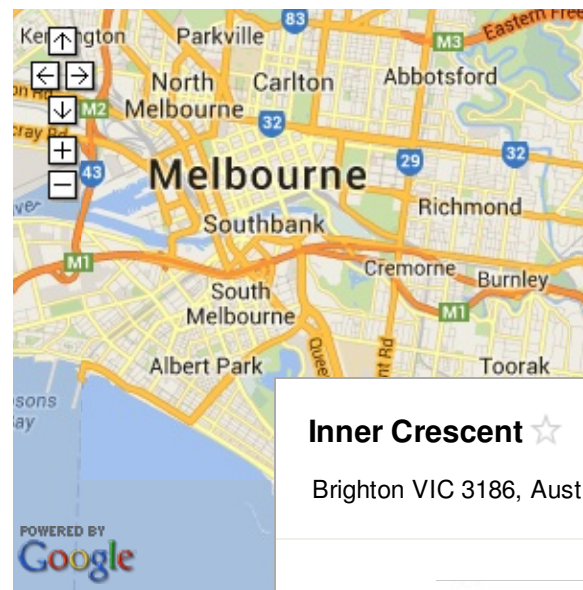
Office Showroom : -  
Mezzanine : 516 Square Metres  
Warehouse : -  
Other : -  
Total Floor Area : 516 Square Metres

## Rentals Detail

Annual Rental : \$100,000.00  
Rate per sqm : -  
Lease Term : -  
Rent Review : -  
Outgoings : Paid by Tenant  
Currently Tenanted : No  
Zoning : -

## Description & Comments :

Take advantage of this fully fitted tenancy in one of St Kilda Roads best buildings. Located toward the northern end of St Kilda Road, this 516 sqm tenancy provides excellent accommodation including: . Work stations . Offices . Meeting rooms . Fully cabled . Excellent outlook with views of The Shrine . Attractive terms Please call the marketing agents to discuss further.



Inner Crescent ☆

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## LEASE

167 Cremorne Street, RICHMOND VIC

NET YIELD : N/A

PRICE : \$0.00

## Property Area

Building Area : -  
Land Area : -  
Hardstand : -  
Car : 37

## Tenancy Details

### Tenancy :

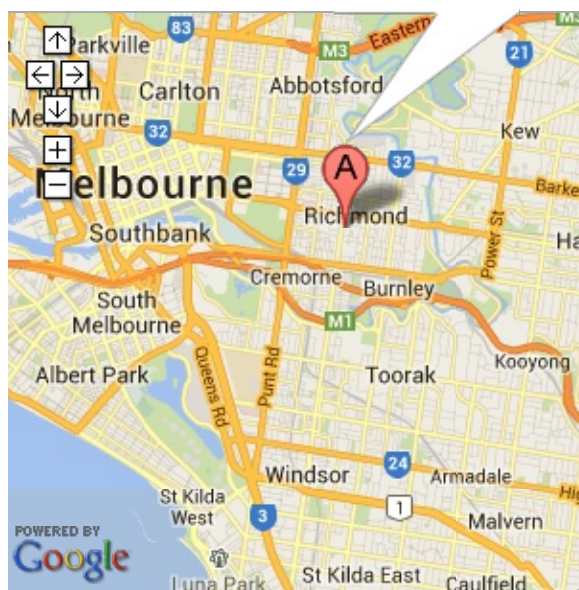
Office Showroom : -  
Mezzanine : 500 Square Metres  
Warehouse : -  
Other : -  
Total Floor Area : 500 Square Metres

## Rentals Detail

Annual Rental : \$100,000.00  
Rate per sqm : -  
Lease Term : -  
Rent Review : -  
Outgoings : Paid by Tenant  
Currently Tenanted : No  
Zoning : -

## Description & Comments :

2000 sqm â€“ Fitted Office 4000-8000 sqm â€“ Warehouse/Storage On site parking for 37 cars \* Located on the doorstep of the Monash Freeway \* Massive Freeway Exposure \* Excellent light filled offices with River Frontage \* Suit Variety of Uses \* Occupy in whole or part \* Excellent inner city location 2kmâ€™s from the CBD For an immediate inspection of further details contact the listing agents.



## Contacts

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