

# SUPERB -CORNER-

CBD OFFICE  
INVESTMENT

PRIVATE SALE

620  
BOURKE STREET  
MELBOURNE  
SUITE 101

179 SQM\*

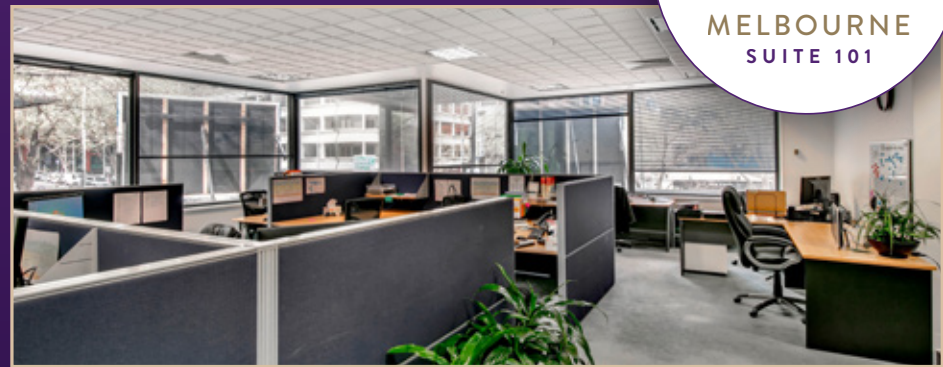
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# LIGHT-FILLED CORNER OFFICE WITHIN PRESTIGIOUS LEGAL PRECINCT

**620**  
**BOURKE STREET**  
MELBOURNE  
SUITE 101

FOR PRIVATE SALE



- ✓ **Boutique CBD corner office** of 179sq m\* with high quality fit-out and terrific natural light
- ✓ **Leased to reputable tenant** – ‘Kathy Jones & Associates’ (with offices in Melbourne and Sydney)
- ✓ **3+3 year lease** from February 2018
- ✓ **Current Net Rental:** \$79,915 per annum\* + Outgoings & GST
- ✓ **Fixed annual 4% rental increases**
- ✓ **Superb CBD location** within the legal precinct and surrounded by abundant amenity
- ✓ Includes one **secure basement car space**
- ✓ **Direct access to public transport** including Southern Cross Station and Bourke Street trams

\*Approx.

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## SAVILLS MELBOURNE - THE MARKET LEADER IN THE SALE OF MELBOURNE STRATA OFFICE PROPERTIES

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