

424 - 426

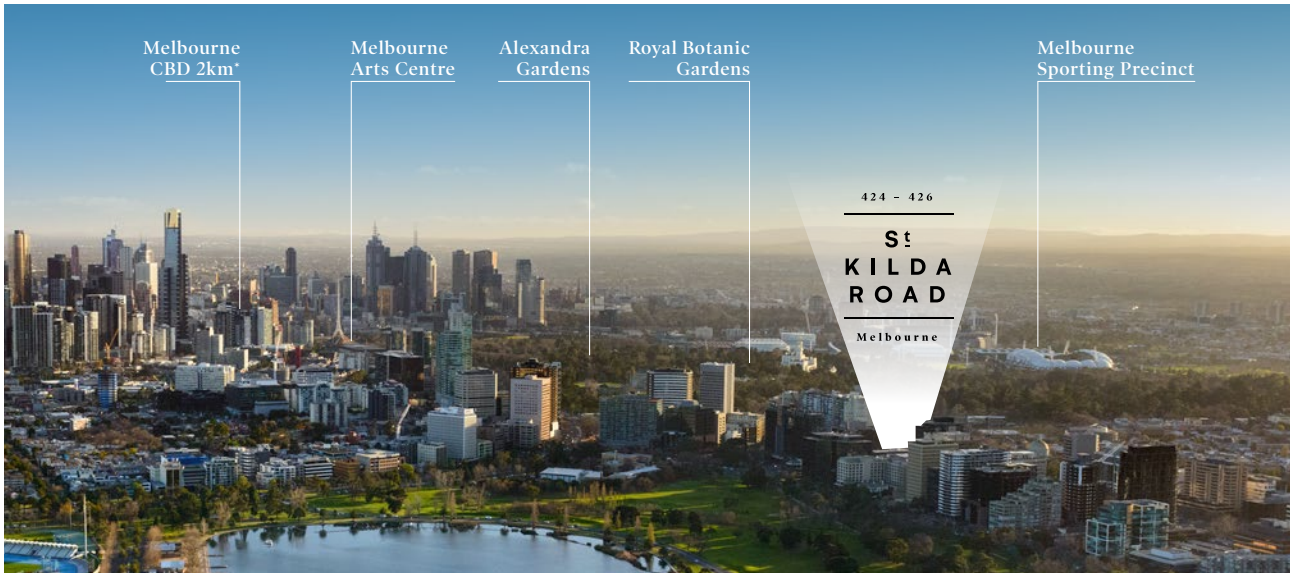
St KILDA ROAD

Melbourne

**One of the Last Triple Fronted
Landholdings on Melbourne's
Pre-eminent Boulevard**



**20,964sqm* Existing Commercial Building GBA • Commercial 1 Zone
4,645sqm* Corner Landholding • Refurbish or Redevelop**



BUY TODAY

BUILD TOMORROW

Existing building:

Versatile six (6) level commercial office building with multiple and immediate value-add strategies. "Hold & Lease, Reconfigure, Refurbish or Redevelop"

Gross building area:

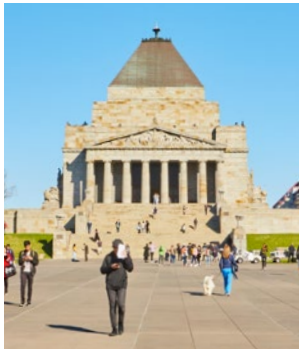
20,964sqm*

Car parks:

137 underground secure carparks*

Environmental rating:

0-Star NABERS Energy Rating



Make your mark on Melbourne's finest Esplanade

Currently permitted for 163 residential apartments and 176 executive suites.

Scope to further maximise the development envelope (STPA)

There is an opportunity to deliver a grand scale mixed use project, combining commercial office, hotel, residential and/or retail (STPA).

- Development
- Hotel
- Retail
- Residential
- Supermarket
- Commercial Office
- Food & Beverage
- Aged Care
- Education
- Hospital (STPA)

"Perfectly positioned to benefit from the State Government's contribution to the \$10.9B investment securing the future growth and sustainability of Melbourne as an international destination."

For Sale via International Expressions of Interest

For more information please contact the exclusive sales and marketing agents:

MARK WIZEL
+61 409 809 868
mark.wizel@cbre.com.au

LEWIS TONG 汤冲云
+61 421 870 833
lewis.tong@cbre.com.au

JOSH RUTMAN
+61 499 881 202
josh.rutman@cbre.com.au

For hotel developer enquiries:

AARON DESANGE
+61 408 022 878
aaron.desange@cbre.com.au

*Approximately as at 1st December 2018. 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. Property Advertising Number: CBRE-CMI-ADV2803 | Publishing date: 14 March 2019.