



**70 City Road, Southbank VIC 3006**

## Gold class investment. Fully leased high profile boutique office.

- Superb Fender Katsalidis designed 5 level office
- New lease to long term existing tenants
- Prime inner city cosmopolitan location
- Flexible design with ability to sub-divide (STCA)
- Internal area: 1,441 sqm\*
- Excellent depreciation benefits
- Separate entry with lift access
- Current net rental: \$441,451.63 p.a.\*

\* Approx

AUCTION at 1pm Thursday 21 October 2010 on-site

Offices  
FOR SALE

1441sqm