



517-535 Flinders Lane, Melbourne VIC 3000

Quality Performance Solid Returns

- * Two high quality independent office buildings available as a whole or individually
- * Individual net lettable areas of 5,609 sqm* and 1,556 sqm* with a total NLA of 7,165 sqm*
- * 94% leased with diverse tenancy profile and estimated net fully leased income of \$1,222,371 per annum*
- * Significant potential to improve passing income (average office rent only \$171/sqm* net)
- * Excellent western core CBD position adjacent to Rialto

Expressions of Interest closing 4pm Tuesday 30th November 2010

Offices
FOR SALE

7165sqm