



**484 St Kilda Road, Melbourne VIC 3004**

## Your chance to beat the crowd

Occupying a major strategic corner, this renowned commercial tower has an outstanding track record of success.

- \* 94% leased to quality corporate covenants including Symbion Pharmacy Services, Glencore Grain, Hewlett Packard and Australand Holdings
- \* Significant recent leasing success confirms this is the "building of choice" for prospective tenants ★★★★★
- \* Fully refurbished floors and impeccably maintained office accommodation with stunning bay and park views
- \* Flexible floor plate design suits whole and part floor occupancies
- \* Net lettable area of 20,366sqm\* plus 224 car bays
- \* Estimated fully leased net income \$6,290,000\* p.a.

EXPRESSION OF INTEREST

Offices  
FOR SALE

20366sqm  
**NABERS Energy Rating**

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