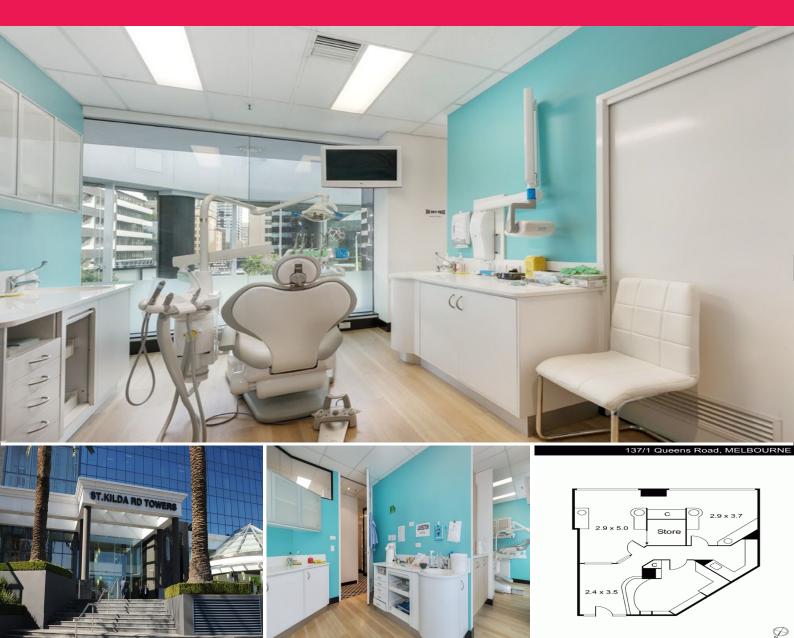
## **Ray White**



## 137/ 1 Queens Road, Melbourne VIC 3000

## Medical Investment -5 year lease - Circa 8% yield

Outstanding opportunity to secure this medical suite in this prestigious development.

?? Medical Tenant

- ?? Lease | 5 years
- ?? Options |5 years
- ?? Rental | \$34,608 pa net
- ?? Fixed 3% increases
- ?? Building area | 56m2 approx.

Offices FOR SALE

56sqm



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