



1 Queens Road, Melbourne VIC 3000

## ATTENTION INVESTORS ? PRESTIGIOUS TENANTED OFFICE FOR SALE

Located in the impressive St Kilda Rd Towers, suite 138 is currently available for purchase as a tenanted investment offering a return on investment of 6.6%. Enjoy strong net returns with a quality long term tenant in place with further options to renew available.

Suite 138 is located on level 1 of this 15 story landmark building. It boasts a spacious layout with formal reception area and internal offices; it is perfect for 4-6 people and located close to common amenities.

There are also a wide range of fantastic services and facilities throughout the building including free gym with shower & locker facilities on-site, gourmet food court, secure undercover car parking (ava

Offices  
FOR SALE

41sqm

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**Melbourne Commercial**

**Office Sales & Leasing**

**Pty Ltd**

[salesreception@asianpacificgroup.com.au](mailto:salesreception@asianpacificgroup.com.au)