



Suite 311, St Kilda Rd Towers, 1 Queens Road, Melbourne, VIC 3004

mco

Suite 311/1 Queens Road, Melbourne VIC 3004

Albert Park facing suite with quality fit out!

Suite 311 at St Kilda Rd Towers is an investors dream with a long-term tenant in place who has signed a new lease for 3 years. Currently returning \$21,500 per annum with 5% fixed annual increases and two further options of 3 years, this investment is sure to move fast.

Located in the renowned St Kilda Rd Towers, all tenants have access to a host of on-site amenities including Concierge services, gym, food & retail, undercover car parking and more.

Highlights include:

- 5% fixed annual increases with two further options for 3 years
- Long term, quality tenant in place

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