



**Suite 243/245/1 Queens Road, Melbourne VIC 3004**

## Investment Opportunity with High Returns

A rare opportunity now presents itself at St Kilda Rd Towers.

Suite 243 & 245 offers strong returns with a current annual rental of \$20,470 with 3% annual reviews.

A quality fit out including a private balcony, open plan configuration with meeting room space and inundated with natural light; this office is currently tenanted with a secure long-term lease in place.

Tenants of St Kilda Rd Towers have access to a range of fantastic services and facilities on-site including:

- Fully equipped gymnasium
- Business centre with

Offices  
FOR SALE

75sqm

DEAGUE GROUP

**Melbourne Commercial**

**Office Sales & Leasing**

**Pty Ltd**

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