



Suite 522, St Kilda Rd Towers, 1 Queens Road, Melbourne, VIC 3004

\*for indicative purposes only

mco

Suite 522/1 Queens Road, Melbourne VIC 3004

## Spectacular investment opportunity within the prestigious St Kilda Rd Towers

St Kilda Rd Towers is the most sought-after development to invest in and is located perfectly next to Albert Park Lake just 5 minutes from Melbourne CBD.

Highlights of this office include:

- ? Open plan space perfect for up to 5 people
- ? High quality corporate tenant
- ? Returns of \$12,101 with a 1 year lease and 1 year option in place
- ? Fixed 5% annual increases

St Kilda Rd Towers has a range of fantastic services and facilities on-site including ground floor Concierge Mond

Offices  
FOR SALE

35sqm

DEAGUE GROUP

**Melbourne Commercial**

**Office Sales & Leasing**

**Pty Ltd**

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