



**Suite 219/1 Queens Road, Melbourne VIC 3004**

## Sought after investment opportunity at the iconic St Kilda Rd Towers

Grow your investment portfolio with this premium property at the prestigious St Kilda Rd Towers. Suite 219 is an open plan office, perfect for up to 3 people in a prime location, just a stone's throw from Melbourne's CBD. With an annual return on investment of 8.7%, a secure tenant for two years, with a further term of two years, this is an investment opportunity not to be missed.

- Ground floor Concierge available Monday to Saturday
- Fully equipped gymnasium with shower facilities
- Squires Loft Restaurant & Bar
- Storage facilities an

Offices  
FOR SALE

20sqm

DEAGUE GROUP

**Melbourne Commercial**

**Office Sales & Leasing**

**Pty Ltd**

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