



Suite 118/530 Little Collins Street, Melbourne VIC 3000

## Invest in this professional office and car bay in the heart of the CBD

Don't miss out on this rare, sought-after opportunity to invest in a professional office and car park within the iconic development; Exchange Tower.

Featuring an abundance of natural light and views overlooking Little Collins Street, the office is securely leased to a long sitting tenant for 3 years, with 2 x 2-year options available.

With a leased car bay included in the sale price, you'll enjoy strong returns of up to \$22,344 p.a. plus GST.

Featuring 16 levels of offices and a ground floor retail precinct, Exchange Tower is located in the hub of Melbourne's financial and legal precinct. On-site you will find a fully equipped gym and shower

Offices  
FOR SALE

40sqm

DEAGUE GROUP

**Melbourne Commercial**

**Office Sales & Leasing**

**Pty Ltd**

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