



Suite 1113/1 Queens Road, Melbourne VIC 3004

## Investment Opportunity - Executive Corner Office

Expand your investment portfolio with this bright, spacious office with views overlooking Port Phillip Bay, this suite also features:

- Existing lease returning \$14,000 per annum plus outgoings (payable by tenant)
  - 1 year lease - with ability to renew the lease or occupy in March 2025
  - Entry leading into an open floor plan
  - Executive office
  - Fully-furnished suite
  - Glass partitioned walls enabling well-lit space
  - Floor-to-ceiling windows with views overlooking the bay
  - Prime corner office in a landmark building
  - Located on the 11th floor
- St Kilda Rd Towers is a

Offices

FOR SALE

Contact Agent

35sqm

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**Melbourne Commercial**

**Office Sales & Leasing**

