



ST KILDA ROAD'S MOST ICONIC INVESTMENT

Offices • Land/Development

312 St Kilda Road, Melbourne, Vic 3004

Floor Area: 9,854 m²

Land Area: 1906.00 m² (approx)

Property Description

- **Iconic 8 level office investment**
- **Offering Melbourne's finest views**
- **Strong potential for rent reversion**

One of Melbourne's most iconic office buildings

Offering 9,854 sqm* of prime commercial accommodation over 8 levels together with a major commercial car park

Potential to access significant rent reversion in one of Australia's top performing office markets

Prominently positioned on a prime corner intersection at the northern end of the St Kilda Road precinct – walking distance to the Melbourne CBD

Offering some of the finest views of any building in Melbourne. Protected sight lines across Port Phillip Bay, Albert Park Lake, the Melbourne CBD, the Royal Botanic Gardens and the Shrine of Remembrance

Leased to several global and long standing commercial office tenants

Long term potential for a range of conversion opportunities (STCA)

Exceptionally well served by a multitude of public and private transport...

Sold

Contact Agent

Sold: Thu 16-Nov-17

Additional Details

Building

Whole

Tenure Type

Tenanted
Investment

Energy Efficiency

3.5-star NABERS



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