



Premium Hawthorn Office Investment

Sold

Contact Agent

Sold: Mon 22-Nov-21

Offices

313-317 Burwood Road, Hawthorn, Vic 3122

Floor Area:

1,855 m²

Land Area:

1185.00 m² (approx)



Property Description

- **Total Building Area of 1,855sqm***
- **Fully Leased Income \$718,266pa***
- **4.1 Year WALE**

- Premium and high profile four-level office building with a total net lettable area of 1,855sqm*
- Substantial Land holding of 1,185sqm with dual frontages to Burwood Rd and Lynch Street.
- High ratio of on-site parking with 68 car spaces over 2 levels
- 86% of floor area leased and comprises established commercial businesses including Big 4, Leighton O'Briens, Fuse Recruitment and HID Accountants
- Strong WALE of 4.1 years
- Recent CapX works completed including lift and new air-conditioning
- Fully leased income \$718,266p.a.* plus all outgoings
- Flexible Commercial 1 zoning offering future development opportunities (STPA)
- Surrounded by numerous national and local corporations including Orora Group, Xero, AV Jennings, FIMG, United Petroleum
- Immediate tram access on Glenferrie Rd and close to Hawthorn Train Station and the dynamic Glenferrie Road Hawthorn retail and lifestyle centre

*approx.

FOR SALE VIA EXPRESSIONS OF INTEREST CLOSING WEDNESDAY 17TH NOVEMBER AT 3PM

Additional Details

Tenure Type
Tenanted
Investment

Zoning
Commercial 1

313-317 Burwood Road, Hawthorn, Vic 3122



Chris James
0421 779 714

David Bourke
0407 705 755

Shawn Luo ½—éœ,,
0412338918