



PROUDLY SOLD

Offices • Medical/Consulting • Land/Development

33-41 Agnes Street, East Melbourne, Vic 3002

Floor Area:

1,828 m²

Land Area:

763.00 m² (approx)

Sold

Contact Agent

Sold: Fri 13-May-22



Property Description

- Fully leased to blue-chip tenants
- World class office accommodation
- First time offered for sale in 33 years

33-41 Agnes Street, East Melbourne presents the rare opportunity to secure the best building within Melbourne's most exclusive precinct.

Key details of the opportunity include:

- A first class 5-storey office building + incredible rooftop
- One of just seven office buildings (above 750sqm) within the Jolimont Precinct
- Extraordinary office accommodation, featuring an abundance of natural light throughout
- Fully leased to four blue-chip tenants
- Current Net Rental: \$1,040,858 per annum* with average fixed annual rental increases of 3.6%
- Secure basement car parking for 18 vehicles, accessible via Jolimont Lane to the rear
- Flexible Commercial 1 Zone providing the ultimate flexibility to reposition the asset to suit medical, luxury residential or hotel (STCA)
- Premium location within East Melbourne's Jolimont Precinct, bound by just 10 streets
- Walking distance to the MCG, Fitzroy Gardens and the "Paris End" of the Melbourne CBD
- East Melbourne has one of the lowest vacancy rates in Australia, averaging 2.2% over the last 10-years
- The first major office investment in East Melbourne (Jolimont Precinct) to be offered for sale to the open market in 10+ years
- 4.5 star NABERS rating

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Acting under the instructions of Advise Transact

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Additional Details

Tenure Type

Tenanted
Investment

33-41 Agnes Street, East Melbourne, Vic 3002



Josh Rutman

0411273746

Nick Peden

0402011266



Danny Clark

0448066889

Michael Gross

0419355561

JLL - Melbourne

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