



FOR LEASE

Three Stunning Fully Fitted Tenancies
570 St Kilda Rd, Melbourne

Three newly refurbished tenancies equipped with state of the art facilities

Situated on the western side of St Kilda Road between Roy and Beatrice Streets, these three brand new tenancies offer the very best in commercial office fitout and are ready for immediate occupation. The 570 St Kilda Road building is well serviced by cafes, restaurants and public transport and will shortly undergo an extensive refurbishment of the external forecourt, ground floor lobby and End of Trip facilities.

Parking	Basement spaces
Parking Rent	\$340 per space PCM
Outgoings	Estimated at \$154/sqm pa + GST
Lease Type	Direct
Term	Negotiable
Option	Negotiable
Rent Review	Annual Increases
Cleaning	Payable by Tenant
Congestion Levy	Payable by Tenant, if applicable



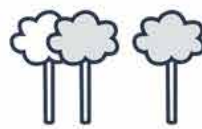
Fully refurbished & fitted tenancies



Easy access to public transport



Surrounded by cafes and restaurants



Walking distance to Albert Park & Fawkner Park



3 Star NABERS rating



Suite 01



Suite 01.06

Size	387 m ²
Rent (\$m ²)	\$450
Rent (\$pa)	\$174,150
Comment	Large tenancy with flexible configuration. Multiple open plan work areas, private meeting rooms and boardroom. Outdoor terrace with stunning views over St Kilda Rd.



LEASED

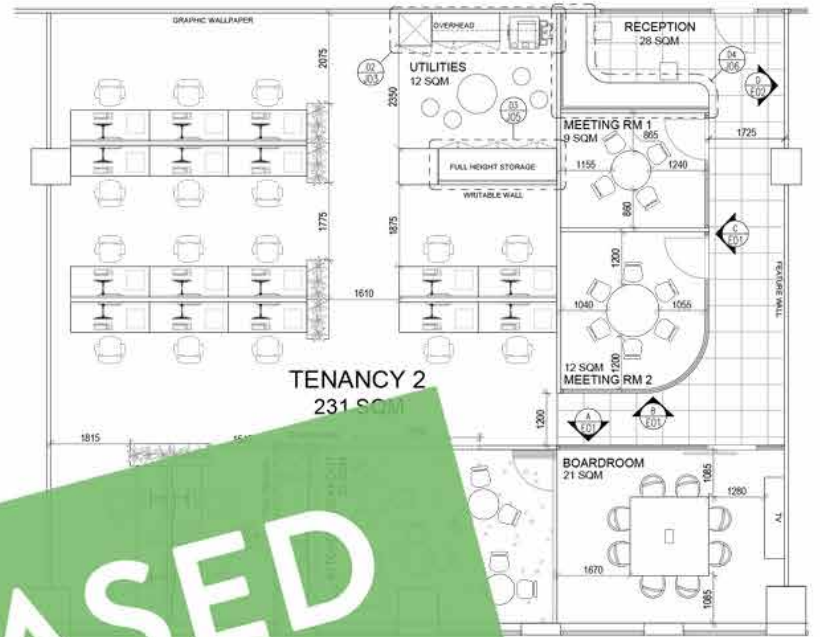
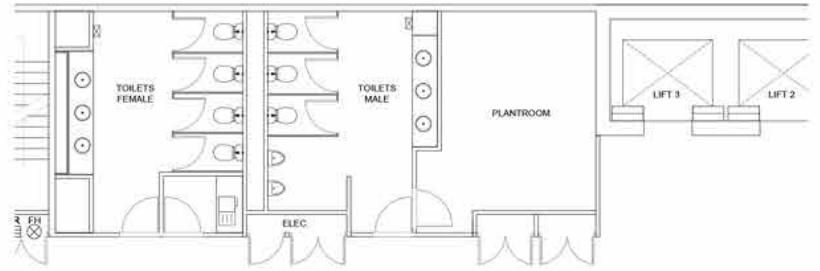


Suite 02



Suite 02.06

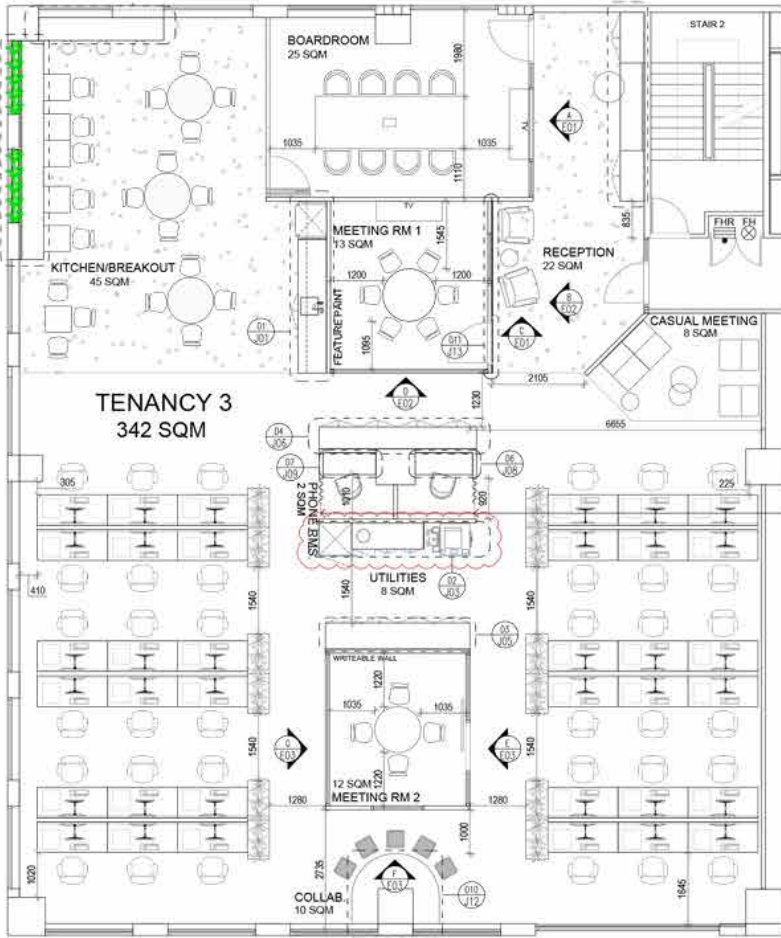
Size	231 m ²
Rent (\$m²)	\$450
Rent (\$pa)	\$109,350
Comment	Stunning fitout with clever layout maximising space and natural light. Perfect for a business wanting to make a bold statement of style.



LEASED



Suite 03



Suite 03.06

Size	342 m ²
Rent (\$m²)	\$450
Rent (\$pa)	\$153,900
Comment	A tenancy with beautiful finishes and attention to detail throughout. The very best in modern office design and layout.





Contact Kenny Thorburn

P 0418 481 877

E kenny@thorburnproperty.com.au

thorburnproperty.com.au