

# Leasing Information



380 St Kilda Rd, Melbourne, VIC, 3004

## Fully Fitted Whole Floor 2,629m<sup>2</sup>

At the corner of St Kilda Rd and Park St, opposite the Shrine and immediately adjacent to the new ANZAC Metro Train Station. A fully fitted whole floor in St Kilda Rd's best building. 2,629m<sup>2</sup> on level 5, providing high quality fitted premises. The tenancy is available mid 2020 on a new long term direct deal or shorter term for project related work. Mirvac will be commencing a complete refurbishment of the common areas and End of Trip to create one of Melbourne's best CBD fringe buildings. Its location immediately opposite the new ANZAC Station makes this the undisputed No.1 building on St Kilda Rd.

### Property Details:

Size (m <sup>2</sup> )	2629
Suite	01
Level	05
Rent (\$pa)	\$1,367,080.00 pa Net
Rent (\$m2/pa)	\$520
Outgoings	Estimated at \$131/sqm pa plus GST
Parking	50+ spaces
Parking Rent	\$360 per space PCM ++
Lease Type	Direct
Term	Long Term Lease Sought
Option	Negotiable
Rent Review	Fixed Annual increases
Cleaning	Payable by Tenant
Congestion Levy	Payable by Tenant, if applicable
NABERS	5 Star
Comment	Fully Fitted Whole Floor

All prices, rents etc are quoted exclusive of GST which is an additional charge payable by the Lessee/Purchaser. Every care has been taken to verify the accuracy of the information contained herein, but no warranty is given or implied and prospective purchasers/tenants are advised to carry out their own investigations. Details herein do not constitute any representation by the vendor/lessor or the Agent and are expressly excluded from any contract.

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## Related Properties:

Suite	Size (m2)	Level	Rent (\$m2/pa)	Rent (\$pa)	Lease Type
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