

# Leasing Information



380 St Kilda Rd, Melbourne, VIC, 3004

## Whole Hi Rise Floor of 1,156m<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.

Level 9 will become available mid 2020 and will be refurbished to open plan. The tenancy offers stunning views towards the Shrine of Remembrance and Port Phillip Bay. 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> )	1156
Suite	01
Level	09
Rent (\$pa)	\$647,360.00 pa Net
Rent (\$m2/pa)	\$560
Outgoings	Estimated at \$131/sqm pa plus GST
Parking	Secure Basement 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	To be fully refurbished

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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