

# Leasing Information



484 St Kilda Rd, Melbourne, VIC, 3004

## Fully Fitted 396m2 Tenancy

At the corner of Louise Street and St Kilda Rd

One of St Kilda Rd's finest buildings, with an array of large corporate tenants such as Glencore, Frasers and SAP. 484 St Kilda Rd has many features including a thriving ground floor cafe and modern End of Trip. Substantial base building upgrade works will take place in 2021, including: Brand new lifts New ground floor lobby upgrade Brand new state of the art End of Trip at ground floor level New individual floor lobbies and bathrooms The tenancy on Level 13 has been fitted out to the highest of standards and includes a reception, large boardroom, private offices and an open plan work area. It is situated to the front of the building offering lots of natural light and stunning views.

### Property Details:

Size (m <sup>2</sup> )	396
Suite	01.13
Level	13
Rent (\$pa)	\$190,080.00 pa Net
Rent (\$m2/pa)	\$480
Outgoings	\$166/sqm pa
Parking	4 Basement Spaces
Parking Rent	\$360 per space pcm
Lease Type	Direct
Term	Negotiable
Option	Negotiable
Rent Review	Fixed annual increases
Cleaning	Payable by Tenant
Congestion Levy	Payable by Lessee
NABERS	4 Star
Comment	Fully Fitted Tenancy

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.

## Related Properties:

Suite	Size (m2)	Level	Rent (\$m2/pa)	Rent (\$pa)	Lease Type
01.04	1015.00	04	\$460	\$466,900.00 pa Net	Direct
01.05	415.00	05	\$460	\$190,900.00 pa Net	Direct
01.11	358.00	11	\$480	\$171,840.00 pa Net	Direct
01.12	322.00	12	\$480	\$154,560.00 pa Net	Direct

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