

# Leasing Information



600 St Kilda Rd, Melbourne, VIC, 3004

## Level 4: Fully Fitted Whole Floor

Southern End of St Kilda Rd at the corner of Lorne St and St Kilda Rd. Levels 2 & 3 have been completely refurbished, with level 2 having the benefit of a brand new landlord funded spec fit out. Level 3 has been refurbished to open plan. Level 4 has a quality functional fit out and levels 5 and 6 will be refurbished to open plan. Level 5 has a large balcony on the northern and southern sides of the floor. There is a 550 space multi deck car park to the rear, modern locker and shower facilities and basement bike storage, and a popular cafe on the ground floor. The Landlord has just completed a brand new, state of the art, COVID compliant fit-out on level 2. The property is located in the hub of the St Kilda Road Precinct, bordered by St Kilda Road, Lorne Street and Queens Lane. A sensational deal is on offer for these floors @ \$350/m2 pa net.

### Property Details:

Size (m <sup>2</sup> )	1127
Suite	01.04
Level	04
Rent (\$pa)	\$394,100.00 pa Net
Rent (\$m2/pa)	\$350
Outgoings	Estimated at \$161/sqm pa plus GST (for the 2019/20 FY)
Parking	Via 3rd Party Operator (558 spaces in total)
Parking Rent	TBC
Lease Type	Direct
Term	Negotiable
Option	Negotiable
Rent Review	Annual increases
Cleaning	Payable by Tenant
Congestion Levy	Payable by Tenant, if applicable
NABERS	4 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.

## Related Properties:

Suite	Size (m2)	Level	Rent (\$m2/pa)	Rent (\$pa)	Lease Type
01.02	1043.00	02	\$350	\$365,050.00 pa Net	Direct
01.06	1280.00	06	\$350	\$448,000.00 pa Net	Direct
01.05	1280.00	05	\$350	\$448,000.00 pa Net	Direct
01.12	578.00	12	\$450	\$270,000.00 pa Net	Direct
01.03	1126.00	03	\$350	\$394,100.00 pa Net	Direct

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