

# Leasing Information



380 St Kilda Rd, Melbourne, VIC, 3004

## L10: Hi Rise Whole floor of 1,268m<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 due to open in 2025.

380 St Kilda Rd is widely regarded as the best quality building on St Kilda Rd, with services to match most CBD buildings. Mirvac have commenced a complete refurbishment of all on floor lobbies, bathrooms and End of Trip to create one of Melbourne's best fringe buildings. A major upgrade of the ground floor will commence mid 2021 that will set 380 apart from the competition. Its location immediately opposite the new ANZAC Station makes this the undisputed No.1 building on St Kilda Rd. Current availability is as follows: Level 4: 1,661m<sup>2</sup> (available July 2021, to be refurbished to open plan) Level 8: 1,156m<sup>2</sup> (high quality fitted whole floor, available July 2021) Level 9: 1,156m<sup>2</sup> (open plan refurbished whole floor, available now) Level 10: 1,268m<sup>2</sup> (quality fitted floor, available June 2022) Level 11: 1,274m<sup>2</sup> (quality fitted floor, available June 2022) Level 12: 1,271m<sup>2</sup> (quality fitted floor, available June 2022) Level 14: 428m<sup>2</sup> (available July 2021, to be refurbished to open plan)

### Property Details:

Size (m <sup>2</sup> )	1268
Suite	01.10
Level	10
Rent (\$pa)	\$684,720.00 pa Net
Rent (\$m <sup>2</sup> /pa)	\$540
Outgoings	Estimated at \$133.28/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	High quality 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
01.12	1271.00	12	\$540	\$686,340.00 pa Net	Direct
01.11	1274.00	11	\$540	\$687,960.00 pa Net	Direct
01	428.00	14	\$495	\$211,860.00 pa Net	Direct
01	1156.00	08	\$470	\$543,320.00 pa Net	Direct
01	1156.00	09	\$470	\$543,320.00 pa Net	Direct

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