



**350
Collins
Street
Melbourne**

**FOR SALE by EOI
Closing 2pm Wed 18 March 2009**

HIGH PERFORMANCE INVESTMENT

IN PRESTIGIOUS COLLINS ST



High performance investment

- Strong cash flow from a broad spread of tenants and leases
- Estimated net income \$5,363,600 p.a. (Fully leased basis)
- Potential for rental growth
- Diverse range of tenants limit vacancy risk
- Good history of tenant retention due to prime Collins Street location

Prominent Collins Street building

- Extensively refurbished prominent 18 level office building
- Street frontages to Collins Street and Little Collins Street
- Prime ground level retail and two street frontages
- Basement car parking for 65 cars
- Total building area 17,800 sqm NLA (approx)
- Typical floor plates of 1,292 sqm (approx)
- Features six passenger lifts



Prestige & convenience: the ideal location

Located in the very heart of Melbourne's business centre between Elizabeth and Queen Streets, the property combines the unparalleled prestige of Collins Street with central proximity to all essential resources and lifestyle attractions.

- Immediate access to key commuter routes and hubs
- Extensive retail and business support amenities
- Multiple car parking options
- Wide range of food and dining options

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