

# 12-14 CLAREMONT STREET, SOUTH YARRA



# SOUTH YARRA COMMERCIAL INVESTMENTS

*Deadline Private Sale closing Thursday, 26 June at 4PM*

4 Securely Leased Strata Office Investments

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Available for Sale Individually or as a Whole

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Quality Tenants include Jellis Craig, Embertec,  
Google Maps Guru and Best Group

Expand and Diversify your Investment Portfolio

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Entry level price with strong growth on  
your investment, up to 8% net return

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Tax depreciation benefits



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\*Approximate. No responsibility is accepted by the vendor or the agent for the accuracy of any information contained herein or for any action taken in reliance thereon. Knight Frank respects your privacy. A copy of our privacy policy is available at [www.knightfrank.com.au](http://www.knightfrank.com.au). Please contact Leanne Simonds, Building 1, 540 Springvale Road, Glen Waverley, 03 8545 8612 or email [Leanne.Simonds@au.knightfrank.com](mailto:Leanne.Simonds@au.knightfrank.com) if you do not wish to receive any further direct marketing communications from Knight Frank.