

# For Lease

# Knight Frank



04/05/2007

## 509 - 511 St Kilda Road, MELBOURNE

Aviva House, formerly known as Norwich House, completed in May 1990, a 7-storey office building with five ground-floor showrooms of which three face St Kilda Road, a sixth-floor bistro, a rooftop tennis court, and a 333-space car parking area on the ground floor and basement. Floor areas range between 1,324 sqm and 3,500 sqm. There is a full-height atrium foyer finished with a glazed apex roof, a bluestone and marble sculpture by Akio Makigawa in the landscaped forecourt and a colonnaded facade finished in polished granite and glass.



Knight Frank is pleased to provide you with details on the above mentioned premises:

Level	Area m <sup>2</sup>	Min Area m <sup>2</sup>	Rent \$/m <sup>2</sup> pa	Outgoings \$/m <sup>2</sup> pa	Lease type	Lease term	Availability	Fitout
1	188.0	189.0	\$ 220.00 (Nett)	\$99	Direct	Negotiable	Immediate	No
G	292.0	293.0	\$ 400.00 (Nett)	\$99	Direct		Immediate	No

Rent Reviews: Fixed by negotiation

Outgoings: Excluded from Base Rent - Lessee Pays Percentage of all Outgoings

Car Parking: 4

Cleaning: The Lessee is responsible for their proportion of tenancy and common area cleaning charges.

Features: Quality A GRADE building overlooking Fawknor Park. Large efficient floor plate. Located close to Commercial Rd.

Comments: Ground floor showroom/office formerly occupierd by Westpac Bank.

Contact: **Peter Soumilas (03) 9604 4656 or 0433 190 141**

GST: All quoted rentals, fees and charges are exclusive of GST

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