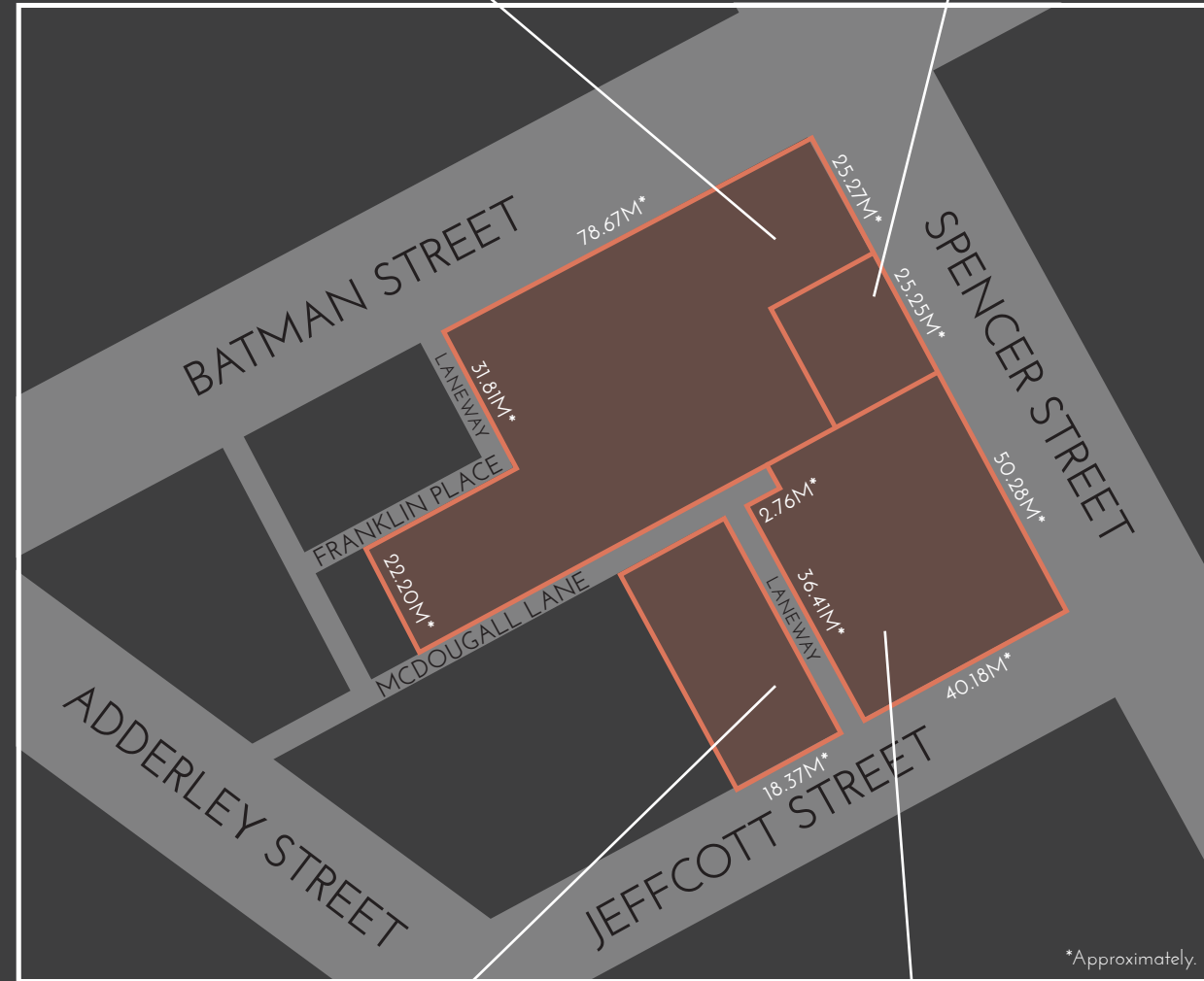


1 83-113
Batman Street



2 371 Spencer Street

3 355 Spencer Street

4 102 Jeffcott Street

*Approximately.



FOR SALE BY INTERNATIONAL EXPRESSIONS OF INTEREST CLOSING 26 NOVEMBER 2015 AT 2PM
AVAILABLE INDIVIDUALLY OR AS A WHOLE.

FOR MORE INFORMATION PLEASE CONTACT THE SALES & MARKETING AGENTS:

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*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.

CBRE
1300 666 888
Level 34, 8 Exhibition Street, Melbourne

TOTAL LAND AREA: 7,844 SQM*

FOR SALE

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CBRE CITY SALES

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1 83-113 Batman Street

- Melbourne's best permit approved offering with 522 apartments and townhouses by world renowned architect Bruce Henderson
- Huge corner landholding of 3,899sqm*, with street frontages totalling 158m*
- Substantial holding income
- Opportunity to deliver a landmark project that will redefine the West Melbourne residential market



2 371 Spencer Street

- Substantial three (3) level freestanding office and retail building with an additional basement level
- Highly efficient office floor plates with extensive ceiling heights and terrific levels of natural light
- Leased to multiple tenants with an opportunity to part owner-occupy
- Major exposure to passing vehicular and foot traffic



3 355 Spencer Street

- A Six level office investment of 7,385sqm*, prominently positioned on the high profile corner of Spencer and Jeffcott Streets
- Large additional basement level provides exclusive car parking for 32 vehicles
- Total site area: 2,005sqm* with over 90m of total corner street frontage
- Internal accommodation includes high ceilings, exposed red brick walls and high volumes of natural light throughout
- Significant opportunity to capture substantial income reversion
- 100% leased to highly regarded, long standing tenant covenants



4 102 Jeffcott Street

- Freestanding commercial building of 1,770sqm* with substantial basement
- Situated on 919sqm* of land with multiple access points and street frontages
- Occupied by renowned educational institution Menzies providing substantial income
- Ideal for owner occupation, investment or future development (STCA)