

464 St Kilda Road

St Kilda, Melbourne | **OFFICE**



The property comprises two components. The first component being 464 St Kilda Road, an eight storey office building with ground floor and basement car parking (single and tandem) for 192 bays. The second component is units 112-218, 23 Queens Road, which is strata car parking, comprising 107 car bays currently leased by Secure Parking.

Ownership interest	50%
Cap rate	5.25%
Valuation date	June 2021
Acquisition date	May 2018
Site area	4,645m ²
Net lettable area	13,784m ²
Occupancy	67%
NABERS rating (Energy)	4.5
NABERS rating (Water)	4.5
WALE by income	0.12
Rent review structure	Fixed
Major tenants by income	VACC, Jenny Craig
Parking spaces	192
Valuation range	\$40-60 million