

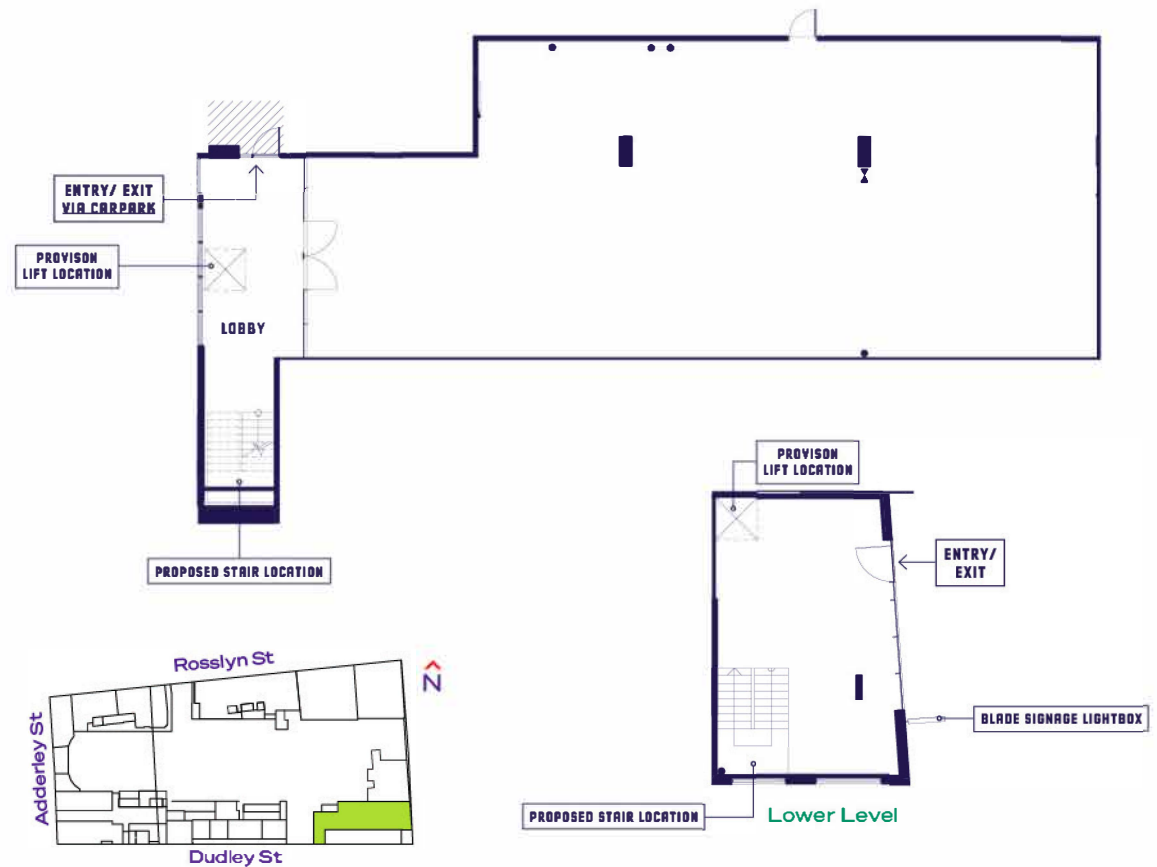


# SHOP R07

(Lot S19), 3 Wominjeka Walk, West Melbourne 3003

**FOR SALE**  
**\$3,700,000**

**Area: 633sqm**



**COMMERCIAL SPACE FOR SALE**

# CURRENT LEASE STATUS

Tenanted

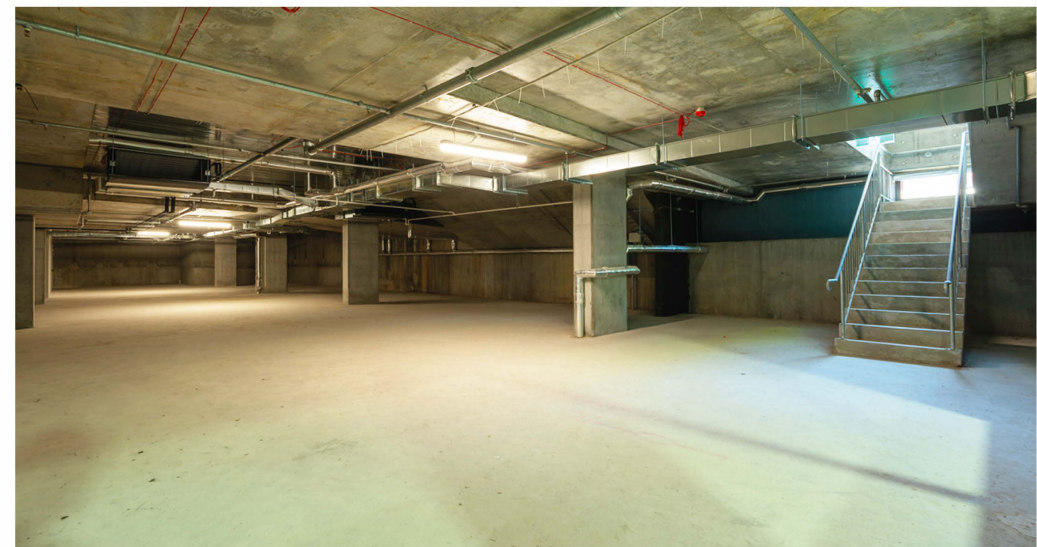
**Base rent:** Year 1: \$210k Year 2: \$220k  
Year 3: \$230k Year 4: \$240k Year 5: \$250k

**Term: 5 years Option: 5+5 years**

Tenant: Phobia Escape Rooms	Tenant: Phobia Escape Rooms / West End Landco	
Sale	Lease Expiry: 1 Apr 2029	5+5 years

**Existing tenant:**  
Phobia Escape Rooms

This space is over 2 levels and the tenant is in the process of moving in.



**COMMERCIAL SPACE FOR SALE**