

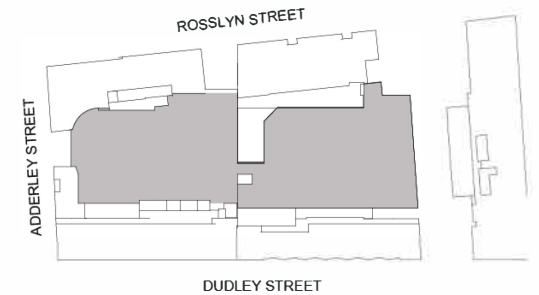
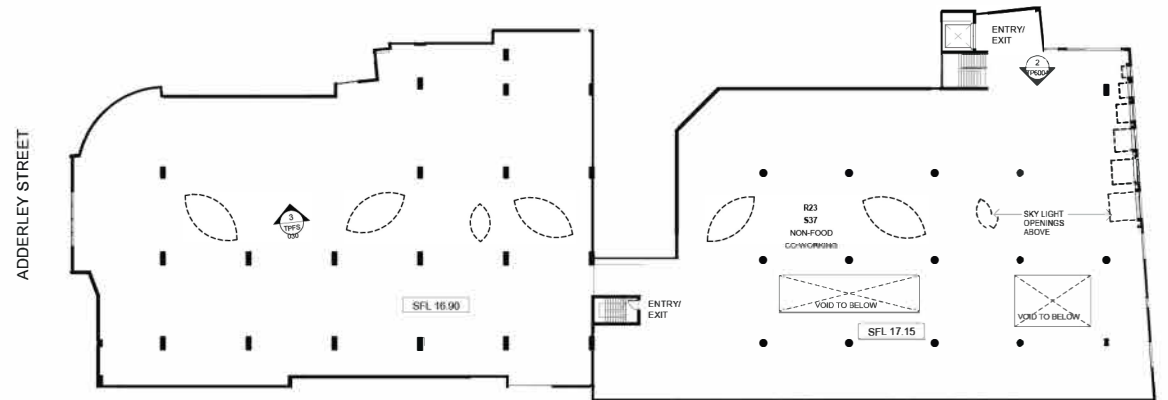


SHOP R23

(Lot S38), 21 Wominjeka Walk, West Melbourne 3003

FOR SALE
\$14,194,000

Area: 2,926sqm



COMMERCIAL SPACE FOR SALE

CURRENT LEASE STATUS

Vacant Leased to West End Devco

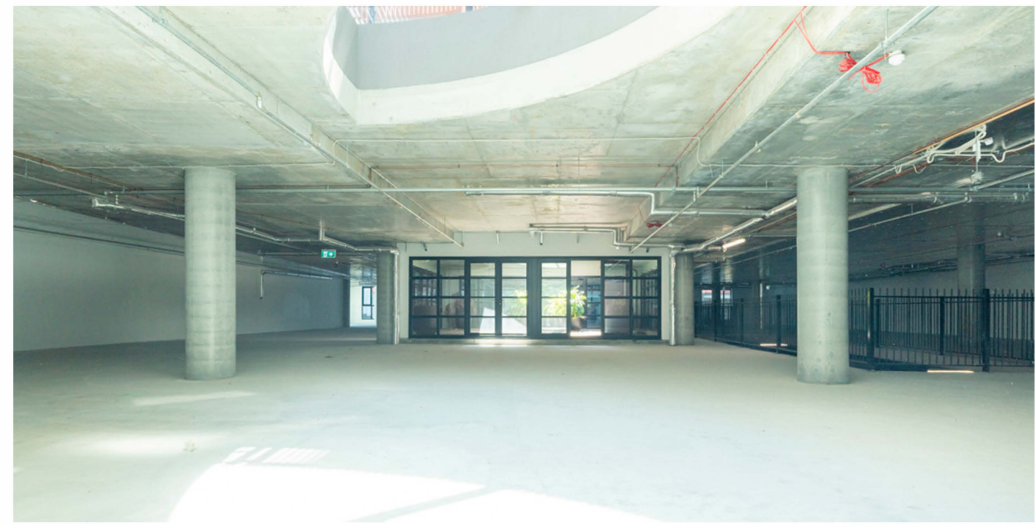
Base rent: \$1,024,100 per annum

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

Tenant: West End Devco	Tenant: West End Devco / West End Landco
Sale	Lease Expiry: TBA
	5+5+5+5 years

Existing tenant:
West End Devco

As there is a Rental Guarantee in place, West End Devco Pty Ltd will cover the Rent until a tenant is secured.



COMMERCIAL SPACE FOR SALE