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**Rare whole top floor in the Melbourne CBD legal precinct listed for sale**

Melbourne, VIC (4 August 2010)

A 567 square metre corner whole strata office floor is being offered for sale in the Melbourne CBD's tightly held legal precinct.

This top floor office is located on level 10 at 620 Bourke Street, opposite Bourke Place, and is being offered with vacant possession and the opportunity to purchase secure car bays.

CB Richard Ellis' Sebastian Drapac in conjunction with Knight Frank's Marcus Quinn will steer the sales campaign.

Mr Quinn said the property will appeal to both owner occupiers and investors.

"Melbourne's CBD office market has been one of the best performing sectors in Australia this year as demand from tenants and buyers continues to grow. The increase in demand has led to strong take-up and rental growth," he said.

Mr Drapac said the location of the property in the heart of the legal precinct would be a major attraction.

"It is very difficult to buy office space in the CBD's legal precinct as there is a basic supply/demand imbalance. This location is in close proximity to Southern Cross Station, the Docklands, trams and major road arterials and with the additional bonus of the retail and dining amenities of Bourke Street."

Additionally, Mr Drapac commented that the floor provides owner occupiers and investors flexibility and that the astute purchaser could divide up the floor plan to capitalise on the strong rental market.

The strata floor is being offered for sale through a Deadline Private Sale campaign closing Wednesday the 8<sup>th</sup> of September 2010 at 4pm and the property is expected to fetch north of \$2M.

About CB Richard Ellis

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