

Various Suites 37 Swanston Street, MELBOURNE

FOR LEASE



THE NICHOLAS BUILDING - HERITAGE STUDIOS

Description

- STONES THROW AWAY FROM FLINDERS STATION
- CREATIVE HUB
- ICONIC HERITAGE BUILDING

Positioned on the bustling corner of Swanston Street and Flinders Lane, this property is located in the heart of Melbourne's CBD within an iconic heritage building.

Feature Suite: Level 4

Rare, large office of 135 sqm running along the Swanston Street frontage of Level 4. Superb levels of natural light with significant amount of windows and views overlooking St Paul's Cathedral. Would suit a host of office tenants wishing to occupy space in one of Melbourne's most iconic creative office/retail building. Nestled in the creative hub of the Heritage listed Nicholas Building. Great natural light and wonderful high ceilings make these suites irresistible.

- * Size: 18 sqm - 40 sqm*
- * No outgoing fees
- * Exceptional views down Swanston Street and St Kilda Road
- * Quality amenities surrounding vicinity
- * Stones throw away from Flinders Street Station
- * Creative hub

Located in the iconic Nicholas Building, these suites provide an outstanding opportunity to lease a boutique office in one of Melbourne's most prestigious complexes.

Area m²: 40.00

Rent PA: Contact Agent

Outgoings:

Contact: **Izzi Goldman**
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FOR IMMEDIATE INSPECTION CALL US TODAY!

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