



## THE NICHOLAS BUILDING - HERITAGE STUDIOS

### Description

- COVID SAFE - SELF CONTAINED SUITES
- MELBOURNE'S MOST CENTRAL COMPLEX
- ICONIC HERITAGE BUILDING - CREATIVE HUB

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.

The Nicholas Building combines history and character in an iconic location making it one of, if not Melbourne's most famous building. Even if people don't know it by name, almost everyone in the city passes by and shops at the Nicholas Building daily.

- \* Sizes: 18-135 sqm
- \* No outgoing fees
- \* Exceptional views down Swanston Street and St Kilda Road
- \* Quality amenities surrounding vicinity
- \* Stones throw away from Flinders Street Station
- \* Central Melbourne Hub
- \* No central air conditioning (Covid-Safe)

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

FOR IMMEDIATE INSPECTION CALL US TODAY!

\*approx

**Area m<sup>2</sup>:** 18.00

**Rent PA:** Contact Agent

**Outgoings:**

**Contact:**

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