



## BE PART OF THE ICONIC "NICHOLAS BUILDING"

### Description

- UNIQUE 1ST FLOOR RETAIL TENANCY
- ICONIC & HERITAGE CBD BUILDING
- VARIOUS LEASING OPTIONS

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.

- \* Total Area: 200 sqm (approx.)
- \* Can be separated into smaller areas
- \* Cost effective 1st floor rental space
- \* Prominent Swanston Street position
- \* Join other long standard retailers

This unique retail space provides a cost effective retail solution which would suit a wide array of retailers.

FOR IMMEDIATE INSPECTION CALL US TODAY!

**Area m<sup>2</sup>:** 200.00

**Rent PA:** Contact Agent

**Outgoings:**

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