

# Suite 3.04, 3.05 & 5.06 372 Albert Street, EAST MELBOURNE

## FOR LEASE



## LOCATED IN THE EAST MELBOURNE JUST 2 MINUTES FROM CBD

### Description

- RANGE OF SUITES AVAILABLE
- NORTH FACING OR CBD/FITZROY GARDEN VIEW
- SECURE PARKING AVAILABLE FOR LEASE

\* Suite 3.04 - 34 sqm\*

\* Suite 3.05 - 73 sqm\*

\* Suite 5.06 - 39 sqm\*

- \* All with outstanding natural light
- \* Secure onsite car parks available to lease in the building
- \* On-site Degani cafe
- \* Shower and changing facilities in the building
- \* All suites will have new carpet installed before lease commencement

372 Albert Street is a prominent 9-storey building situated within an outstanding city fringe location directly opposite the serene Fitzroy Gardens.

The building provides lift access and is suitable for a number of uses, including corporate offices or medical consulting rooms.

The property is located on the north-east corner of Albert & Lansdowne Streets within a major hospital precinct (incorporating The Freemasons, St Vincents and Mercy Private Hospitals) and is within immediate proximity to public transport facilities, including tram services along Victoria Parade, Brunswick Street and Smith Street, Fitzroy.

Importantly, the entrance to Parliament train station is just 500m

**Area m<sup>2</sup>:** 73.00

**Rent PA:** Contact Agent

**Outgoings:**

**Contact:** **Simon Southey**  
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**Jarrold Nankin**  
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away.

FOR AN IMMEDIATE INSPECTION CALL US TODAY!