



## RARE WHOLE FLOOR OPPORTUNITY

### Description

- WHOLE FLOOR OPPORTUNITY
- RECENTLY REFURBISHED
- SUITABLE FOR EDUCATION

\* Tenancy Area: 692 sqm\*

\* Recently refurbished to a high standard including new carpet and LED lighting

\* Excellent natural light

\* Easily adaptable for 9B compliance for educational providers

\* Five secure, underground parking spaces available

\* Ideally located for access by tram, train or bus

\* Generous incentives on offer

Allard Shelton is pleased to present for lease the tremendous opportunity that is Level 3, 398 Lonsdale Street, Melbourne. Encompassing the whole floor of some 692 sqm\* the tenancy benefits from being recently refurbished and can easily be further configured for use by educational institutions (subject to 9B certification).

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

\*approx

**Area m<sup>2</sup>:** 692.00

**Rent PA:** Contact Agent

**Outgoings:**

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