



## STRATEGIC RETAIL LOCATION - BUDGET OFFICE PRICE

### Description

- WELL POSITIONED RETAIL OPPORTUNITY
- LARGE CORNER FRONTAGE WITH SIGNAGE
- SEPARATE OFFICE/STORAGE

- \* Large 110 sqm\* retail opportunity
- \* Well priced to lease
- \* Kitchenette facilities
- \* Car parking

Shop 2, at 398 Lonsdale Street provides a strategic opportunity to create a CBD presence for your brand. With its sizable floor plan, separate office/storage and small kitchenette area, this tenancy is ready to house your business for years to come.

The space benefits from large corner frontage on Lonsdale and Hardware Street, allowing for some 10+ meters of signage or window space.

The property is also a close distance from all destinations in the CBD, being less than a 3 minute walk from Melbourne Central and Melbourne Central Station, Bourke Street Mall, QV, Southern Cross Station, and all the CBD has to offer.

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

\*approx

**Area m<sup>2</sup>:** 110.00

**Rent PA:** Contact Agent

**Outgoings:** Payable by tenant

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