



## OUTSTANDING WHOLE BUILDING OPPORTUNITY

### Description

- RARE WHOLE BUILDING OPPORTUNITY
- HIGHLY SOUGHT AFTER LANEWAY LOCATION
- SUITABLE FOR A VARIETY OF USES (STCA)

- Outstanding whole building opportunity within Melbourne's bustling CBD

- 196 sqm\* across three levels

- Character space with high ceilings

- Suitable for a variety of office and retail uses (STCA)

- Prime CBD laneway location within close proximity to a variety of retail amenity, hotels and some of Melbourne's best restaurants including; Flower Drum, Pellegrini's, Becco, Gingerboy, HuTong and China Town's restaurant precinct

- Well serviced by public transport with trams on Bourke Street and Parliament Station within walking distance

CALL TODAY FOR AN IMMEDIATE INSPECTION!

\*Approx

**Area m<sup>2</sup>:** 196.00

**Rent PA:** Contact Agent

**Outgoings:** Paid by Lessee

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