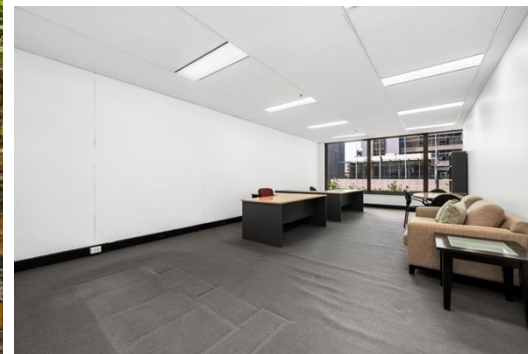


Level 4 Suite 408 488 Bourke Street,  
MELBOURNE

FOR LEASE



## PRIME BOURKE STREET OFFICE OPPORTUNITY

### Description

- TOTAL LETTABLE AREA: 48 SQM\*
- PRIME CBD LOCATION
- VERSATILE & OPEN-PLAN OFFICE

Allard Shelton are please to offer for lease this modern & fully fitted office opportunity.

Key attributes of the offering include:

- \*Total lettable area: 48 sqm\*
- \* Outstanding location
- \* Located in the heart of Melbourne's CBD
- \* Available Immediately
- \* Suits a number of uses

FOR AN IMMEDIATE INSPECTION, CALL US TODAY!

\*Approx

**Area m<sup>2</sup>:** 48.00

**Rent PA:** Contact Agent

**Outgoings:** Payable by Lessee

**Contact:**  
**Ann Magee**  
0418 137 071  
[AnnMagee@allardshelton.com.au](mailto:AnnMagee@allardshelton.com.au)

**Joshua Colosimo**  
0413 790 309  
[joshuacolosimo@allardshelton.com.au](mailto:joshuacolosimo@allardshelton.com.au)

**Jarrod Nankin**  
0422 800 228  
[jarrodnankin@allardshelton.com.au](mailto:jarrodnankin@allardshelton.com.au)