



## PRIME CBD RETAIL LEASING OPPORTUNITY!

### Description

- TOTAL LETTABLE AREA: 221 SQM (approx)
- OUTSTANDING MELBOURNE CBD LOCATION
- SUITABLE FOR A VARIETY OF USES (STCA)

Allard Shelton is pleased to offer for lease this immaculate retail/office space in the heart of the Melbourne CBD. Located prominently on Queen Street, this leasing opportunity is certainly one not to be missed. Inspection will impress.

- \* Total building area: 221 sqm (approx)
- \* Prime Queen Street Location
- \* Expansive open-plan configuration
- \* Male/Female toilets and kitchenette
- \* Situated within modern retail/office complex
- \* Outstanding access to public transport
- \* Suitable for a variety of uses (STCA)

FOR AN IMMEDIATE INSPECTION, CALL US TODAY!

\*Approx

**Area m<sup>2</sup>:** 221.00

**Rent PA:** Contact Agent

**Outgoings:** Payable by Lessee

**Contact:** **Joshua Colosimo**  
0413 790 309  
joshuacolosimo@allardshelton.com.au

**Jarrod Nankin**  
0422 800 228  
jarrodnankin@allardshelton.com.au