



## PRIME CBD RETAIL LEASING OPPORTUNITY!

### Description

- TOTAL LETTABLE AREA: 221 SQM (approx)
- 2 SECURE CAR PARKS
- END OF TRIP FACILITIES

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.

An inspection will impress!

- \* Total building area: 221 sqm (approx)
- \* 2 Secure Car Parks
- \* End of trip facilities
- \* Flexible floorplan
- \* 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, PLEASE CONTACT BRENDAN BURMISTROW OR PATRICK KERR TODAY.

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

**Rent PA:** Contact Agent

**Outgoings:** Payable by Lessee

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