



## PRIME CBD OFFICE LEASING OPPORTUNITY

### Description

- TOTAL LETTABLE AREA: 245 SQM\* (approx)
- OUTSTANDING MELBOURNE CBD LOCATION
- SUITABLE FOR A VARIETY OF USES (STCA)

Gorman Allard Shelton is pleased to offer for lease this immaculate 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: 245 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>:** 245.00

**Rent PA:** Contact Agent

**Outgoings:** Payable by Lessee

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