

255 Bourke Street, MELBOURNE

FOR LEASE



## QUALITY OFFICE ACCOMODATION IN THE HEART OF THE CBD!

### Description

- QUALITY & FLEXIBLE OFFICE ACCOMMODATION
- END OF TRIP FACILITIES INCLUDING SHOWERS
- PRIME LOCATION IN THE HEART OF THE CBD

Gorman Allard Shelton are pleased to offer the following:

#### \* Level 5 – 587 sqm\*:

- 14 consulting rooms
- Telecommunications room
- Boardroom/Conference room
- Open plan work area with the ability to accommodate 60+ employees
- Kitchenette

#### \* Level 7: 587 sqm\*:

- 10 separate consulting/private offices
- Capacity to seat 75+ employees
- 2 separate kitchenettes
- 2 Boardrooms/Meeting Rooms
- Storage areas included

\* The building services include showers, changing rooms and bike storage.

\* Fantastic prime location within the heart of the CBD on the corner of Bourke and Swanston's Street and directly opposite the Bourke Street Mall.

\* Trams on your doorstep and close proximity to Flinders Street, Melbourne Central and Parliament Train Stations, as well as the new Town Hall Metro Train Station currently under construction.

**Area m<sup>2</sup>:** 587.00

**Rent PA:** Contact Agent

**Outgoings:** Payable by Lessee

**Contact:** **Brendan Burmistrow**  
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FOR AN IMMEDIATE INSPECTION, CALL US TODAY!

\*Approximately