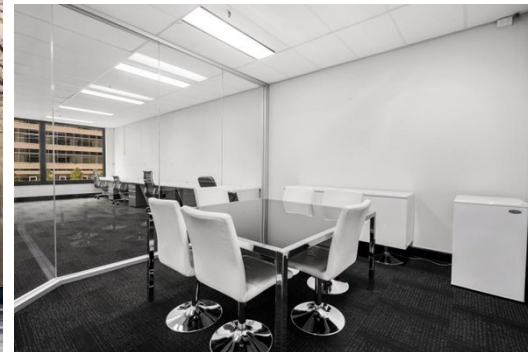


Level 5 Suite 505 488 Bourke Street,  
MELBOURNE

FOR LEASE



## FULLY FITTED OFFICE IN THE MIDDLE OF CBD

### Description

- TOTAL LETTABLE AREA 71 SQM\*
- HIGH QUALITY OFFICE FIT-OUT
- CENTRAL CBD LOCATION

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

Key attributes of the offering include:

- \* Total lettable area: 71 sqm\*
- \* Located on level 5
- \* Open-plan office space with meeting room
- \* Modern, high quality fit-out
- \* Amenities include kitchenette and toilets
- \* Extraordinary views overlooking Bourke Street
- \* Heating/cooling throughout
- \* Excellent accessibility to Public Transport

Don't miss this remarkable office opportunity in the thriving Bourke Street retail/office precinct, located at the heart Melbourne's CBD!

FOR AN IMMEDIATE INSPECTION, CALL US TODAY!

\* Approx.

**Area m<sup>2</sup>:** 71.00

**Rent PA:** Contact Agent

**Outgoings:**

**Contact:**

**Ann Magee**  
0418 137 071  
AnnMagee@allardshelton.com.au

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

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