



## CREATIVE WHOLE FLOOR OFFICE

### Description

- BUILDING AREA : 253 sqm\*
- EXCEPTIONAL NATURAL LIGHT
- FULLY SELF CONTAINED

Allard Shelton are delighted to present to the market Level 4/43 Hardware Lane, Melbourne for lease.

This fantastic whole floor creative office is positioned in the heart of the CBD between Bourke and Lonsdale Street, Hardware Lane is one of Melbourne's most established culinary precincts surrounded by infamous restaurants, cafes and bars.

43 Hardware Lane is a boutique 6 level building and perfect for businesses who are seeking an active and dynamic environment to re-engage with their workforce.

### Key Features:

- Whole first floor tenancy of 253 sqm\*
- Self contained bathrooms
- Amazing natural light
- Flexible open floor plan
- Prime CBD location on the corner of Hardware Lane and Little Bourke Street
- Vibrant position with numerous restaurants, cafes and bars at your doorstep
- Close proximity to public transport

To arrange an inspection of this property or to discuss your office requirements, please contact the exclusively listed agents!

**Area m<sup>2</sup>:** 253.00

**Rent PA:** Contact Agent

**Outgoings:** Payable by Lessee

**Contact:** **Brendan Burmistrow**  
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Level 4 43 Hardware Lane, MELBOURNE

FOR LEASE

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