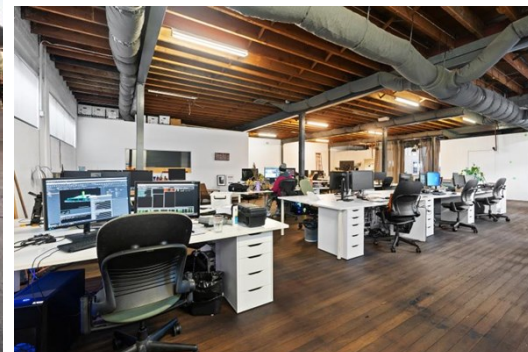


104 Dover Street, CREMORNE

FOR LEASE



ENTIRE CREMORNE BUILDING ON OFFER!

Description

- Tenancy Area: 120-649sqm*
- New York loft style offering
- Prime position in thriving hub

Gorman Allard Shelton are pleased to offer the best valued opportunity in the heart of the bustling Cremorne commercial and business precinct.

Positioned in the highlight sought Cremorne area, this full building opportunity has the elements to be a wonderful home for an array of businesses.

Key features:

- Tenancy areas: 120-649sqm*
- Mixture or open plan layout and various partitioned offices
- High ceilings allowing for fantastic natural light
- Dual entrances, with stair well access to the 1st floor
- Enormous signage & exposure options available (STPA).

The property is located amongst a large amount of public transport and is well serviced by main arterial roadways such as the Citylink, Monash Freeway, Punt Road and Eastern Freeway, the property is also surrounded by cafes, bars, and some of Melbourne's finest eateries and very close to the Swan Street precinct.

Should you wish to inspect, please don't hesitate in contacting the exclusive leasing agents below.

Area m²: 649.00

Rent PA: Contact Agent

Outgoings: Gross Lease

Contact: **Patrick Kerr**
0451 142 791
patrickkerr@allardshelton.com.au

Brendan Burmistrow
0432154121
brendanburmistrow@allardshelton.com.au