



## UNIQUE TOP FLOOR OFFICE

### Description

- Whole top floor tenancy of 186sqm\*
- Flexible open floor plan
- Multiple outdoor decking areas

Gorman Allard Shelton are delighted to present to the market Level 6/43 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 186 sqm\*
- Multiple outdoor decking areas
- 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>:** 186.00

**Rent PA:** Contact Agent

**Outgoings:** GROSS

**Contact:** **Brendan Burmistrow**  
0432154121  
brendanburmistrow@allardshelton.com.au

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

**Joseph Walton**  
0417 309 347  
joewalton@allardshelton.com.au