

169-171 Victoria Parade, FITZROY

FOR LEASE



## PREMIUM OFFICE & CONSULTING SPACE

### Description

- VICTORIAN CHARM & MODERN FUNCTIONALITY
- LOCATED IN THE MEDICAL/HOSPITAL PRECINCT
- ABUNDANCE OF OFFICE OPPORTUNITIES

Conveniently positioned on the fringe of Melbourne CBD.

Located on the northern side of Victoria Parade conveniently positioned on the fringes of Melbourne CBD, Brunswick & Fitzroy with easy access to main arterial roadways including City Link, Hoddle Street and M3 Freeway. The property is within one of Melbourne's major hospital precincts (incorporating The Freemans, St Vincent & Mercy Private Hospitals)

Available Tenancies;

Ground Floor – 93 sqm\*  
Level 1, Suite 3&4: 60 sqm\*  
Level 1, Suite 5&6: 60 sqm\*  
Level 3, Suite 1: 154 sqm\*  
Level 3, Suite 2: 99 sqm\*  
Terrace Tenancy B: 22 sqm\*  
Terrace Tenancy C: 14 sqm\*

- \* On-site secure parking available
- \* Varying suite sizes & options to suit a large range of businesses
- \* Immediate proximity to public transport, including tram service on Victoria Parade
- \* Available Now!

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

\* Parking subject to availability Terms & conditions apply.

**Area m<sup>2</sup>:** 99.00

**Rent PA:** Contact Agent

**Outgoings:**

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