



**NORTHCOTE**  
**171-175 High St**

Property ID: 500854463

**BRAND NEW OFFICES**

- Sizes from 160m2 to 498m2 whole floor
- Suit various occupiers (stca)
- Tram at door

Located in an elevated position with stunning views toward the Melbourne CBD.

Stunning JAM Architect designed boutique office building.

Located in an elevated position with stunning views toward the city.

The building comprises:

- \* Gnd: LEASED (436m2)
- \* L1: 509m2 (+42m2 terrace) + 5 car spaces.
- \* L2: 461 m2
- \* L3: LEASED (166m2 +163m2 terrace)
- \* 5 Star Nabers Rating
- \* Passenger lift.
- \* End of Trip Facilities
- \* Openable Windows.
- \* Outdoor terraces (level 1&3)
- \* Car parking for 17 cars
- \* EV charging facilities.

**KEY INFORMATION:**

<b>Property Type:</b>	Office, Office / Showroom, Medical / Consulting
<b>Office m<sup>2</sup>:</b>	509
<b>Total m<sup>2</sup>:</b>	509 sqm approx
<b>Annual Rent:</b>	\$279,950 PA Net + GST
<b>Outgoings:</b>	Payable by the Lessee
<b>Car Parking:</b>	Car parking \$350 pcm each
<b>Availability:</b>	Immediate

**CONTACT AGENT:**

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