



MOONEE PONDS

Level 1/ 641 Mt Alexander Road

JOIN ROYAL MELBOURNE HOSPITAL AND NDIS

- Existing quality office fit-out.
- Tram & Bus at door
- Subdivision Considered

Located in the heart of Moonee Ponds. Bus transfer and train in close proximity with tram and retail shopping at the door. Moonee Ponds Central Shopping Centre around the corner, with excellent car parking. Large open floor in this modern office building.

Features include:

- * Area available from 375sqm - 654sqm approx.
- * Existing quality office fit-out can remain or be removed.
- * Excellent natural light.
- * Bike racks
- * 2 passenger lifts
- * Disability compliant bathroom.
- * Bus and tram at the door.
- * Train station within easy walking distance.

Disclaimer: The information contained here in has been obtained from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Property ID: 500853515

KEY INFORMATION:

| | |
|------------------------------|---|
| Property Type: | Office, Medical / Consulting |
| Office m²: | 654 |
| Total m²: | 654 sqm approx |
| Annual Rent: | \$222,360 PA Net + GST |
| Outgoings: | Payable by the Lessee & estimated at \$100m2 pa |
| Availability: | Now |

CONTACT AGENT:

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