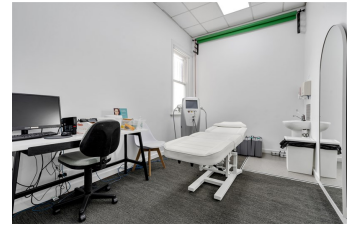


# Malvern

30-32 Glenferrie Road,



Prime Healthcare  
Facility / Medical  
Centre / Allied  
Health / General  
Retail Opportunity



30-32 Glenferrie Road,  
Malvern

Take advantage of this unique and rare opportunity to establish your business in a bustling prime location.

This 417m<sup>2</sup> two-level complex is primely positioned with an expansive 14-meter frontage on the busy and ever-growing Glenferrie Rd directly opposite the renowned Malvern Central Shopping Centre.

Attractive and incentivised rental and lease terms for the successful applicant.

This property is available to be leased vacant, or with the existing fit-out and equipment.

With fully equipped treatment rooms and consulting offices as well as modernly designed reception areas, the current fit-out and equipment are suitable for a wide variety of medical procedures. Optional additional equipment includes operating and treatment beds, desks, computers, phone system.

Alternatively, the premise is suited as a showroom, retail space, professional offices, legal, accountants, real estate office, architects etc.

Key Features:

- **High Exposure & Accessibility:** Enjoy fantastic visibility with a 14-meter frontage on busy Glenferrie Road, with massive high exposure signage opportunities to promote your business.
- **Prime Location:** Benefit from thousands of passing vehicle traffic and local foot traffic. This site is directly opposite the popular Malvern Central Shopping Centre, and around the corner of the busy Malvern Railway Station.
- **High Density Growth:** Benefit from the influx of the surrounding population, including the brand-new soon to be completed high rise apartment developments at the corner of Dandenong Rd, situated only 100m away.
- **Ample Parking:** 16 dedicated private on-site parking spaces located at the rear of the property.
- **Fully Fit-Out Medical Facility:** With existing fully equipped treatment rooms, and consulting offices, this space is ideal for immediate medical use.
- **Nearby Amenities:** Located near major public transport hubs and a short distance from Cabrini Malvern Hospital, providing access to a broad, affluent demographic in the City of Stonnington.

This facility combines convenience, high visibility, and top-tier medical infrastructure to support a variety of healthcare uses such as (and not limited to) GP, Radiology, Pathology, Cardiology, Dental, Aesthetics, Physiotherapy, Rehabilitation, Veterinary, Allied Health, variety of outpatient procedures etc.

Don't miss this rare leasing opportunity. Available now.

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