



**MOONEE PONDS**  
**Level 7/ 641 Mt Alexander Road**

Property ID: 500854021

**WHOLE REFURBISHED FLOOR**

- Existing Quality Fitout
- Brilliant Convenient Location
- Attractive Terms

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. Refurbished modern office building centrally located in Moonee Ponds.

- \* Whole Floor.
- \* Excellent natural light.
- \* Exceptional views.
- \* Disability access.
- \* Existing Quality Fitout.
- \* Bus and tram at the door with train station within easy walking distance.

A great value office leasing option.

**KEY INFORMATION:**

<b>Property Type:</b>	Office, Medical / Consulting, Office / Showroom
<b>Office m<sup>2</sup>:</b>	662
<b>Total m<sup>2</sup>:</b>	662 sqm approx
<b>Annual Rent:</b>	\$238,320 PA Net + GST
<b>Outgoings:</b>	\$100m2 pa approx payable by the Lessee
<b>Car Parking:</b>	Ample public parking nearby.
<b>Availability:</b>	Now

**CONTACT AGENT:**

**ANTHONY KELLY**  
M: 0411 740 394  
E: [akelly@kellyproperty.com.au](mailto:akelly@kellyproperty.com.au)

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