

## Price

CLAYTON

C8/756 Blackburn Road

CONTACT AGENT

## PREMIUM BOUTIQUE OFFICE OPPOSITE MONASH UNIVERSITY!

This well-presented boutique office is located within one of Clayton's most established and highly regarded office complexes, offering an outstanding turnkey opportunity for professional occupiers or investors.

Strategically positioned directly opposite Monash University and in close proximity to the Australian Synchrotron, Moderna vaccine production facility and the Victorian Heart Hospital, this office is ideally suited to medical, consulting, research, education support or professional services.

Key features include:

- 89sqm\* of functional office space comprising reception, three large offices and a small boardroom
- Fully ducted HVAC throughout
- Private kitchenette and internal amenities
- High-quality glass partitions
- Office furniture included
- Three (3) car spaces comprising one (1) onsite car park and two (2) secure underground car parks
- Secure office complex with 24-hour security system and swipe card access for after-hours entry
- Onsite popular café
- NBN connectivity
- Excellent natural light and access to an open piazza area

<b>Property ID</b>	2824234
<b>Property Type</b>	Offices
<b>Status</b>	Sale or Lease
<b>Floor Size</b>	89m <sup>2</sup>

### CONTACT

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# CLAYTON

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... offering immediate occupation and long-term appeal for owner-occupiers and investors alike.

Call our friendly agents now to arrange an inspection:

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