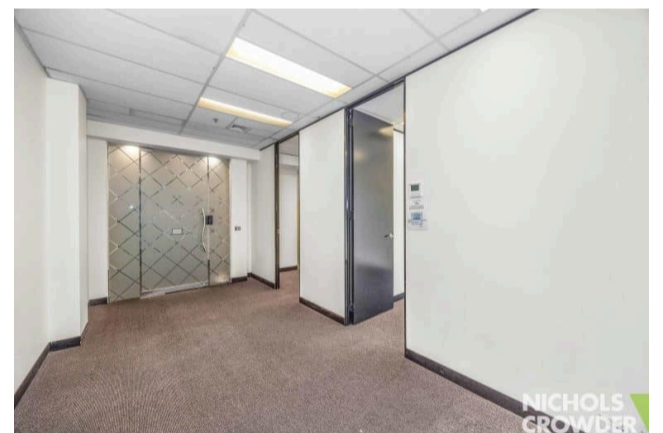
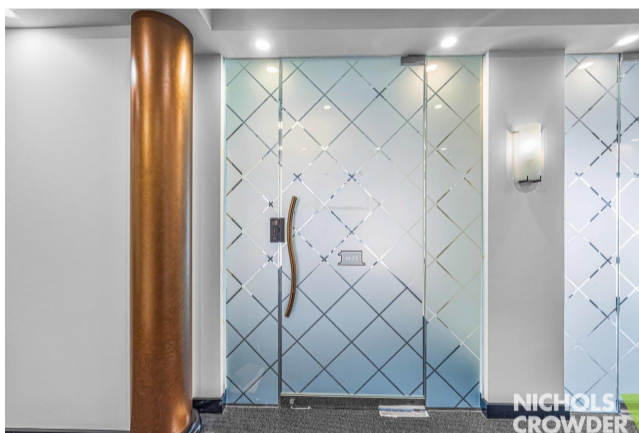


**1422/1 Queens Road, Melbourne**

## For Lease

### Modern Office - Ideal for Work & Play

Position your business in a landmark office building opposite Albert Park Lake, the golf course and Melbourne's premier sporting precinct – just minutes from the CBD. Ideal for small professional teams, this well-presented office offers flexibility, convenience and excellent value.

This light-filled, modern office is perfectly suited for businesses with 3–4 staff members. With flexible lease terms and an all-inclusive rental, it's a smart and affordable choice for those looking to establish or grow their business in a highly accessible location.

Key features include:

- \* Office area: 42sqm\*
- \* Affordable rental – outgoings included
- \* Floor-to-ceiling windows, great natural light
- \* Carpeted office with a modern, professional feel

- \* Fully equipped on-site gym – free for all tenants
- \* Boardroom and meeting spaces available for hire
- \* Excellent public transport access at your doorstep
- \* Opposite Albert Park Lake & Golf Course
- \* Close proximity to the CBD, Southbank & South Yarra

For further details or to arrange an inspection please contact:

Cameron Williams 0412 366 565

**DISCLAIMER:**

\* All information and measurements are approximate and should not be relied upon as accurate. The stated net internal area of the premises is provided as an indicative estimate only and is not a substitute for carrying out precise measurements. Interested parties should refer to the Contract of Sale and/or Lease documentation for definitive details. All images are subject to copyright.

\* By enquiring on this property you agree to receive regular property updates and marketing communication from Nichols Crowder. You may unsubscribe at any time.

**PROPERTY DETAILS**

**Property ID**

2P3934

**Price**

Contact Agent

**Agents**

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