

For Lease

3 Avoca Street SOUTH YARRA

Description	Area m ²	Rate \$/m ²	Rent \$/pa
3 Avoca Street	53		

Location

Description

Allard Shelton are pleased to offer for lease a flexible South Yarra opportunity at 3 Avoca Street, South Yarra.

This unique offering provides occupiers with the ability to lease either one tenancy individually or both in combination. The property comprises a 100sqm self-contained tenancy over two levels, together with a separate 53sqm first floor tenancy accessed via the entrance on Avoca Street.

The 100sqm tenancy at 3 Avoca Street features its own ground floor entry and reception area, two (2) partitioned rooms with kitchenette facilities, together with a first floor open plan workspace offering built-in desks, excellent natural light and an additional kitchenette. A first floor crossover provides direct access into the adjoining three-room tenancy, allowing the spaces to be occupied either separately or as one connected premises.

Key Features Include:

53sqm First Floor Tenancy:

- Accessed via entrance on Avoca Street
- Three (3) individual rooms with flexible configuration
- Ability to utilise as separate offices or combine into open workspace
- Exclusive positioning with minimal neighbouring tenancies
- Shared amenities servicing the level

100sqm – 3 Avoca Street:

- Self-contained tenancy with dual-level layout
- Exclusive ground floor entry with reception area
- Two (2) partitioned rooms with kitchenette facilities
- First floor open plan workspace with built-in desks and excellent natural light
- Additional kitchenette on first floor
- Direct internal crossover access to adjoining tenancy (if taken together)



Level 3, 267 Collins Street, Melbourne VIC 3000
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- Surrounded by established national tenants
- Close proximity to South Yarra Station and tram routes

Positioned within one of Melbourne's most tightly held retail and commercial precincts, the property benefits from exceptional exposure and connectivity. The immediate proximity to Chapel Street and Toorak Road provides access to high levels of foot traffic, premium retail amenity, cafés and lifestyle offerings, making this an ideal location for businesses seeking both convenience and profile. Excellent public transport links, including South Yarra Station and multiple tram routes further enhance accessibility for staff and clients alike.

For further information or to arrange an inspection, please contact the exclusive leasing agents.

* (approx.)

Parking:

Outgoings:

Lease

Comments:

For more information please contact

Damian De Silva

0401 446 222

damiandesilva@allardshelton.com.au

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