



401/370 St Kilda Road, Melbourne VIC 3004

## Attention Investors and Owner-Occupiers

Phone enquiries - please quote property ID 33280.

Comprising 45 sqm of space, the office features a reception area and three partitioned offices, complemented by communal tea and coffee facilities, bathrooms, a rooftop boardroom, top-notch security, and an onsite building manager. Additionally, a separate car space, available for purchase (\$80,000) on a separate title, adds convenience for occupants.

Whether you're looking to establish or expand your business, this building offers an excellent environment to thrive. Currently vacant, it presents options for investors to secure a tenant and achieve favorable returns, or for businesses to establish their presence in this sought-after location and enjoy its myriad benefits. Don't miss out on the chance to make this prime property

Offices  
FOR SALE  
\$220,000  
45sqm