

**\$220,000**

Office: 🛋️ - 🚿 - 🚗 -

704/ 1 Queens Rd, Melbourne, 3004



## WORLD CLASS OFFICE SUITE

\*34m2 approx \* Securely Leased \*High Returns \*Quality Partitioning \*Prestigious Office Building \* spectacular views

Conveniently located in Queens Rd this exceptional building attracts a variety of owner occupiers, corporate and legal tenants, offering world class facilities which are sure to impress any client.

Located on the 7th floor of this landmark the building offers an office of 34m2 approx. with spectacular views, an impressive glass lift, wide corridors, quality carpets and fixtures and ideal social facilities such as a cafe/bar and gymnasium.

It will suite an astute investor or owner occupier who wants to own their dream office in a prestigious location. Currently tenanted .

For further information, contact Anthony at 0421 454 086

Floor Area: 34 m<sup>2</sup>

Current Rent: 20592

### Features:

- Lift Speeds
- Pool/Gym
- Security
- Air Condition/Ducted Heating
- Close to Transport

### Agent Details



David Zhou - Camberwell  
Office

Phone: (03) 9889 1666

Mobile: 0425 278 648

Email: david@exceland.com.au

Address:

1373 Toorak Road, Camberwell, VIC  
3124