

For Sale

1 Thomas Holmes Street MARIBYRNONG

Description	Lessee	Lease Expiry	Option	Rental income \$/pa	Rent Review
Level 2 Suite 210-211	Unknown Tenant				

Location

Description

Allard Shelton is pleased to offer Suite 210-211, located at 1 Thomas Holmes Street, Maribyrnong. Ideally situated within the Edgewater Shopping Centre. This is a vibrant commercial hub of Maribyrnong. The suite offers an exceptional opportunity for businesses seeking a contemporary office space with main location advantages.

Key Features:

- * Situated in Maribyrnong, a prominent business district in Melbourne's Inner North-West.
- * Excellent accessibility and exposure, close to major transport links including highways and public transportation.
- * Modern office building with sleek and professional design.
- * Ample natural light and well-appointed interiors create a productive and collaborative workspace.
- * Spanning 220 sqm, Suite 210-211 offers a flexible layout suitable for various needs.
- * Customizable for open-plan workstations, private offices, meeting rooms, and breakout areas.
- * 7 car spaces
- * Represents an attractive investment opportunity due to its strategic location and contemporary appeal.
- * Potential for long-term growth and returns whether for owner-occupancy or leasing.

Leased to GenWest, a local Melbourne-based not-for-profit formerly known as Women's Health West, returning \$60,000 p.a. + GST & Outgoings. The tenant has been servicing the West since 1988.

Overall Suite 210-211 at 1 Thomas Holmes Street, Maribyrnong, embodies the epitome of modern office space, combining functionality, style, and convenience in a prime commercial location. Whether for established businesses looking to expand or newcomers seeking a foothold in the market, this property represents a compelling opportunity to thrive in Melbourne's Inner West.

Outgoings: Payable by the Lessee
Land Area: sqm
Zoning:
Parking Comments:



Level 3, 267 Collins Street, Melbourne VIC 3000

www.allardshelton.com.au

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Sale Terms:

For more information please contact

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All information contained within this document is believed to be correct, although no warranty is given and all parties should make their own enquiries. All building/land areas are approximates only and all prices indicated are excluding GST.