

# For Sale

## 167 Queen Street MELBOURNE

Description	Building Area m <sup>2</sup>	Car Spaces
Level 4 Suite 404	121	0

### Location

### Description

Allard Shelton is pleased to offer a remarkable office space at 167 Queen Street, Melbourne in the heart of Melbourne's financial and legal precincts.

Suite 404, one of only five offices on level 4, is a versatile and adaptable open plan office layout that creates freedom for your workplace requirements. Consisting of a spacious boardroom, break away room complete with fitted furniture and three additional offices, the flexibility on offer is sure to impress.

Home to an abundance of businesses and industry professionals, spanning across eleven levels, this open-plan suite with preferred North East orientation guarantees an abundance of natural light complimented with impressive views over the iconic Queen Street.

Other key features include;

- Building area of 121sqm (approx.)
- Versatile open plan office
- Prime CBD location within Financial & Legal District
- Ready to occupy or invest
- Fitted with office furnishings
- Tightly held strata office building
- Sold with vacant possession

Nestled in the heart of the vibrant Queen Street and at the epicentre of the CBDs legal and financial districts, you will be surrounded by a wealth of amenities including multiple public transport options, established retailers and hospitality, only increasing the convenience of this location.

Offered for Private Sale and inspections via private appointment. For further information, please call us today.

**Land Area:** sqm  
**Zoning:**  
**Parking Comments:** Nil  
**Sale Terms:** Negotiable Terms

**For more information please contact**  
**Tony Nguyen**



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