



### 24/37-39 Albert Road Melbourne VIC

Located only meters from St Kilda Road, Kings Way, the Botanical Gardens, and some of Melbourne's best cafe's this office will impress.

The internals of this office includes a functional kitchenette and an integrated heating/cooling system.

This walk-up office is located within the Albert Square development.

Complex features include:

- Shared toilet facilities
- Underground Car-park (1 secure car space included in rental)
- Ample metered on-street parking
- After-hours security access

**Price** : \$17,500 PA Including outgoings  
**Building Size** : 45 sqm  
**View** : <https://www.innerrealestate.com.au/leases/vic/inner-city/melbourne/commercial/offices/6139380>



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