

### 20/37-39 Albert Road Melbourne VIC

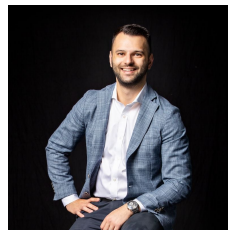
This two-level office is located at the front of the enviable Albert Square with direct exposure to Kings Way traffic and within walking distance to the new Anzac Station situated on St Kilda Road Junction.

The ground floor contains a generous reception area with inbuilt kitchenette. Behind a professional glass partition are three workstations and an enclosed office.

Upstairs is an enormous boardroom, open plan work space and mezzanine level storage.

Three secure car parks are included in the rental. Available furnished or unfurnished.

**Price** : \$40,000 pa +GST (Outgoings included)  
**Building Size** : 102 sqm  
**View** : <https://www.innerrealestate.com.au/leases/vic/inner-city/melbourne/commercial/offices/7878553>



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