



## 7/204-218 Dryburgh Street NORTH MELBOURNE

### TIME TO EXPAND?

Fantastic opportunity for small business operator to snap up this great open plan 1st floor office in secure modern building. Features:

- Elevator access;
- 2 x secure under cover car spaces;
- Air conditioned & with great natural light;
- Communal kitchen & bathroom amenities;
- Great location – easy access to CBD, major arterials, public transport & Errol Street cafes.

Total area 78 sq. m. approx

Asking rental - \$18,000 p.a. plus outgoings & GST

Available Now!

Alan Watson

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INSPECTION BY APPOINTMENT

# Suite 7, 1st Floor, 204-218 Dryburgh St, North Melbourne



Total Space - 77.92sqm  
Approx

