MIGLIC DEAN

Leased

77 Gertrude Street, Fitzroy VIC







STUNNING 1st floor GERTRUDE STREET DESIGN OFFICE - STUDIO B available

Located on one of Melbourne's most renowned retail, hospitality, and designer streets. 77 Gertrude is near the well-regarded Marion Wine Bar, Cutler & Co, Morning Market, and Tamura Sake Bar, providing plenty of amazing options for coffee and lunch. The location is easily accessible by walking, cycling, or tram, making it an ideal spot for businesses looking to establish themselves in the heart of Fitzroy. This amazing studio/office space would suit a range of design and office-based businesses.
Featuring
> Great natural light
> Architecturally designed kitchen and amenities.
> Exposed brickwork
> Hydronic Heating
> Solid timber floors, tranquil garden
> Shared conference room for general meetings and workshops
> Private and secure offices
> NBN - Internet included
> 24/7 Access to the Building
> Outgoings Included

The space for lease is located on the first floor, with the building shared with a ground floor architectural practice

Private Office/ Studio (Room A) suit 3-4 people LEASED
Private Office/ Studio (Room B) suit 1-2 people $1,200 pcm (ex GST)
2 year term preferred.

This is an opportunity not to be missed, contact exclusive agents MIGLIC DEAN to arrange an inspection today.

Contract type	Lease
Property Type	Offices, Commercial
Price	$1,200 + GST PCM
Katherine Dean **Owner Principal**	0437 254 462