



Leased

341 George Street, Fitzroy VIC



"McLAREN & CO" - FITZROY'S NEWEST & MOST EXCITING MIXED-USE DEVELOPMENT - Sublime First-floor Office (200m2)

Recently completed, and designed by award-winning Jackson Clements Burrows Architects, McLaren & CO is inspired by Fitzroy's industrial past, with a new vision for workspaces where hard lines are transformed into beauty. Only one (1) stunning commercial tenancy with parking remains:

> FIRST-FLOOR OFFICE: 200m2, with secure parking (2), private deck and abundant shared amenities.

Features include:

- > Secure undercover on-site parking
 - > Un-paralleled public transport links to trams and buses
 - > Extensive bike path network all around
 - > Bike storage
 - > Extensive end-of-trip and toilets provided in the common commercial areas for use by commercial tenants
 - > 2 Daikin A/C system installed (tenant only required to install final duct locations and thermostat to suit their fitout)
 - > Beautifully crafted commercial tenancies, enjoying great natural light and inspiring views of surrounding inner-urban streetscapes
 - > A sanctuary away from the hustle & bustle of larger developments in which to take your business to the next level
 - > The best of what Fitzroy has to offer - award-winning restaurants, cafes, bars, entertainment & eateries - close to your workspace
- > Inspection is sure to impress, and plans are available upon request.

Contract type	Lease
Property Type	Offices, Commercial
Price	CONTACT AGENT
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