



For Lease

105/98 Leicester Street, Fitzroy VIC



SUBLIME BOUTIQUE OFFICE SPACE

MIGLIC DEAN are delighted to present to the market this stunning 1st floor office/studio space at "The Nursery" overlooking Brunswick Street. Designed by Clare Cousins Architects, the construction and finishes are truly sublime. The building pays homage to its previous life with the creation of a new purpose built nursery garden to which the building envelops. The building has outstanding green credentials with an 8kW solar system powering common areas, bike storage with electrical charging options and double glazing.

This office space is superbly fitted-out and ready to take your business to the next level.

Highlights:

- > Stunning natural light
- > Kitchenette (with dish-drawer)
- > A/C
- > NBN
- > Video intercom and secure entry
- > Stunning bathrooms and "end of trip" only shared with 2 other commercial tenants
- > Double-glazed windows
- > Lift access and DDA compliance
- > AREA: 55m2 (approx.)

For further information please contact exclusive agents MIGLIC DEAN

Contract type	Lease
Property Type	Offices, Commercial
Price	GENEROUS RENT FREE AVAILABLE
Katherine Dean Owner Principal	0437 254 462