



For Lease

677 Victoria Street, Abbotsford VIC



PROMINENT ABBOTSFORD SHOWROOM - WITH 8 CAR SPACES

MIGLIC DEAN is delighted to present 677 Victoria Street, Abbotsford for lease. This high-quality two-level building presents an outstanding opportunity for businesses seeking a prominent headquarters-style address in one of Melbourne's most connected inner-city locations. Positioned in Abbotsford's vibrant commercial precinct, the property enjoys immediate access to Supreme Coffee, CUB, the Yarra River trails and Victoria Gardens Shopping Centre, home to IKEA, Coles, Kmart, Freedom and Rebel. Occupiers will also benefit from excellent connectivity, with tram services along Victoria Street, nearby train connections via Victoria Park and North Richmond stations, and convenient car access via Hoddle Street and the Eastern Freeway, complemented by secure on-site parking.

Key highlights

- > Prime frontage and exposure to Victoria Street
- > High-quality two-level building suited to a headquarters or showroom-style occupier
- > 4 private offices plus boardroom
- > Excellent staff amenity and access to major retail, dining and lifestyle destinations
- > Stunning kitchen and bathroom fitout
- > Serviced by tram routes along Victoria Street with nearby access to Victoria Park and North Richmond train stations
- > Convenient car access via Hoddle Street and the Eastern Freeway
- > 8 secure on-site car spaces
- > High-profile signage opportunity
- > AREA: 411m2*

For further information or to arrange an inspection contact exclusive agents MIGLIC DEAN

Contract type	Lease
Property Type	Showrooms/Bulky, Commercial
Price	\$175,000 p.a + GST + outgoings
Katherine Dean Owner Principal	0437 254 462
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