



## 527-531 Spencer St, West Melbourne

### SPENCER STREET – MELBOURNE'S MOST APPEALING NATURAL WORKSPACE

NSL Property Group and DGI Properties are pleased to 527 Spencer Street West Melbourne For Lease and Now Available, an outstanding, naturally ventilated office and creative space in the heart of West Melbourne.

This is Melbourne's premier natural workspace — an outstanding, light-filled environment with genuine airflow, warmth and a calm, inviting feel.

The entire building has been fully refurbished to create a warm, natural setting that feels great to work in every day, with exceptional street frontage ideal for any business planning to advertise or build strong brand presence.

Located moments from some of the area's best cafés and coffee spots, and just 30 metres from Aldi, the daily convenience and lifestyle benefits are exceptional.

It is a 9-minute walk to North Melbourne Station and a 10-minute walk to the North Melbourne café and restaurant strip. Parking is available on-site, with abundant street parking throughout the surrounding area.

Set within a tightly held commercial pocket, the location offers fast access to the CBD, major freeways and public transport, making it ideal for teams who value both productivity and lifestyle.

Property highlights:

- Total building area: 569 sqm
- Fully refurbished building with a warm, natural workspace feel
- Naturally ventilated office, showroom and hybrid spaces
- 4 dedicated office spaces plus open-plan showroom

📏 586 m2

**Price** Contact NSL Property Group  
**Property Type** Commercial  
**Property ID** 251  
**Land Area** 586 m2  
**Office Area** 569 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

#### OFFICE DETAILS

NSL Property Group  
 597 Gilbert Rd Preston, VIC, 3072 Australia  
 0413 750 744

