



## 1.02, 12 Hall Street, Moonee Ponds

### EXCEPTIONAL MOONEE PONDS OFFICE & SHOWROOM OPPORTUNITY - MAJOR INCENTIVES OFFERED

NSL Property Group is pleased to present Level 1.02/12 Hall Street Moonee Ponds For Lease and Available Now.

This city-fringe office and showroom occupies a prime position within Moonee Ponds' premier commercial precinct, offering outstanding potential for the astute occupier.

Ideally situated near the Mount Alexander Road and Ascot Vale Road intersections, the property benefits from flexible Activity Centre Zoning.

Key Features include:

- Total Building Areas: From 263 sqm - 526 sqm
- On Site Car Parking
- Abundant Natural Light
- Heating & Cooling
- High Performing Shopping Centre With Centre Traffic At \$5.8M Per Annum
- Showroom Potential
- Available Now

For further information on this asset or to discuss your Moonee Ponds property requirements contact NSL Property Group:

Guy Naselli 0413 750 744

Jackson Brenchley 0431 286 661

524 m2

<b>Price</b>	Contact NSL Property Group
<b>Property Type</b>	Commercial
<b>Property ID</b>	291
<b>Land Area</b>	524 m2
<b>Office Area</b>	524 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

Jackson Brenchley - 0431 286 661

#### OFFICE DETAILS

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



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