

Leased



## 1-9 Moreland Road, Brunswick

### PREMIER CITY FRINGE OFFICES WITH CHARACTER

NSL Property Group and Killen Thomas are pleased to offer Level 1/1-9 Moreland Road Brunswick for lease.

The character filled first floor office comes with generous amenities and is highlighted with on-site car parking and is immediately ready for occupation.

Located 5 km\* from the CBD, this main road office has terrific access onto the Western Ring Road and Citylink.

Key property features include:

- Total first floor office area: 394 sqm
- 200 sqm outdoor exclusive roof top courtyard
- Completely equipped modern kitchen facilities including fridge and dishwasher.
- Fully furnished and ready to plug in.
- Male & Female Shower facilities
- Ten (10) on-site car parks
- Combination of Open plan and partitioned offices
- Main road frontage within a character filled art deco building.
- Abundant natural light overlooking Merri Creek aspect
- Great parklands and walking trails on your doorstep
- Walking distance to Nicholson Street retail and tram

For further details on this property, contact NSL Property Group or Killen Thomas

Guy Naselli NSL Property Group 0413 750 744

John Camilleri Killen Thomas 0409 327 120

 10  394m2

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	35
<b>Land Area</b>	394 m2
<b>Office Area</b>	394 m2

### AGENT DETAILS

Guy Naselli - 0413 750 744

### OFFICE DETAILS

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

