



**117 Ballarat Road Footscray VIC**

Great opportunity to secure a new office in 2018.  
Approx 100sqm in size and offering 2 off street car parks.

Features include:

- Street Frontage
- Heating/cooling throughout
- Kitchenette and bathroom with disability capabilities.
- Open Plan
- Large Tiled area at rear perfect for staff lunch area
- Large carpeted frontage perfect for offices/reception and desk
- Inclusive of Outgoings but not including utility usage.

Lease commencement - Early 2018.

Inspections available now. Please contact Gianni Fazzari on 0488 442 388.

**Building Size** : 100 sqm

**View** : <https://www.alexkarbon.com.au/lease/vic/north/footscray/commercial/offices/6209015>



**Gianni Fazzari**  
03 9326 8883



**Charles Bongiovanni**  
03 9326 8883

Alexkarbon Real Estate Pty Ltd  
122 Errol Street, NORTH MELBOURNE 3051