

### 1/174 Peel Street North Melbourne VIC

Light Filled City Fringe Office located on the corner of Peel & Queensberry Streets

Floor Area: 334 sqm approx.

Refurbished Open Plan Office Accommodation

Incorporates Entry Foyer, Boardroom, Directors Office, Kitchen with adjoining Lunchroom, Male/Female Amenities

Highly Exposed Corner Site - Signage Available

Proximity to Melbourne CBD, Docklands, Queen Victoria Market & CityLink

Public Transport (tram) on Peel Street / Close to Southern Cross Railway Station

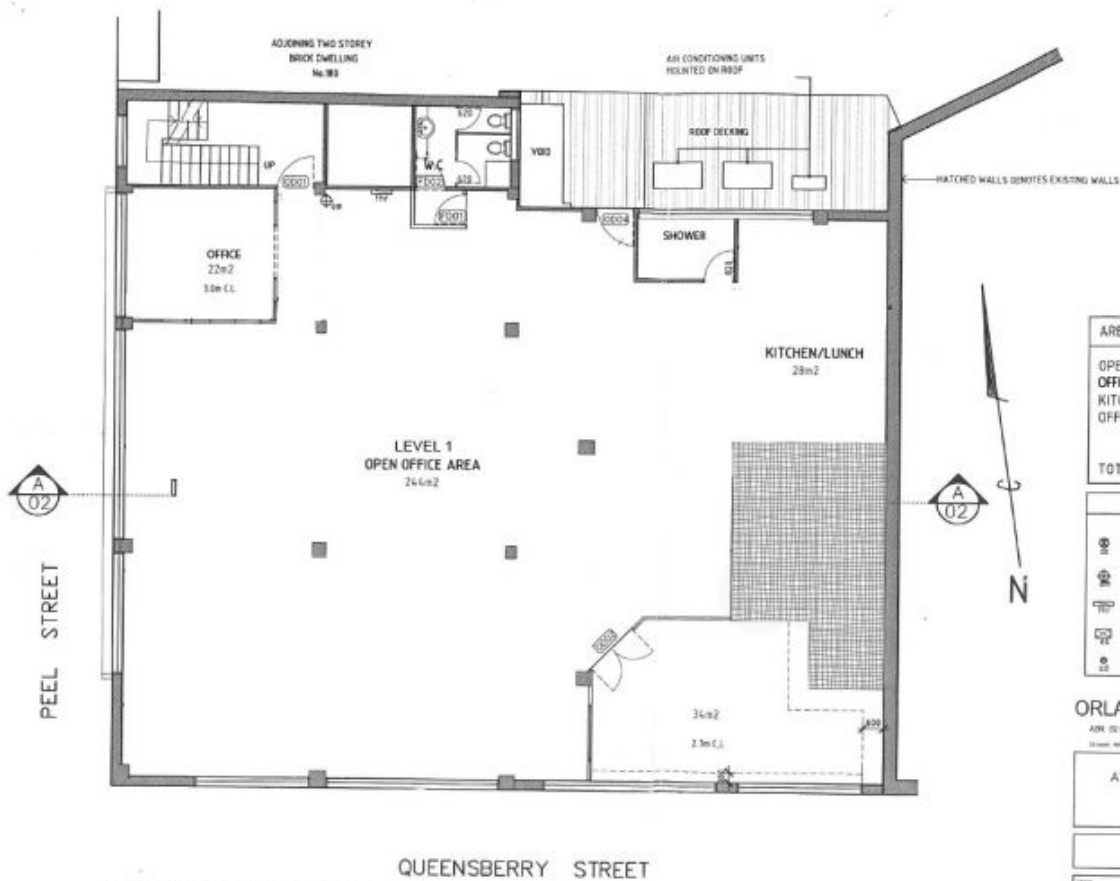
**Price** : \$73,500 + GST & outgoings pa  
**Building Size** : 334 sqm  
**View** : <https://www.alexkarbon.com.au/lease/vic/inner-city/north-melbourne/commercial/offices/7317378>



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**FIRST FLOOR PLAN**  
SCALE 1:100

AREAS:	
OPEN OFFICE:	244m <sup>2</sup>
OFFICE:	22m <sup>2</sup>
KITCHEN:	28m <sup>2</sup>
OFFICE:	34m <sup>2</sup>
TOTAL 1st FLOOR: 334m <sup>2</sup>	

LEGEND	
	DRY CHEMICAL EXTINGUISHER 2A20B
	EXISTING MILLECK
	FIRE HOSE REEL
	ELECTRICAL SWITCHBOARD
	SMOKE DETECTOR

**ORLANDO NAIRN ARCHITECTS**  
ADN 12 913 046 388  
12/12/2013 10:00 AM 12/12/2013 10:00 AM 12/12/2013 10:00 AM 12/12/2013 10:00 AM

OFFICE FIT-OUT  
AT: 340-348 QUEENSBERRY STREET  
NORTH MELBOURNE  
FOR UNIDIAL

**FIRST FLOOR PLAN**

Client	Project	Drawn	Date
M/S	RO	RO	28-11-2013
Scale	Site/Section	Rev	Rev Date
1:100	---	1	---
Project	Drawing No.	Author	Check
M-0311	3	---	---

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