

STUNNING NEW YORK STYLE

CBD OFFICE

**FOR
PRIVATE
SALE**

**GROUND & LEVEL 1
633-639
LITTLE BOURKE STREET
MELBOURNE CBD**



savills

ARCHITECTURALLY DESIGNED CBD OFFICE

WITH RARE DOUBLE GARAGE

**FOR
PRIVATE
SALE**

**GROUND & LEVEL 1
633-639**

**LITTLE BOURKE STREET
MELBOURNE CBD**



LIGHT FILLED OFFICE SPACE



PRIVATE GARAGE FOR 2 CARS



MODERN BOARDROOM

- / Premium two level 239sq m* office
- / Features rare private garage for 2 cars
- / High quality space with unique architecturally designed features and abundant natural light
- / Office features include kitchen, lunch room, bathrooms & shower, private offices, and boardroom
- / Offered with vacant possession
- / Suits a range of owner-occupation, value-add and repositioning opportunities with the potential to unlock the ground floor for retail
- / Ideally positioned within Melbourne's major urban renewal precinct with more than \$2 billion in neighbouring world class development
- / Direct and convenient access to Southern Cross Train Station and tram stops
- / Surrounded by a plethora of high quality retail and hospitality options including the highly renowned Higher Ground located directly opposite
- / A characterised filled office opportunity in a rare high growth CBD location

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*Approx.

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