



## High Profile Office/Medical

Offices

376 Clarendon Street, South Melbourne, Vic 3205

**Floor Area:** 178 m<sup>2</sup>

### Property Description

- **Building Area: 178 sqm approx**
  - **Vacant possession**
  - **Modern glazed shop front**
- > Building Area: 178 sqm approx  
> Ground floor retail/medical practice  
> First floor office accommodation  
> Existing plumbing Infrastructure in consulting rooms  
> End of trip facilities including shower  
> Double height ceilings  
> Modern glazed shop front  
> Great natural light throughout  
> Available Immediately – Suits a variety of uses!

Situated on the western side of Clarendon Street, between Park Street and Dow Street. Right in the middle of Clarendon Street's trendy eateries, South Melbourne Market and Albert Park Lake.

The subject property is well serviced by tram and bus networks, and is a stone throw away from the CBD.

**Leased**

Leased: Fri 12-Mar-21

### Additional Details

**Zoning**

Commercial 1

**Parking**

**Comments**  
Car spaces  
separately  
assessed

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