



Outstanding Albert Park Views

For Lease
Contact Agent

Offices

11 Queens Road, Melbourne, Vic 3004

Floor Area:

78.0 m² - 926.0 m²



LEMONBAXTER



Property Description

- **Outstanding views**
- **Cosmetically refurbished**
- **Open plan and fitted spaces available**

11 Queens Road has completed a major refurbishment, completely repositioning the building, works include;

- New landscaping
- Upgrades to the Ground Floor entrance and lobby to create a fresh and modern destination
- Refurbished kitchenette and bathroom amenities
- Fully refurbished suites to include new carpet, paint, new ceiling and energy efficient lighting
- Brand new lifts recently installed
- New End of Trip facilities to include showers and bike storage

Prominently positioned at the northern end of the St Kilda Road precinct, 11 Queens Road is in close proximity to public transport, major arterials, cafes, restaurants and minutes' walk to Albert Park and Melbourne Sports and Aquatic Centre.

The following opportunities are available:

Level 2 – whole level refurbishment underway

Suite 203 - 139.4sqm
Suite 204 – 80.0sqm fully fitted
Suite 205 – 80.0sqm fully fitted

Level 3

Suite 301 – 138.0sqm
Suite 302– 240.0sqm
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Additional Details

Energy Efficiency
2.0-star NABERS

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