



# INFORMATION MEMORANDUM

**557 little lonsdale street  
Melbourne**

# INTRODUCTION

Savills is delighted to offer for sale the prime ground floor office/retail space located within Melbourne's tightly held legal precinct.

The space an abundance of natural light and comprises a reception, meeting rooms, boardroom, kitchen & storage areas across two levels.



Superb street fronting  
two level office/retail  
space of 147sqm\*



Ideal office/retail space featuring  
reception, meeting rooms,  
boardroom, kitchen & storage



Versatile space ready for  
immediate occupation or  
repositioning to hospitality,  
retail or medical (STCA)



Positioned within the heart of  
Melbourne's Legal Precinct

Easy access to all forms of public transport including Flagstaff Train  
Station & multiple tram routes



# 557 little lonsdale street Melbourne

level 1

ground floor

LITTLE LONSDALE STREET

# EXECUTIVE SUMMARY



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**THE PROPERTY** Ground Floor, 557 Little Lonsdale Street, Melbourne

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**BUILDING  
AREA** 147 square metres\*

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**BUILDING  
DESCRIPTION** A premium two-level office space of 147sqm with a large open plan area, private meeting rooms, boardroom, kitchen and storage.

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**TENANCY  
DETAILS** The property offered with vacant possession and is available for immediate occupation.

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**LOCATION** A tightly held position between the CBD's legal precinct and Melbourne Central Shopping Centre. It is a short walk to Flagstaff Gardens, Flagstaff Train Station, plus many prominent businesses and courts.

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**TITLE** Volume 11512 Folio 301 described as Lot 1R on Plan of Subdivision PS703908



# BUILDING DESCRIPTION

The property offers a modern and flexible two-level office of 147sqm within the tightly held legal precinct.

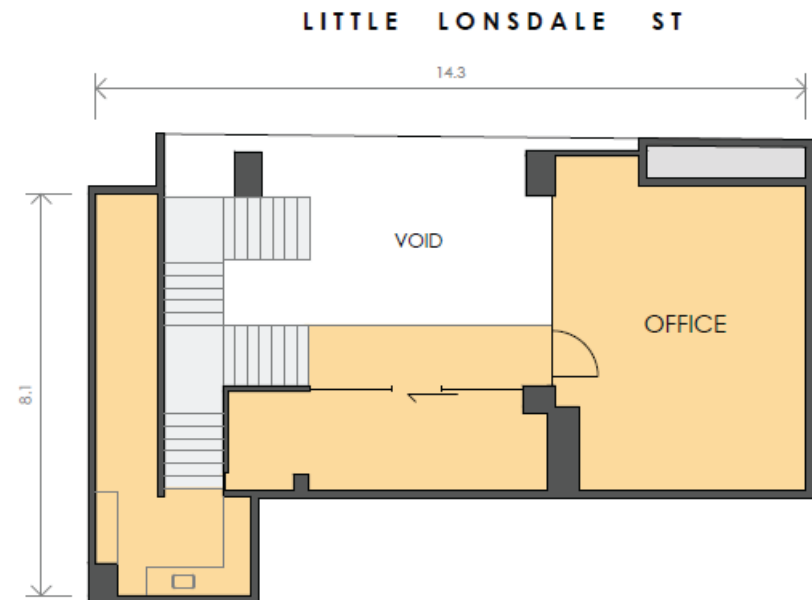
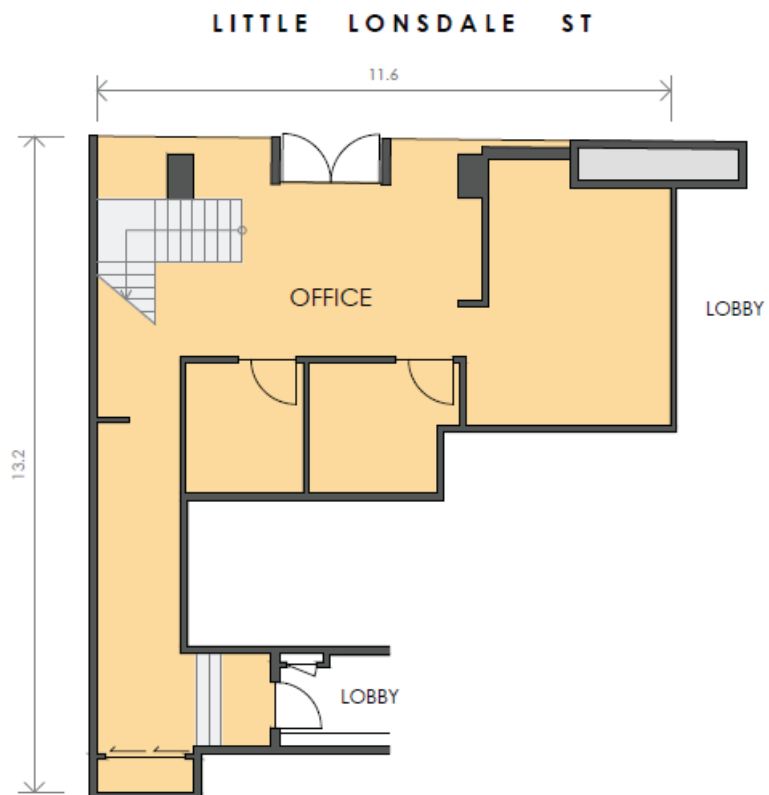
The space features abundant natural light and is offered vacant and ready for immediate occupation.

The layout offers the ultimate flexibility with a boardroom, private meeting rooms, kitchen and, bathrooms, and plenty of storage space.

The street fronting property is located at the base of a 26-level residential tower & is currently vacant ready for immediate occupation. The property also has hospitality services such as grease trap & exhaust ventilation installed providing flexibility for retail uses.



# FLOOR PLAN



## SCHEDULE OF AREAS

GROUND FLOOR	
OFFICE	82 m <sup>2</sup>
FIRST FLOOR	
OFFICE	65 m <sup>2</sup>
<b>TOTAL AREA</b>	<b>147 m<sup>2</sup></b>











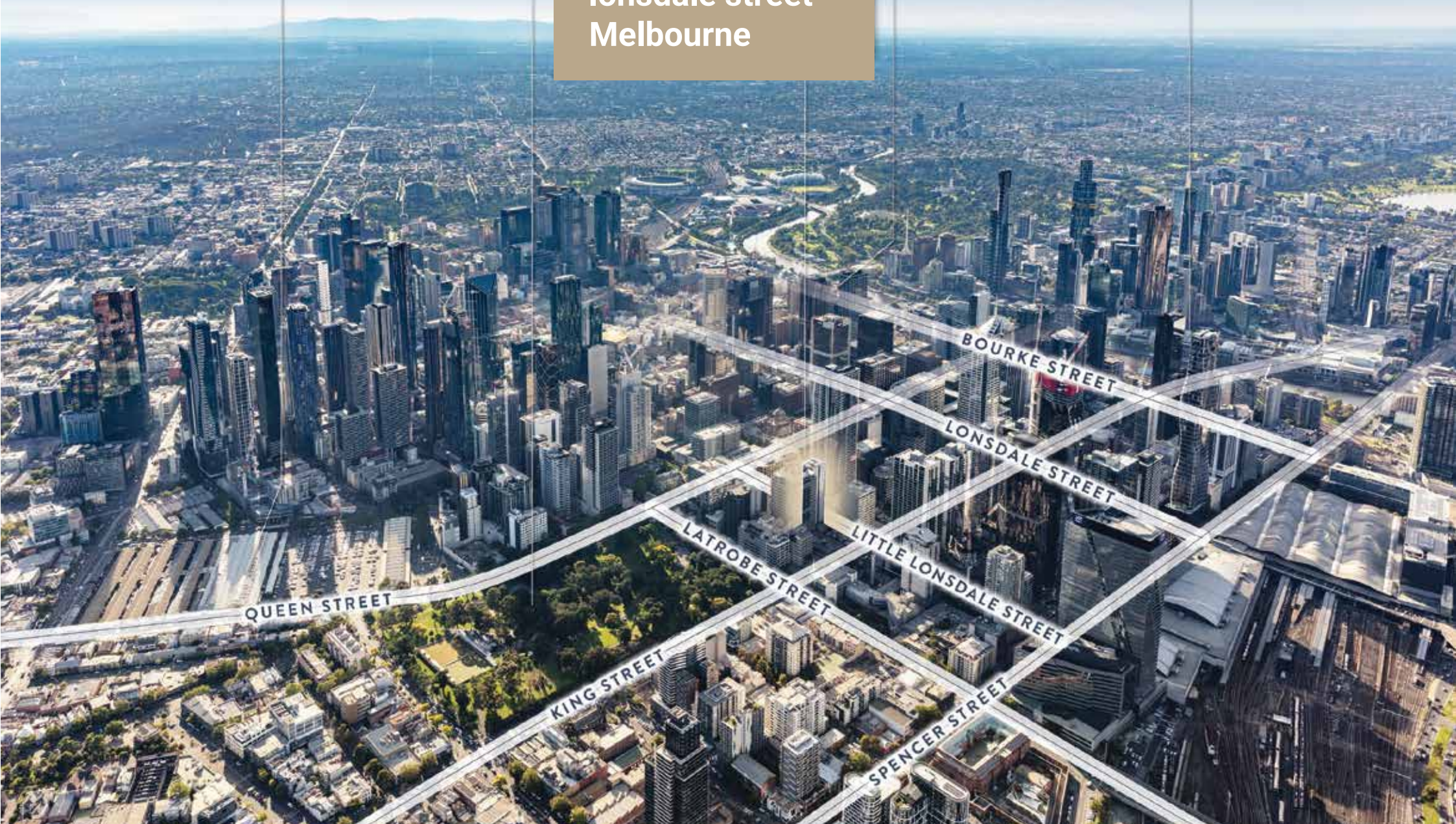
QUEEN VICTORIA MARKETS

FLAGSTAFF GARDENS

## 557 little lonsdale street Melbourne

FLINDERS STREET STATION

CROWN MELBOURNE





# LOCATION

557 Little Lonsdale Street enjoys an esteemed CBD position within the heart of the legal precinct with direct access to a premium, eclectic mix of retail and hospitality offerings, public transport, elite education facilities, and first-class entertainment and events.

## Retail

The property has direct access to the best shopping experiences Melbourne has to offer, with Melbourne Central Shopping Centre, Emporium Melbourne, Queen Victoria Market, Bourke Street Mall and QV Melbourne all within walking distance.

## Transport

Public transport is in abundance with Flagstaff Train Station a short walk away providing significant convenience to occupants. Furthermore, numerous tram lines are immediately available from La Trobe Street, Elizabeth Street and William Street.

## Education

The property benefits from direct proximity to Victoria University's various city buildings and core campus, as well as being nearby Melbourne University and RMIT, being a big student population and education services to the precinct.

## Entertainment

Melbourne is the internationally renowned sporting and event capital of Australia with the likes of the MCG, Rod Laver, the Arts Centre, NGV, and a host of other world-class venues hosting many national and international events.

Melbourne Central Retail



Melbourne Tram Network

Flagstaff Gardens





# CONCLUSION

This is a rare opportunity to acquire a flexible full floor CBD office in a central and well-connected location.

Key attributes of this property include:

- 1 Superb street fronting two level office/retail space of 147sqm\*
- 2 Ideal office/retail space featuring reception, meeting rooms, boardroom, kitchen & storage
- 3 Versatile space ready for immediate occupation or repositioning to hospitality, retail or medical (STCA)
- 4 Positioned within the heart of Melbourne's Legal Precinct
- 5 Easy access to all forms of public transport including Flagstaff Train Station & multiple tram routes

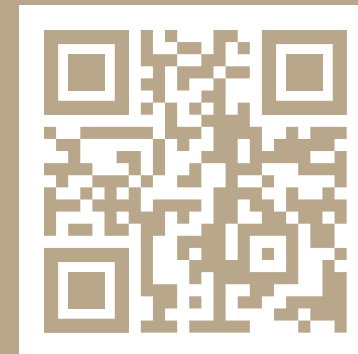
# CONTACT

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