



## 1/412 Victoria Parade EAST MELBOURNE

### \* Medical Professional Suites for Lease in East Melbourne \*

Looking for the perfect location for your medical practice? Look no further! Situated in close proximity to hospitals and medical centres, these ready-to-go medical suites in East Melbourne are now available for lease.

Features include:

- ? Well-equipped reception area
- ? 5 specialist rooms plus a nurse room
- ? Refrigerated heating and cooling system
- ? Two disabled toilets for accessibility
- ? Dedicated filing room for efficient organization
- ? Well-designed and functional space
- ? Kitchenette staff room for convenience

By leasing these suites, you can save on fitout costs and get straight to focusing on your patients.

For further information and to secure your spot, call 9547 0345 today!

**Council Rates:** \$4,000.00/year (approx)  
**Water Rates:** \$1,200.00/year (approx)  
**Strata Rates:** \$9,800.00/year (approx)



**Leyton Commercials**