



## 2/9 Florence Street Brunswick VIC

Vision Real Estate is delighted to offer this sublime office, completely fitted out, completely connected, completely ready to go in one of Australia's most sustainable and most awarded buildings, The Commons.

Breathe, the architects behind The Commons, built their home base here in 2014. They poured the same design sensibility into this space as they did for the Commons.

They now need to find a new home for their growing team, but are opening the doors for someone else to call it home and grow their business.

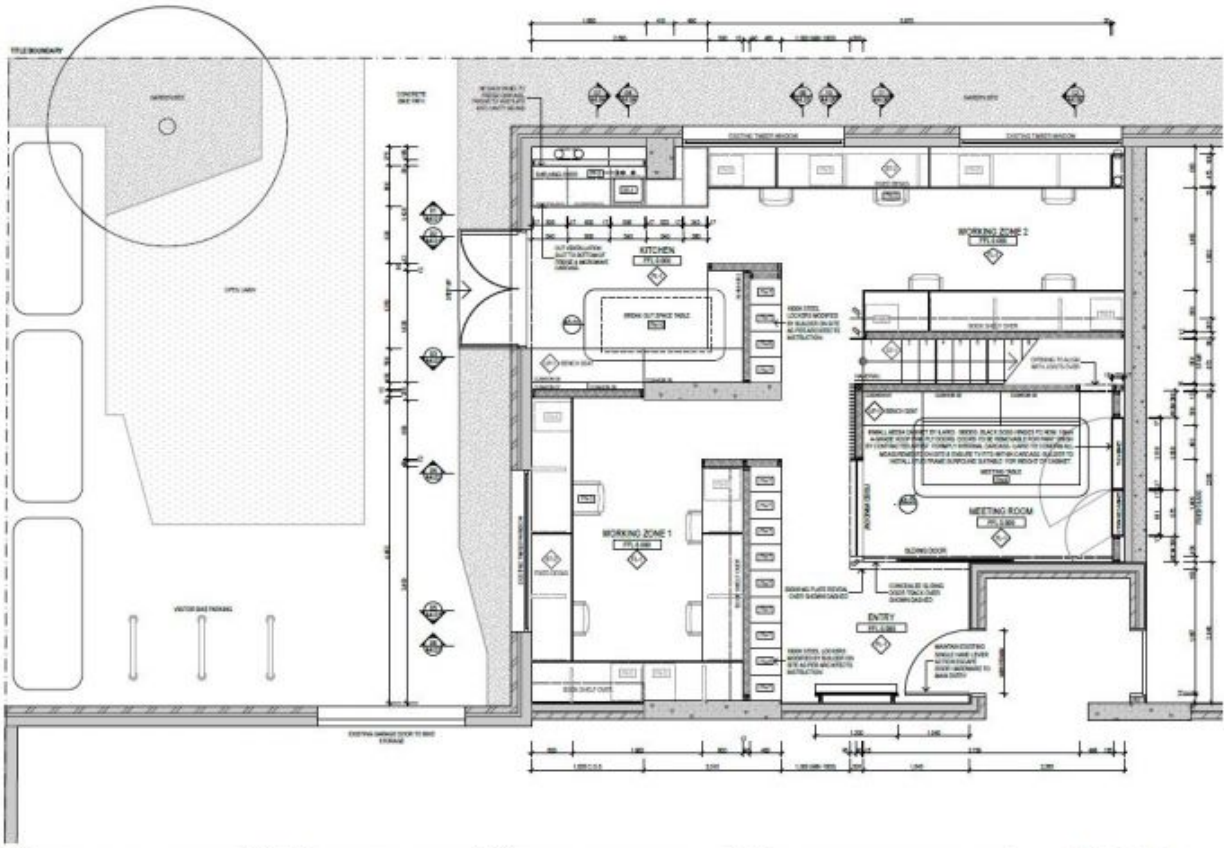
>Offering ample height, light and air in 75 sqm\* of beautifully designed space + 10sqm\* of bathroom,

[For full version visit the website](https://www.visionrealestate.com.au)

<b>Type</b>	: Offices
<b>Price</b>	: Contact Frank Romeo
<b>Building Size</b>	: 75 sqm
<b>Land Size</b>	: 65 sqm
<b>View</b>	: <a href="https://www.visionrealestate.com.au/lease/vic/north/brunswick/commercial/offices/8123528">https://www.visionrealestate.com.au/lease/vic/north/brunswick/commercial/offices/8123528</a>



**Frank Romeo**  
03 9654 9800



- GENERAL ARRANGEMENT LEGEND**
- EXISTING WALL
  - FINISHED FLOOR LEVEL
  - FINISHED FLOOR
  - FIXTURES TO BE REMOVED
- GENERAL NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BUILDING/TREAT APPROVAL BEFORE COMMENCEMENT OF CONSTRUCTION
  2. DO NOT SCALE DIMENSIONS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING
  3. UNLESS OTHERWISE SPECIFIED MATERIALS AND FINISHES SHALL BE IN ACCORDANCE WITH THE TRADE REQUIREMENTS OF RELEVANT AUSTRALIAN STANDARDS
  4. ALL FIRM USED IN THE WORKS ARE TO BE USED. FIRM, MATERIAL, APPLIED ETC. IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS
  5. ALL DISCONNECTION, RELOCATING, REWORKING, CUTTING AND BRACING OF BUILDING SERVICES ARE TO BE DONE IN ACCORDANCE WITH THE RELEVANT AUTHORITY
  6. THIS DRAWING SHALL BE READ IN CONNECTION WITH THE SPECIFICATION & FINISHES SCHEDULE. CHECK FOR ALL BIDDING INSTRUCTIONS AND ALL OTHER ARCHITECTURAL AND SUB-CONTRACTOR DRAWINGS
  7. AMENDED DIMENSIONS SHALL SUPERSEDE ALL PREVIOUS DIMENSIONS
  8. NOTIFY ANY DISCREPANCIES, WORKING TIME AND OTHER PROBLEMS TO THE ARCHITECT BEFORE PROCEEDING. DO NOT TAKE ANY ACTION UNTIL AN INSTRUCTION FROM THE ARCHITECT IS RECEIVED

**NOTE**  
 CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.  
 THIS DRAWING IS TO BE READ IN CONNECTION WITH ALL OTHER CONTRACT DOCUMENTS.  
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**FOR CONSTRUCTION**

REV	COMMENTS	DATE
1	ISSUED FOR CONSTRUCTION	10/01/23
2	ISSUED FOR APPROVAL	10/01/23
3	ISSUED FOR CONSTRUCTION	10/01/23
4	ISSUED FOR CONSTRUCTION	10/01/23

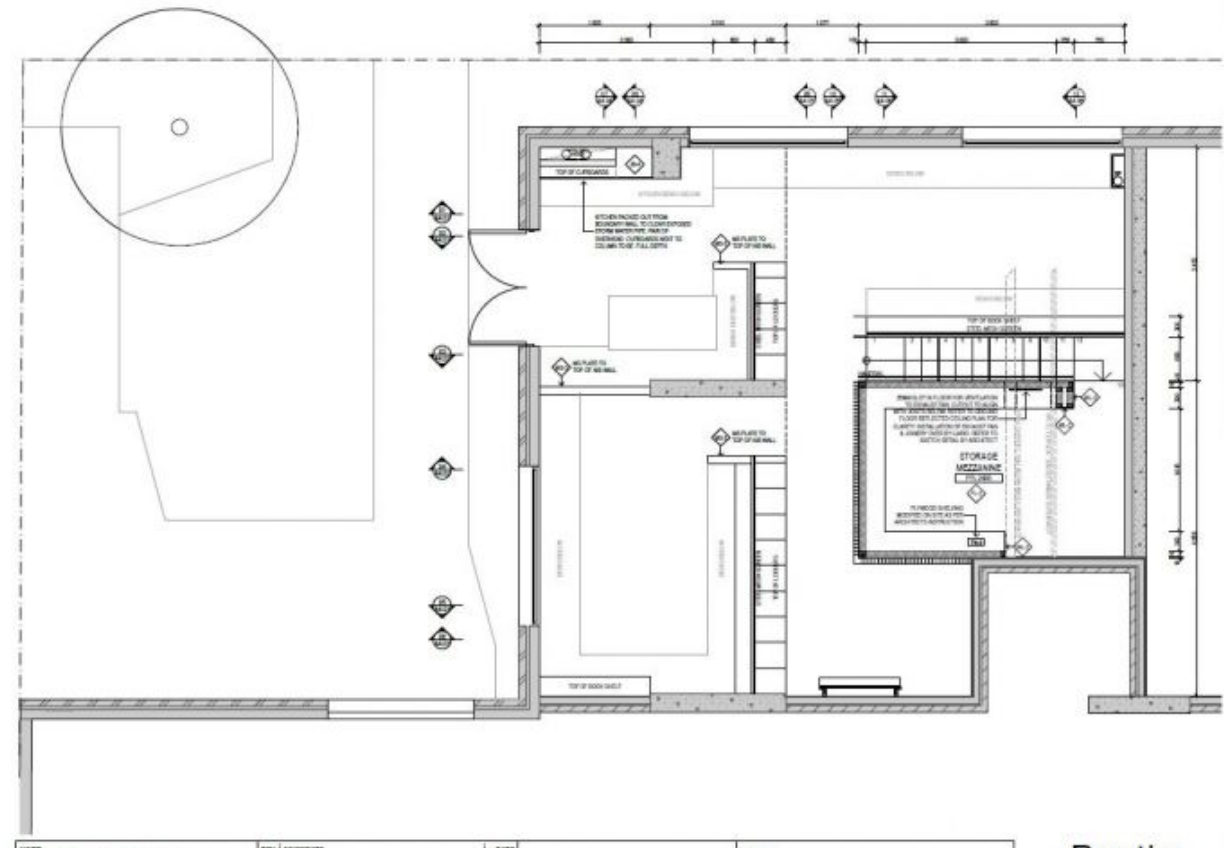
<b>PROJECT</b>			
BREATHE STUDIO			
8-7 Florence Street			
Melbourne, VIC 3006			
<b>JOB</b>	<b>PLOT DATE</b>	<b>ARCHITECT</b>	<b>CAD</b>
4022	14.11.14	JM	BN
<b>SCALE</b>	<b>DRAWING TITLE</b>		
1:50 @ A3	PLAN - Ground		

**Breathe architecture**

151 Sydney Road  
 Melbourne 3006 VIC Australia  
 T: 03 9397 2007  
 F: 03 9397 3006  
 www.breathe.vic.au

<b>REVISION</b>	<b>DRAWING</b>
0	A1.00

<b>REVISION</b>	<b>DRAWING</b>
0	A1.00



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1:50 @ A3	PLAN - MEZZANINE		

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