



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.

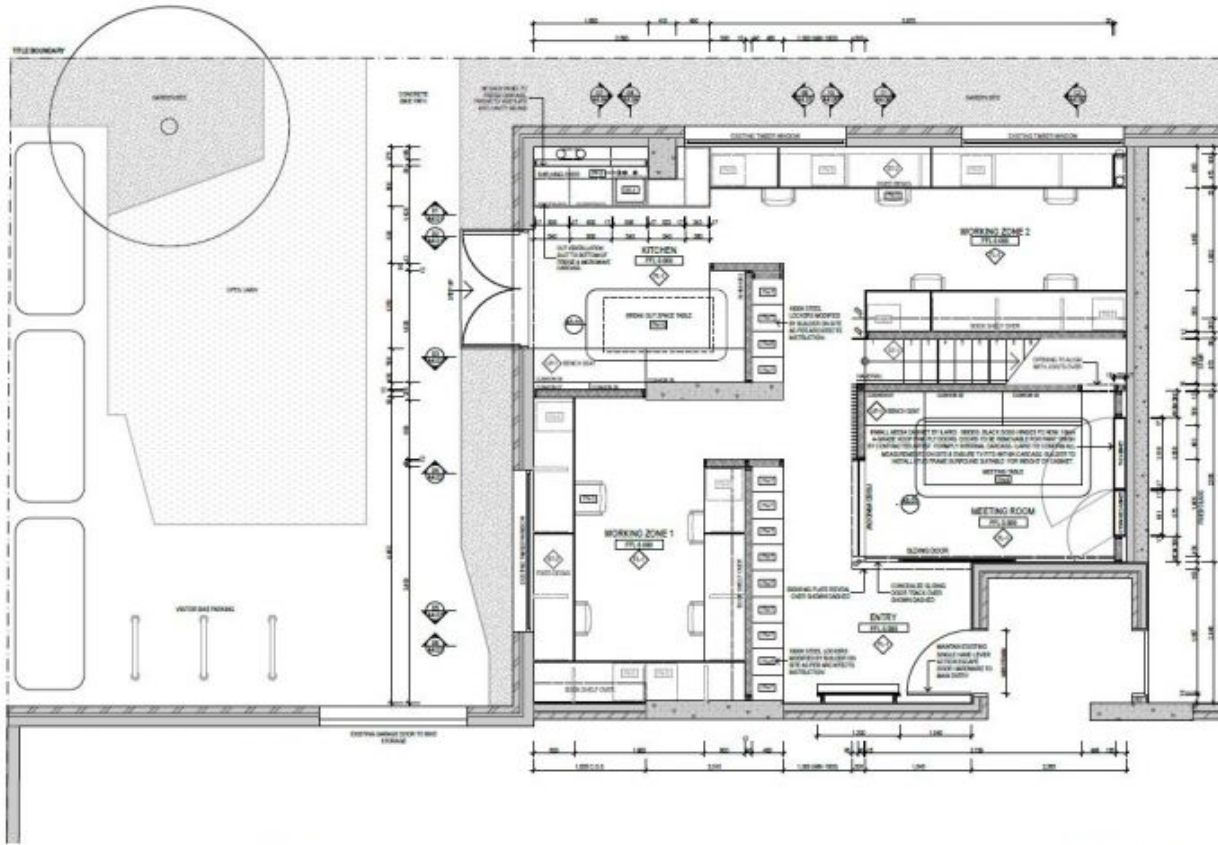
>Offering ample height, light and air in 75 sqm* of beautifully designed space + 10sqm* of bathroom,

[For full version visit the website](https://www.visionrealestate.com.au/lease/vic/north/brunswick/commercial/offices/8123528)

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| Type | : Offices |
| Price | : Contact Frank Romeo |
| Building Size | : 75 sqm |
| Land Size | : 65 sqm |
| View | : https://www.visionrealestate.com.au/lease/vic/north/brunswick/commercial/offices/8123528 |



Frank Romeo
03 9654 9800

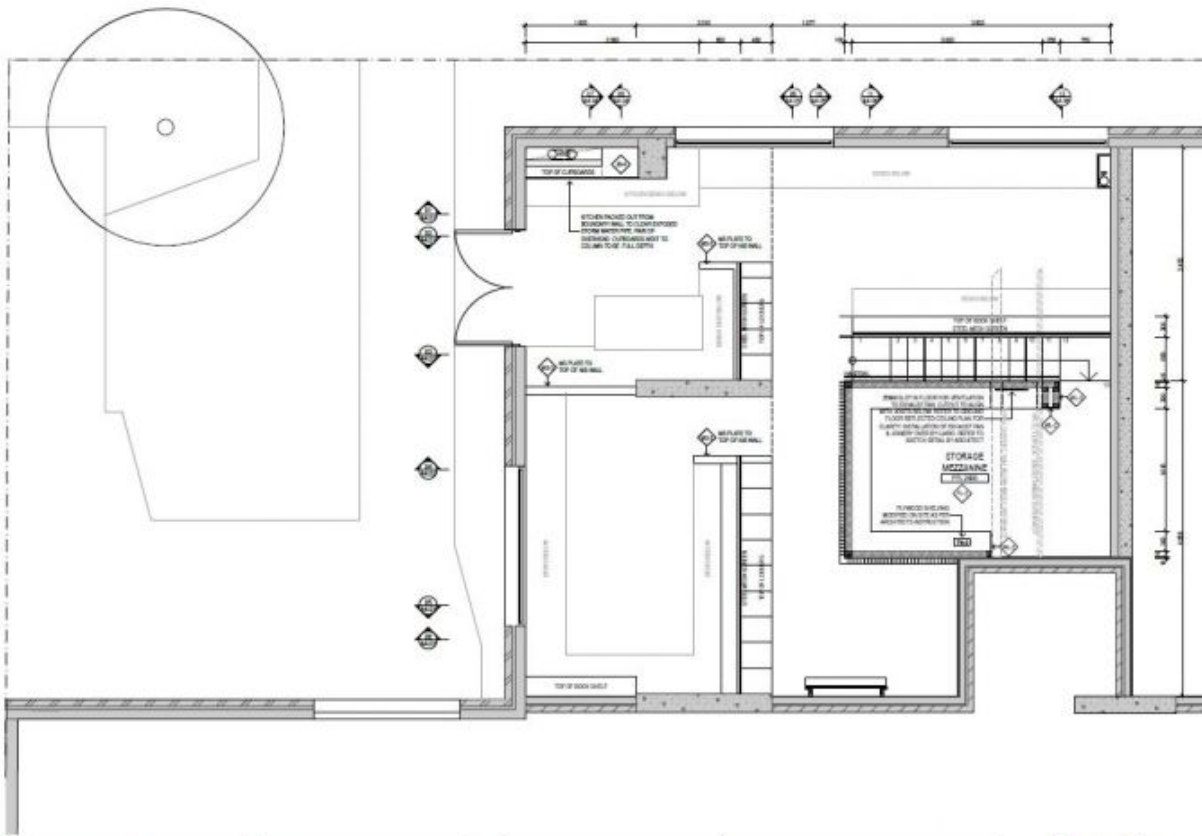


- GENERAL ARRANGEMENT LEGEND**
- EXISTING WALL
 - FINISHED FLOOR LEVEL
 - FINISHED TKG
 - FEATURES NOT REFER TO
 - NOTES
- GENERAL NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. DO NOT SCALE DIMENSIONS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT.
 3. UNLESS OTHERWISE SPECIFIED MATERIALS AND FINISHES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT 2006 AND THE REQUIREMENTS OF THE BUILDING REGULATIONS 2006.
 4. ALL ITEMS USED IN THE WORKS ARE TO BE USED, FIXED, INSTALLED, APPLIED ETC. IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
 5. ALL DISCONNECTION, RELOCATING, RECONNECTING, CUTTING AND SEALING OF BUILDING SERVICES ARE TO BE DONE IN ACCORDANCE WITH THE RELEVANT AUTHORITY.
 6. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION & FINISHES SCHEDULE. THE DRAWING SHALL BE USED IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL AND SUBCONTRACTOR DRAWINGS.
 7. FINISHED DIMENSIONS SHALL SUPERSEDE ALL PREVIOUS DIMENSIONS.
 8. NOTIFY ANY DISCREPANCIES, INCONSISTENCIES AND OTHER PROBLEMS TO THE ARCHITECT BEFORE PROCEEDING. DO NOT TAKE ANY ACTION UNTIL AN INSTRUCTION FROM THE ARCHITECT IS RECEIVED.

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| NOTE GENERAL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS PRIOR TO COMMENCEMENT OF CONSTRUCTION. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT. UNLESS OTHERWISE SPECIFIED MATERIALS AND FINISHES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING ACT 2006 AND THE REQUIREMENTS OF THE BUILDING REGULATIONS 2006. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. | REV | COMMENTS | DATE | PROJECT BREATHE STUDIO 8-11 Florence Street Brimbank, VIC 3088 | JOB 4022 | PLOT DATE 14.11.14 | ARCHITECT JIM | CAD BN | SCALE 1:50 @ A3 | DRAWING TITLE PLAN - Ground | REVISION 0 | DRAWING A1.01 |
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| 8/1 Sydney Road Brimbank 3088 VIC Australia T: 03 9387 2007 F: 03 9387 2008 WWW.BREATHE.VIC.AU |
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