

3/41 Lygon Street Brunswick East VIC

Vision Real Estate is delighted to offer this ultra-modern self-contained office in a contemporary building. Featuring an open plan work space with own kitchenette, toilet and the bonus of an outdoor balcony. This property is the ideal space to take your business to the next level!

Key Features:

- > Area: 55m² (approx) plus Balcony
- > Polished concrete floors
- > Ducted heating and cooling
- > Keyless entry
- > Alarm
- > NBN enabled
- > Fully networked

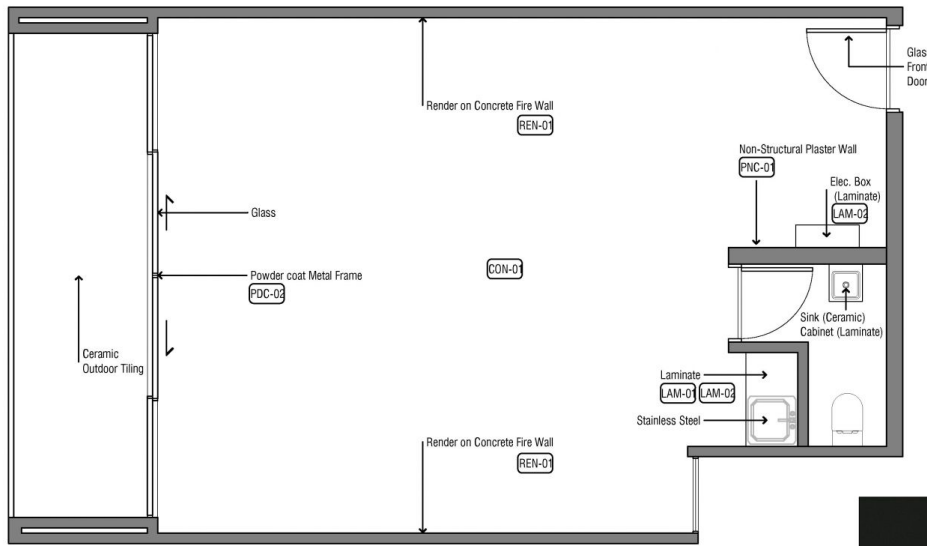
[For full version visit the website](https://www.visionrealestate.com.au/lease/vic/north/brunswick-east/commercial/offices/8152245)

Type : Offices
Price : Contact Frank Romeo
Building Size : 55 sqm
Land Size : 1 sqm
View : <https://www.visionrealestate.com.au/lease/vic/north/brunswick-east/commercial/offices/8152245>



Frank Romeo
03 9654 9800

Existing Materials



Materials

Existing



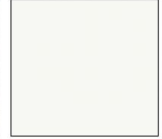
REN-01
 Location / North South Walls
 Product: -
 Finish: Rendered
 Colour: Concrete Grey
 Code: -
 Note: Render on Concrete fire wall



CON-01
 Location / Floor
 Product: Concrete
 Finish: Polished Concrete
 Colour: Light Grey w/ Black Aggregate
 Code: -
 Note: Treated Floor Slab on Structural Steel Decking



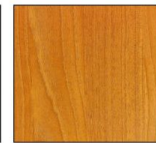
PDC-01
 Location / Ceiling
 Product: Bluescope Steel - Deckform
 Finish: Powder Coat
 Colour: Satin Black
 Code: -
 Note: Most Likely a Dulux Powdercoat Finish



PNC-01
 Location / West Wall
 Product: Dulux Paint
 Finish: Satin
 Colour: Natural White
 Code: -
 Note: Paint on Plaster Board



PDC-02
 Location / East Wall
 Product: Window Frame
 Finish: Powder Coat
 Colour: Black
 Code: -
 Note: -



LAM-01
 Location / Kitchenette Cabinet
 Product: Wood Laminate
 Finish: Wood Texture
 Colour: Light Brown/ Gold
 Code: -
 Note: -



LAM-02
 Location / Kitchenette Cabinet
 Product: Laminate
 Finish: Satin
 Colour: Black
 Code: -
 Note: -