

# For Lease

AREA m<sup>2</sup>: 587 RENT PA: \$153,000

LAWSON  
REAL ESTATE




## 31 HARDNER ROAD, MOUNT WAVERLEY 3149

*PRIME 1ST FLOOR OFFICE METRES TO M1*

### DESCRIPTION:

Whole 1st Floor  
Stand alone high profile corner building  
Excellent natural light  
Includes partitioned and open plan offices  
18 on site car spaces  
Efficient floor plan with lift  
18 minutes to Melbourne CBD

- Monash Freeway at your door
- As new office

Premises:	
Building Area m <sup>2</sup> :	587
Divisible Area m <sup>2</sup> :	587
Rent:	\$153,000
Estimated Outgoings:	N/A
GST:	All prices are exclusive of GST
Car Spaces:	18
Council:	Monash City Council
Zoning:	SUZ6 Special Use Zone-Schedule 6
Contact:	
	<b>Mark Spigelman</b> 0419 324 342 mark@lawsonrealestate.com.au

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