







NOW SOLD - Sought-after with Uninterrupted Panoramic Views

A standout opportunity on Level 11, Suite 1130 & 1132 delivers a rare combination in the St Kilda Road precinct: a private balcony, uninterrupted Port Phillip Bay views, and a high□quality, move□in□ready fitout. Perfect for professional services, medical or consulting rooms, this suite offers both prestige and practicality in one of Melbourne's most connected commercial locations.

Key Features:

- Private balcony – exceptionally rare within the building, ideal for staff breakout or client appeal
- Spectacular, uninterrupted views across Port Phillip Bay and Albert Park Lake
- High□quality fitout presenting as new
- Executive offices plus open□plan workspace for flexible team configurations
- Dual entrances providing operational efficiency or multi□disciplinary use
- Suit medical or allied health (STCA) with excellent natural light and accessibility
- Direct lift□lobby presence enhancing client arrival experience
- Secure building with concierge, end□of□trip facilities, food options and excellent connectivity
- Moments to ANZAC Station, major arterials, Albert Park Lake and the CBD

Suite 1130 & 1132 is a rare high□floor offering that combines outlook, amenity and a premium fitout—ideal for owner□occupiers or businesses

Price	SOLD
Property Type	Commercial
Property ID	1086
Office Area	122 m2

Agent Details

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