

Just Listed



## Suite 1130 & 1132, 1 Queens Road, Melbourne



### Sought-after Space 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 seeking one of the best offices in the building.

<b>Price</b>	Price on Application
<b>Property Type</b>	Commercial
<b>Property ID</b>	1086
<b>Office Area</b>	122 m <sup>2</sup>

#### Agent Details

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#### Office Details

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