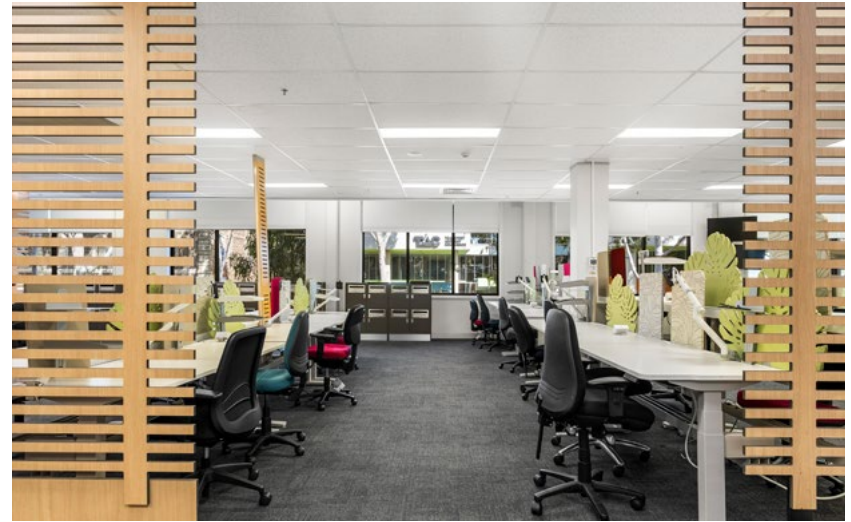


45 BROUGHAM STREET

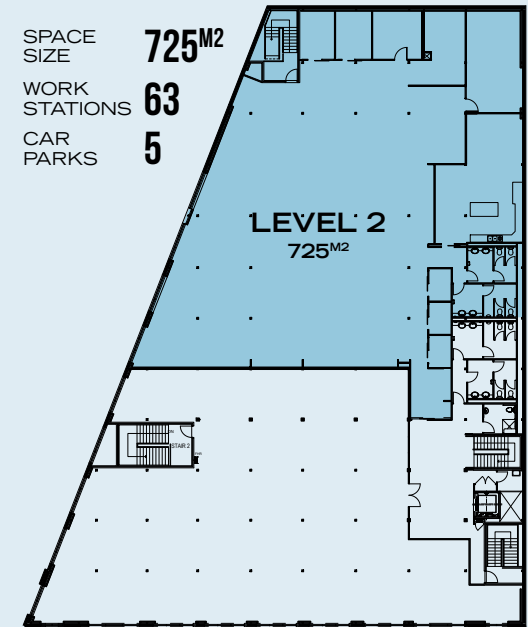
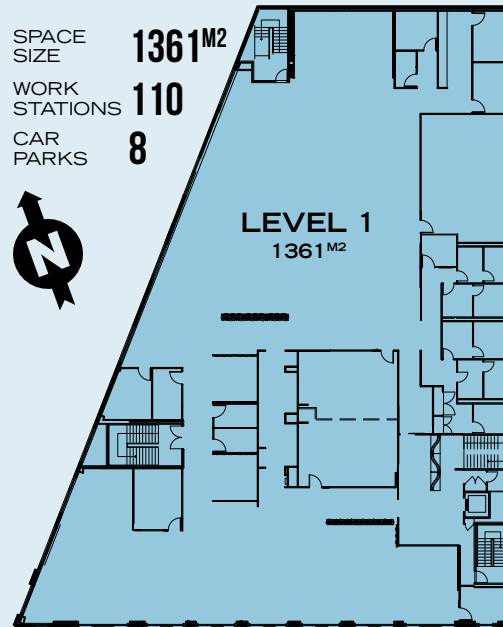


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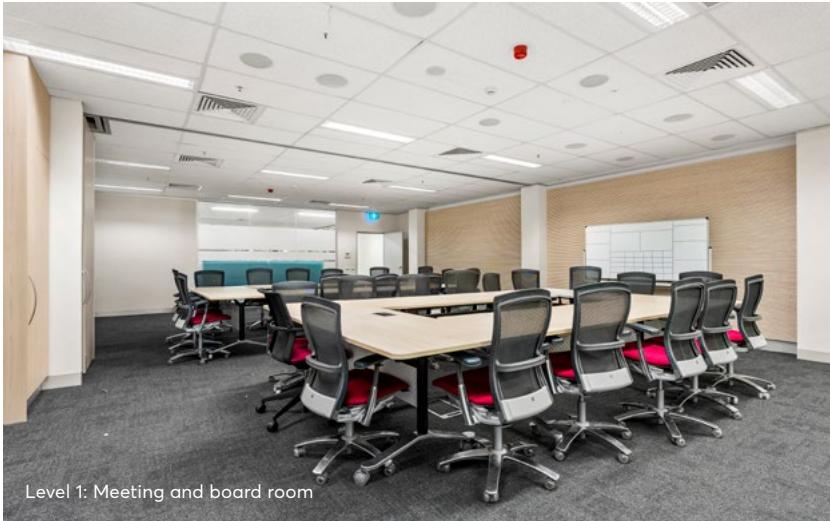
- Existing government tenant with fit-out included
- Current BCA and DDA requirements
- 5.5 Star NABERS Energy Rating
- Close to TAC, Worksafe, Deakin, NDIS, waterfront and public transport
- Up to 13 undercover parking spots available



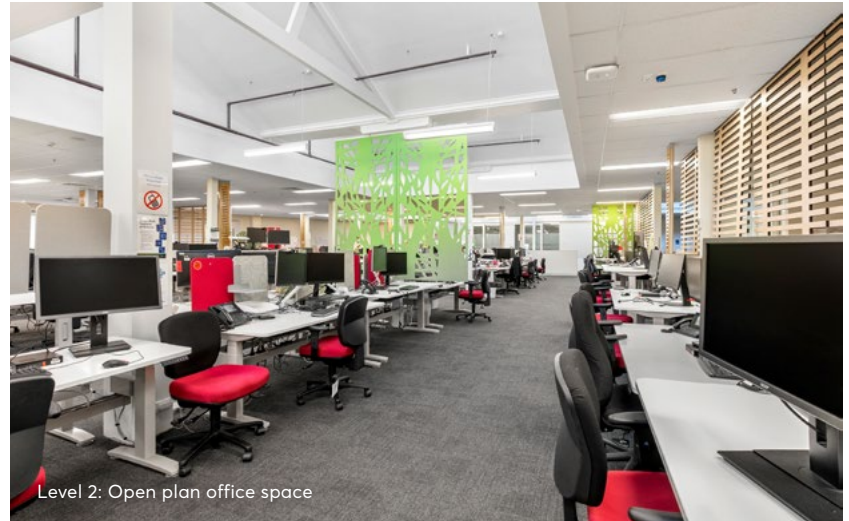
TWO TENANCIES AVAILABLE

LEVEL 1 & 2 FROM SEPTEMBER 2022





Level 1: Meeting and board room



Level 2: Open plan office space



Kitchen space



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spaces for growing businesses.

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