



JOIN MELBOURNE'S FASTEST GROWING CATCHMENT!

**RARE GROUND FLOOR OFFICE SUITE**

Fitout incentives available

Prime Office Space - Embrace the Thriving Business Hub in Central Dandenong.

Pellicano proudly presents an exceptional office leasing opportunity situated at the prominent intersection of Walker and Mason Streets within the revitalised central Dandenong precinct.

Features include:

- Rare 127m<sup>2</sup> ground floor space
- Terrific exposure & signage opportunities
- Walking distance to Dandenong Transport Hub including train and numerous bus routes.
- Strategic location in the heart of Central Dandenong
- Onsite café
- Fitout incentives available
- Available now!

TENANCY	AREA	RENTAL \$/m <sup>2</sup>
1	83m <sup>2</sup>	LEASED
2	90m <sup>2</sup>	LEASED
3	127m <sup>2</sup>	POA
4	148m <sup>2</sup>	LEASED



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