



SUITS PROFESSIONAL SERVICES, OFFICE, MEDICAL, LIFESTYLE, HEALTH & WELLNESS

TRADE ALONGSIDE REPUTABLE HEALTHCARE & WELLNESS OCCUPIERS

Flexible floorplate or split tenancies

Where Warrigal Road convenience meets Oakleigh South community character - these versatile second floor spaces at The Links are surrounded by major tenants including Woolworths, Bunnings and Chemist Warehouse.

- Blank canvas 82m<sup>2</sup>\*-709m<sup>2</sup>\* second floor tenancies
- Dedicated lobby entry, gendered and disabled bathrooms, lift access
- Reserved car parking plus 600 public carparks in precinct
- Join Woolworths, Bunnings Warehouse, Chemist Warehouse and 12 other specialty retailers
- Signage opportunities with dedicated pylon sign facing Warrigal Road (57,000+ cars passing daily)
- Immediate public transport connectivity with Centre Road/Warrigal Road bus stop only 160m\* away, servicing Melbourne's entire inner-ring

L2 TENANCY	AREA (m <sup>2</sup> )	RENTAL (\$) PA
201	82m <sup>2</sup>	POA
202	111m <sup>2</sup>	POA
203	176m <sup>2</sup>	POA
204	184m <sup>2</sup>	POA
201+202	193m <sup>2</sup>	POA
203+204	360m <sup>2</sup>	POA

\*Approximately



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