FOR LEASE







TAKE ADVANTAGE OF THIS BUSY MIXED USE PRECINCT

PRIME CHILDCARE, MEDICAL & ALLIED HEALTH LEASING OPPORTUNITY

Parkview ESTATE WARRIGAL ROAD, MOORABBIN

3,500+ employees across office, retail and the Moorabbin Super Centre

Position your business within Parkview Estate at this purpose-built facility at 67 Corporate Drive, suited to childcare, medical or allied health uses (STCA).

The property benefits from a built-in daytime population of more than 3,500 employees, excellent surrounding amenity and exceptional connectivity to Melbourne's south-east. With direct access to Warrigal Road and close proximity to Nepean Highway, the property is ideally located to service both the local workforce and the surrounding residential catchment.

Whether you're establishing a childcare centre, medical practice, allied health hub or other community-focused service, 67 Corporate Drive provides a prominent, well-connected location within one of Melbourne's most established mixed-use business precincts.

- Purpose-built facility suitable for childcare, medical or allied health (STCA)
- 1,092m^{2}* building area
- 1,352m^{2}* outdoor area, suitable for landscaped open space, recreation or specialist use
- 2,444m^{2}* total area
- 42 on-site car spaces
- Excellent exposure within the established Parkview Estate
- Layout adaptable to a range of healthcare, community and education uses (STCA)

*Subject to relevant authority approvals

Pellicano

STEPHEN BYRNE - 0407 211 377

This information has been prepared for advertising and general information purposes, and is to be used as a guide only. Although all care has been taken, Pellicano Pty Ltd does not guarantee, warrant or represent any information contained in this document is correct. All areas listed are approx, and all amounts are excl of GST. We reserve the right to change any information without notice. Images shown are for illustrative purposes only.