



## Geelong, VIC

7 Clare Street

Located in the CBD close to TAC & Deakin University, this two storey office building would suit a variety of professional businesses. It can be leased as a whole or per floor with one car park each.

- \* Building area: 200m2 approx. over two levels
- \* Ground Floor: 103m2 approx. - \$23,000pa + GST + outgoings
- \* First Floor: 97.5m2 approx - \$19,000pa + GST + outgoings
- \* Ducted heating & cooling
- \* Fully fitted out with offices. Owner happy to consideration alterations.
- \* One car park space per floor (two in total)
- \* Located within Legal Precinct and in walking distance to Law Courts
- \* Located opposite council car park & potential new site for Workcover or NDIS

**GARTLAND**  
PROPERTY

### LEASED

**Contact:** Adam Boyce  
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**Type:** Offices

<https://www.gartland.com.au>