

HISTORIC BONES, MODERN FIT-OUT AND VILLAGE-WIDE VISIBILITY.

For Lease - 44 Florence Street, Mentone VIC 3194

Offices, Retail, Medical



Overview

ID:	21646	Building:	244m ² -494m ²
Rent:	\$65,000-\$150,000	Zoning:	ACZ2 - Activity Centre Zone - Schedule 2

Components

Name	Building	Rent (p.a.)
Total	494m ²	\$150,000
Ground Floor	250m ²	\$89,500
1st Floor	244m ²	\$65,000

Description

POINT OF INTEREST:

Florence Street, Mentone has seen plenty of businesses thrive; this Circa 1920 landmark has had the good reason to enhance longevity - and the presence of mind to maintain the exposure. Positioned in the thick of the Mentone Shopping Village, this iconic offering presents from 250-494 sqm* of an impeccably presented, standalone commercial space across two levels and flexibility in abundance to suit office, retail or medical users.

Ground-floor pedestrian access opens to a modern reception, with partitioned offices, generous open-plan work areas across both floors, an expansive boardroom, storage, dual kitchenettes and lunchroom facilities serving both levels. Separate male and female bathrooms are located on the ground and first floors with shower facilities included. Heating and cooling runs throughout and there is the opportunity to install a lift giving future occupiers scope to shape the building around their needs.

Three rear car spaces sit adjoin a major public car park - a particularly useful advantage for clients in a village where Coles, Woolworths, Chemist Warehouse, Australia Post, cafés, restaurants and multiple schools attract focus each and every day. With the revamped Mentone railway station only a two-minute walk away, this is a building with incredible historic character combined with modern capability and the kind of exposure that cannot be replaced.

- Sizes from 250-494 sqm*.
- Dual-level standalone office within a landmark 1920s building.
- First time offered in 28 years.
- 3 car spaces at the rear and connected to a major public car park.
- Open-plan office areas across both floors, reception area, and partitioned offices.
- Kitchenettes, lunchroom, and male and female bathrooms on both floors.
- Potential for a new passenger lift to be installed.
- Ability to split into multiple tenancies.
- 560 m* to the Nepean Highway.
- 150 m* to Mentone railway station.
- 1 km* to Beach Road.

POINT OF VIEW:

This is heritage Mentone character with very modern commercial instincts. Take the address before the village starts talking.

*Approx.

Pricing excludes GST

Additional Info

Features

Age	Circa 1920's	Condition	Excellent
Air Conditioner	Yes - throughout	Floors	Carpet & floor boards.
Availability	September 2026	Lifts	Potential for passenger lift
Car Spaces	3 on site plus major public car park	Wheel Chair Access	Yes - ground floor
Car Parking Fees	Nil	Zoning	ACZ2 - Activity Centre Zone - Schedule 2

Outgoings

Building Insurance	TBA	Essential Safety Measures	TBA
Council Rates	\$7,777 p.a.*	A/C Maintenance	TBA
Water Rates	TBA		



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