

For Sale



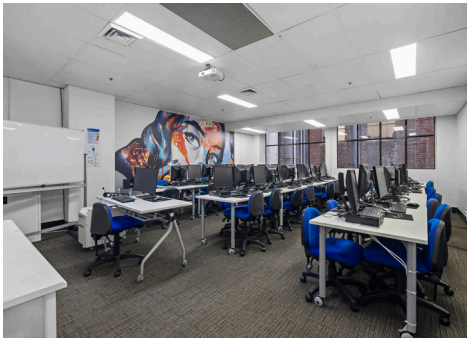
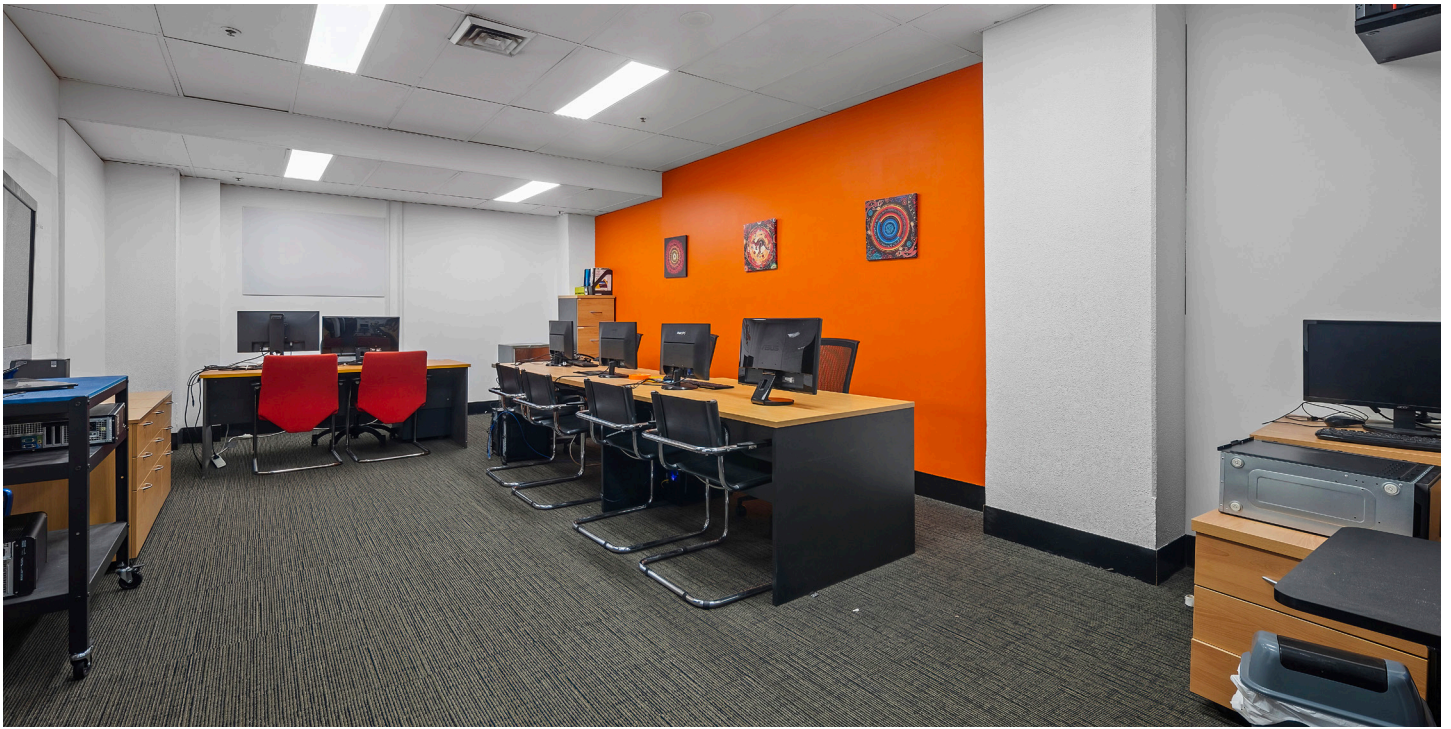
# Suites 202-204 343 Little Collins Street, Melbourne

Flexible Educational Offering

For Sale by Private Treaty



**Gross Waddell ICR**



Gross Waddell ICR is excited to present for sale 202-204 / 343 Little Collins Street, Melbourne.

Key property highlights include:



Total office area of 126sqm\* across three separate titles



Bright, light-filled workspace with excellent natural illumination



Flexible floorplan offering adaptable office and education uses



Approved 9B education permit providing additional flexibility



Surrounded by premium retail amenity and excellent public transport connectivity



Prime corner location at Elizabeth & Little Collins Streets, positioned in the heart of the CBD

For Sale via Private Treaty.

Gross Waddell ICR is excited to present to the market 3 adjoining suites for sale in one-line.

343 Little Collins Street is positioned on a prominent corner of Elizabeth and Little Collins Streets providing exceptional convenience and accessibility.

EXCLUSIVE SELLING AGENT



**Gross Waddell ICR**



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**REIV**  
AWARDS  
FOR EXCELLENCE

**2025**  
**WINNER**  
COMMERCIAL AGENCY  
OF THE YEAR

\*Approximate