



# Red Hill boutique serviced offices available now!

## SERVICED OFFICE SPACE

Musgrave Muse offers boutique serviced office space with flexible and affordable leasing tenancies.

Ideally suited to small to medium businesses, Musgrave Muse strikes a perfect balance between aesthetics and functionality.

### Features include:

- Office space from 7m<sup>2</sup> to 22m<sup>2</sup> – best suited for 1-3 persons
- Period charm throughout - lofty high ceilings, exposed brick feature walls, sash windows and French doors
- Fully equipped communal kitchen and bathroom facilities
- Three common break-out areas including a conference room with AV, foyer and lounge area
- Secure basement car parking plus street-level visitor car parking

## RETAIL

Musgrave Muse is home to Guitar Brothers, Reid Real Estate and Saffron Hair.

No retail leasing opportunities currently exist.

## LOCATION

Perched majestically on Red Hill's busy Musgrave Road amid a string of antique haunts and specialty music stores, Musgrave Muse lies just three kilometres from Brisbane's CBD.

Marrying the character and charm of its suburban surrounds with the convenience and amenities of a city-based office, Musgrave Muse offers a uniquely urban environment that is sure to inspire.

- 3 kilometres north-west of Brisbane's CBD
- 500 metres walking distance to QUT Kelvin Grove Campus
- Minutes from the vibrant entertainment precincts of Paddington and Rosalie
- Bus stop servicing city-bound and northern suburbs at the doorstep
- Close proximity to the Inner City Bypass



**INQUIRE  
TODAY!**

*Musgrave  
Muse*

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**[MUSGRAVEMUSE.COM](http://MUSGRAVEMUSE.COM)**