

Property Address:

Level 7, Suite 01A 490 Upper Edward Street, Spring Hill

Availability: Now

Floor Area: 187sqm

Rental rate: \$471/sqm Net + Outgoings + GST (\$595/sqm GROSS + GST)

Annual rental: \$88,077 Net + Outgoings + GST (\$111,265 GROSS + GST)

Estimated Outgoings:

The Lessee will pay a proportional share of the total building outgoings. Currently estimated to be \$124/sqm approx.

Car Parking:

Car parking is available by negotiation at market rates.

Access required:

Contact John De Martini Jnr mobile: 0412 669 698
or Sally Collins, Property Manager, mobile: 0401 258 547

Other:

- City fringe
- Refurbished foyer & lifts
- Close proximity to Central Station
- CCTV cameras installed throughout the building (incl carpark)
- Random security patrols after hours to ensure tenancy & building doors are secure
- NBN connected
- New 'end of trip' facilities
 - Unisex showers
 - Secure bike racks

