



## 490 Upper Edward Street, **SPRING HILL**

### The Location

Located on the corner of Upper Edward Street and Leichhardt Street

### The Building

### The Offering



**Lvl/Suite**  
Ground Suite 02



**NLA**  
161 m<sup>2</sup>



**Rent**  
\$575/m<sup>2</sup> Gross



**Rent Review**  
To be advised



**Term**  
Negotiable



**Outgoings**  
\$110/m<sup>2</sup> + GST (approx)



**Parking**  
Available at market rates



**Available**  
Immediate



**Grade**



**NABERS**  
N/A

### Comment



Previously occupied by a Bank this space could work for both retail or office space use.

The rent includes outgoings of \$110/m<sup>2</sup> + GST (approx)

NOTE: All rentals and outgoings are exclusive of GST

### Contact

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