



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
Level 3 Suite 03A



NLA
206 m²



Rent
\$525/m² Gross



Rent Review
To be advised



Term
Negotiable



Outgoings
\$110/m² + GST (approx)



Parking
Available at market rates



Available
Immediate



Grade



NABERS
N/A

Comment

The office has just completed a brand new internal fitout including furniture and cabling. It truly is a plug and play option.



At present the space consists of a reception area, conference room, utility area, kitchen with breakout area, 2 offices and 16 workstations. There is ample space in the tenancy to build more offices or accommodate more workstations.

The space also benefits from an elevated outlook and natural light on 2 sides

The rent includes outgoing of \$110/m² + GST (approx)

NOTE: All rentals and outgoing are exclusive of GST

Contact

Sean Doolan

+61 403 775 985

sdoolan@ciaustralia.com.au

