



## 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 9 Suite 902



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



**Rent**  
\$525/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

Level 9 is a whole floor to be divided into 3 suites. The space will be completely refurbished offering 'plug and play' options with an industrial style theme.



Concrete floors, exposed services and high ceilings will differentiate this space from your normal style office space.

This tenancy will consist of a small reception area, meeting room, kitchen, 12 workstations and 1 office.

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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