

Property Address: 490 Upper Edward St, Spring Hill
Ground Floor, Tenancy – Suite 02

Availability: Now

Floor Area: 161sqm

Rental rate: \$399/sqm PA Net + Outgoings + GST
\$515/sqm GROSS + GST

Annual rental: \$64,239.00 PA Net + Outgoings + GST
\$82,915.00 PA GROSS + GST

Estimated Outgoings (2019-2020):

The Lessee will pay a proportional share of the total building outgoings. Currently estimated to be \$116/sqm approx.

Car Parking:

Car parking is available by negotiation at market rates.

Access required:

Contact John De Martini Jnr 0412 669 698, Sally Collins 0401 258 547
or the office for details 07 3211 2033

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.
- Fibre optics in process to the building.
- New 'end of trip' facilities
 - Unisex showers
 - Secure bike racks

