

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

Availability: Now

Floor Area: 161sqm

Rental rate Year 1: \$415/sqm Net + Outgoings + GST
\$530/sqm GROSS + GST

Annual rate Year 1: \$66,815 Net + Outgoings + GST
\$85,330 GROSS + GST

Estimated Outgoings (2021-2022):

The Lessee will pay a proportional share of the total building outgoings. Currently estimated to be \$115/sqm approx.

Car Parking:

Car parking is available by negotiation at market rates.

Access required:

Contact John De Martini Jnr 0412 669 698,
or Property Management Sally Collins 0401 258 547
email: property@demartini.com.au

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

