

**Property Address:** 490 Upper Edward St, Spring Hill  
Level 8, Tenancy – Suite 01

**Availability:** Now

**Floor Area:** 387sqm

**Rental rate:** \$399/sqm PA Net + Outgoings + GST  
(\$515/sqm PA Gross + GST)

**Rental rate Includes Reception furniture**

**Annual rental:** \$154,413.00 PA Net + Outgoings + GST  
(\$199,305.00 PA Gross + GST)

**Estimated Outgoings (2020-2021):**

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 Sally Collins (Property Manager); Mobile: 0401 258 547

Email: [property@demartini.com.au](mailto:property@demartini.com.au)

Or John De Martini Jnr 0412 669 698

**Other:**

- City fringe
- Refurbished foyer & lifts
- Close proximity to Central Station
- CCTV cameras installed throughout the building (including 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

